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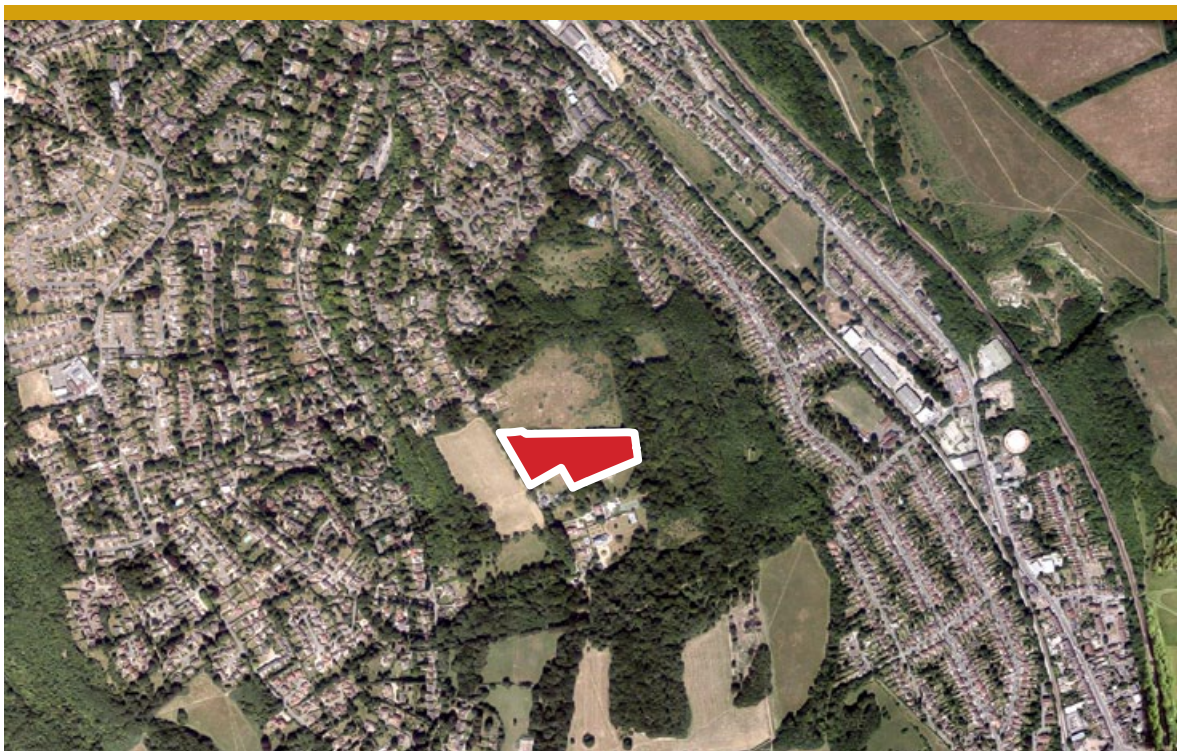
01727 701303

www.vantageland.co.uk

KENLEY, LONDON

LAND ON KENLEY LANE, KENLEY, LONDON, CR8 5ED

GRAZING LAND FOR SALE STRATEGICALLY LOCATED CLOSE TO PURLEY,
CROYDON, CENTRAL LONDON, THE A22 AND INSIDE THE M25 MOTORWAY



INSIDE THE M25 & JUST 13 MILES FROM CENTRAL LONDON

An extremely rare opportunity to own a parcel of flat, pasture land inside the M25 and close to Central London. Totalling just over 5 acres, the land is for sale as a whole or in lots suitable for amenity or recreational use, or for paddock conversion.

The land lies within the London Borough of Croydon in the district of Kenley. To the south is Kenley Common; 138 acres of beautiful open green space with stunning views. This, combined with Central London just 13 miles to the north and excellent transport links, makes Kenley a much sought-after and extremely enviable location.

The land is surrounded by housing and each lot benefits from good road frontage and direct access off Kenley Lane. House prices here are *74% above* the London Borough's average and *144% above* the national average reflecting the desirability of the area as a place to own property – including land.

Lot 1: 2.52 acres SOLD
Lot 2: 2.52 acres SOLD



LOCATION

- ◆ 1.8 miles to Purley
- ◆ 1.8 miles to Coulsdon
- ◆ 2.4 miles to Caterham
- ◆ 4.2 miles to Croydon
- ◆ 7.5 miles to Epsom
- ◆ 7.9 miles to Bromley
- ◆ 10.3 miles to Lingfield
- ◆ 12.7 miles to Sevenoaks
- ◆ 13.3 miles to Central London

The land is located in Kenley within the London Borough of Croydon - the second largest London borough. Kenley borders Purley, Coulsdon, Riddlesdown, Caterham and Whyteleafe.

To the south lies Kenley Common; 138 acres of green open space with magnificent views across the Caterham valley and the North Downs. With Central London just 13 miles to the north, the land really does lie in an enviable location.

TRAVEL & TRANSPORT

- ◆ 0.7 miles to Kenley Train Station*
- ◆ 0.8 miles to the A22
- ◆ 0.9 miles to Upper Warlingham Train Station**
- ◆ 1.8 miles to the A23
- ◆ 3.4 miles to the M23
- ◆ 4.1 miles to the M25 (J6)
- ◆ 11.3 miles to London Gatwick Airport

* Journey Times: 9 mins to Purley; 10 mins to Caterham; 12 mins to South Croydon

** Journey Times: 11 mins to East Croydon; 24 mins to Clapham Junction; 31 mins to London Victoria; 39 mins to London Bridge

HOUSE PRICES

The land is situated in an extremely affluent area where house prices on Kenley Lane are **74% above the London Borough's average** and **144% above the national average**.

These premium house prices reflect the desirability of the area as a place to live and own property – including land.

PLANNING

The land is designated as green belt and is a Site of Nature Conservation Importance. The land also falls within an Archaeological Priority Area (Tier 3). Any development would be subject to the appropriate planning permission.

OVERAGE

The land is subject to an Overage based on 25% of any uplift in value following the grant of planning permission for development other than that which is for agricultural or equestrian purposes. The Overage period is 33 years from the date of completion.

LOCAL AUTHORITY

London Borough of Croydon
www.croydon.gov.uk

LAND VALUES

Pasture land values in the region are 12% higher than the England & Wales average and some of the highest in the country.

The supply of farmland to the market last year was down 16% compared to the previous year, and **down 8%** compared to the 10-year average. **Demand for land remains robust** – especially from investors looking for more than a 'safe' investment in uncertain times – and this together with the diminishing supply, may help **strengthen land values**.

METHOD OF SALE

The land is offered for sale by private treaty as a whole or in lots. The freehold is available with vacant possession upon completion.

ACCESS

Both lots benefit from road frontage and direct access off Kenley Lane. Please note that the entrance gate to Lot 1 will need to be reinstated by the purchaser.

VIEWING

To arrange a site visit, please call 01727 701303 or email enquiries@vantageland.co.uk.



Gated access into Lot 2 off Kenley Lane

THE PROPERTY MISDESCRIPTIONS ACT 1991

Vantage Land Limited has produced these particulars in good faith but cannot guarantee total accuracy. Sizes are approximate. Purchasers should verify any detail of importance prior to viewing and purchase. The particulars are not an offer or contract. Comments made in general advertising may not apply to this particular property and of course planning permission cannot be guaranteed.



17 HIGH STREET
REDBOURN
HERTFORDSHIRE, AL3 7LE
TEL: 01727 701303

SITE NAME:



POSTCODE: CR8 5ED

ORIENTATION:



SCALE:

not to scale

TOTAL ACREAGE OF OWNERSHIP:

5.03 ACRES
The freehold land for
sale is edged red

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