




VANTAGE
LAND
01727 701303

Manor Field

MANOR FIELD, KENLEY, LONDON
LAND FOR SALE ON KENLEY LANE, KENLEY, CR8 5ED

LAND FOR SALE ON A PREMIER RESIDENTIAL ROAD CLOSE TO CENTRAL LONDON

Don't miss out on this extremely rare opportunity to own a good-sized parcel of land in a sought-after residential area just 13 miles from Central London!

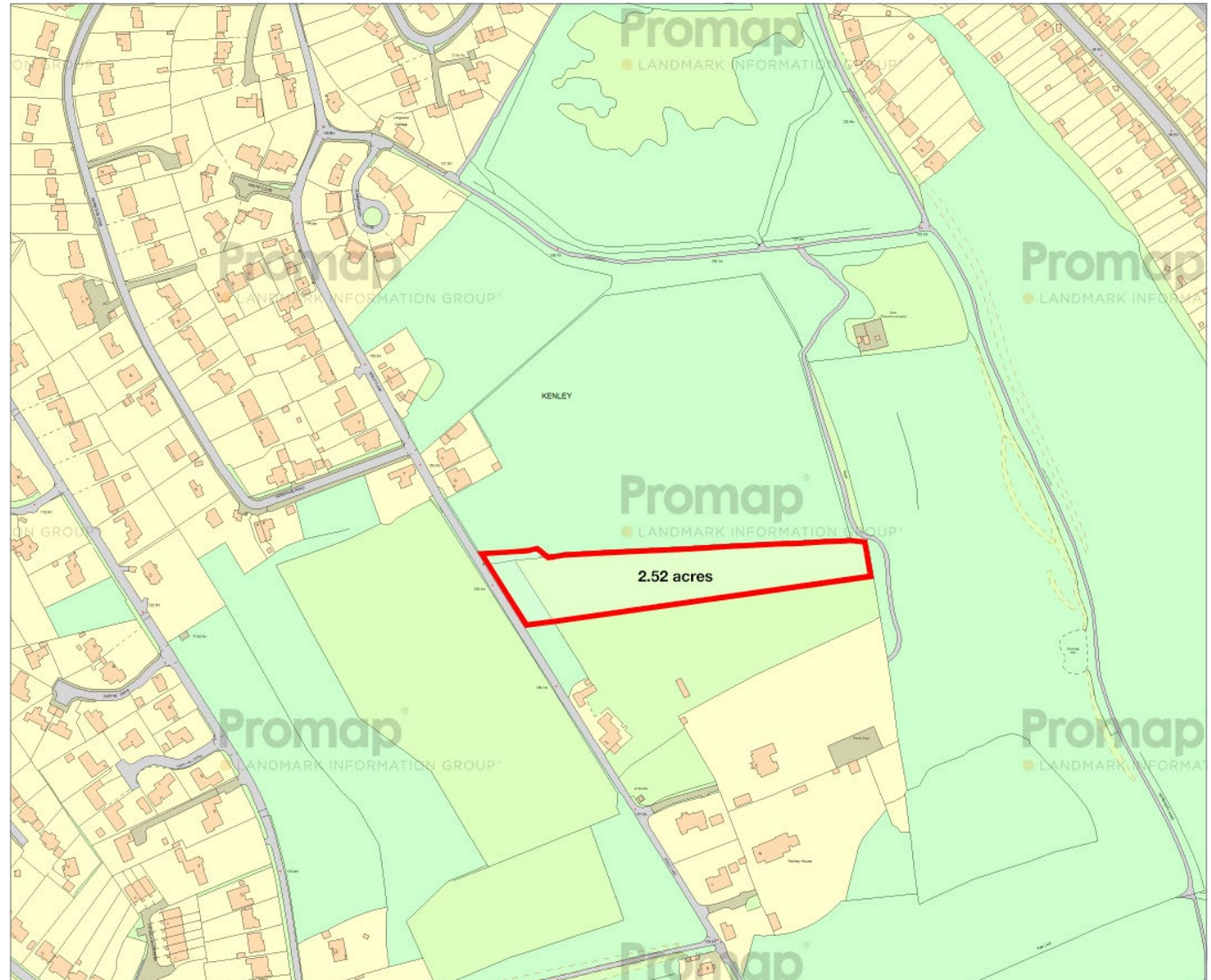
This flat pasture land measures 2.52 acres and benefits from road frontage onto Kenley Lane; an affluent no-through road characterized by large detached properties.

There is a mature tree belt on the roadside boundary offering good privacy and the land is suitable for a range of recreational and amenity uses subject to any necessary consents.

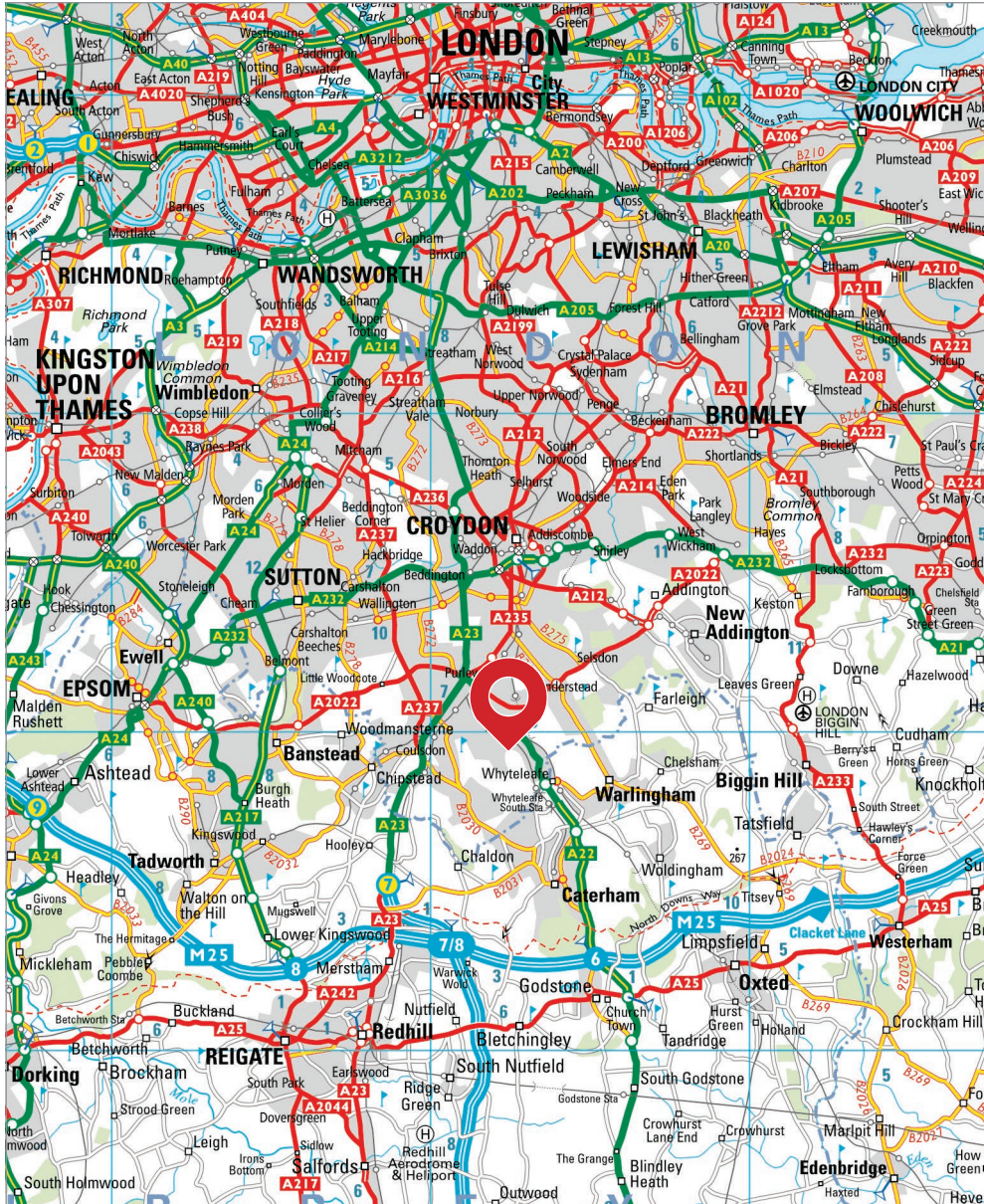
The site is pleasantly situated in Kenley, a leafy green suburb within the London Borough of Croydon. The area offers a range of local amenities and excellent transport links, providing fast connections to the centre of London.

The vibrant offerings of the capital are perfectly complemented by the beautiful open green space of Kenley Common, which is just a 5 minute walk south of the land; providing ample opportunities for walking and cycling, all whilst enjoying nature and the stunning views.

Combining the best of city and park life, Kenley truly is an enviable location to own land.



Size	Guide Price
2.52 acres	£150,000



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
- ◆ 13.3 miles to Central London

TRANSPORT LINKS

- ◆ 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 (Junction 6)
- ◆ 11.3 miles to London Gatwick Airport

* Journey Times: 13 mins to East Croydon; 23 mins to Clapham Junction; 29 mins to London Victoria; 30 mins to London Bridge

The land is superbly situated within the sought-after London suburb of Kenley; a beautiful area in South London known for its tranquil, green surroundings – it's actually hard to believe that the centre of London is only 13 miles to the north!

Kenley retains a village feel, with a selection of local shops, cafés, and amenities. A more extensive range of shops, supermarkets, restaurants and bars are available in Purley & Coulsdon, just a short drive away.

A little further afield is Croydon – offering the kind of facilities you'd expect from a larger town including major shopping department stores, recreation and entertainment centres.

This wealth of amenities can all be easily reached via the array of transport links that are close by.

The nearby train stations of Kenley & Upper Warlingham provide direct rail links to London Bridge and Victoria in under half an hour.

Road links are excellent too, with the A23 a matter of minutes away, providing fast and easy access to London, the South Coast and the M23 & M25 motorways as well as international travel via London Gatwick Airport.



PLANNING

The land is situated within the Metropolitan Green Belt and is a Site of Nature Conservation Importance. The land also falls within an Archaeological Priority Area (Tier 3).

Any development or change of use would be subject to the appropriate 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 2018 and is for the benefit of a previous owner.

PROPERTY PRICES

The land is situated within an affluent area. Property prices in Kenley are 47% above the national average (*Source: Zoopla*).

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

LOCAL AUTHORITY

London Borough of Croydon
www.croydon.gov.uk

LAND VALUES

Pasture land prices in the region are **14% higher than the average** as land values rose again last year, despite numerous challenges in the local market & global economy. This once again shows the inherent resilience of agricultural land as a tangible asset.

With a wide range of potential uses, agricultural land remains an attractive investment for a diverse range of buyers. This is supported by the fact that, **in the past 5 years, land values have risen by 31%**, outperforming the FTSE 100, UK property prices and interest from savings in the bank.

These rises are driven by historically low levels of land availability, as demand continues to outstrip supply.



ACCESS

The land benefits from 61 metres of road frontage onto Kenley Lane with a field gate located in the north-western corner.

WHAT3WORDS

what3words have divided the world into 3 metre squares and have given each square a unique combination of three words.

The approximate location of the field gate can be found here – [///fame.causes.admits](https://www.what3words.com////fame.causes.admits)

METHOD OF SALE

The land is offered for sale by public auction on the 10th/11th September 2025 (exact date to be confirmed). The freehold is available with vacant possession on completion.

VIEWING

To arrange a viewing, please call 01727 701303 to speak to one of our experienced land consultants or email enquiries@vantageland.co.uk.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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