# STRATEGIC LAND OPPORTUNITY

**SITE AREA 23 ACRES** 

FREEHOLD FOR SALE



SURREY 01273 321 123 GSP.UK.COM

#### Location

Woldingham Village is situated in the county of Surrey and located between Warlingham and Oxted, high in the North Downs.

Woldingham lies inside the M25 and approximately 17 miles south east of London. The village has a population of approximately 2,000 inhabitants.

The train line from Oxted serves the village and takes commuters to central London in 30 minutes.

## **Planning**

There is no planning for the site and the land is not currently allocated for any use. Prospective purchasers are advised to undertake their own due diligence.

## **Tenancy / License**

There is currently a grazing license held on the land which runs from July 2020 to July 2021.

#### **Price**

Offers are invited on an unconditional basis with a planning overage clause attached or by way of a promotional agreement with an agreed percentage of open market value once planning has been achieved.

Viewing by appointment with sole agent GRAVES SON & PILCHER LLP



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