ST FAITH'S PLANTATION

OLD LONDON ROAD | MICKLEHAM

RH5 6BY

RARE SURREY HILLS WOODLAND FREEHOLD OPPORTUNITY

FOR SALE - 16.20 ACRES (6.56 HECTARES)

Hurst Warne

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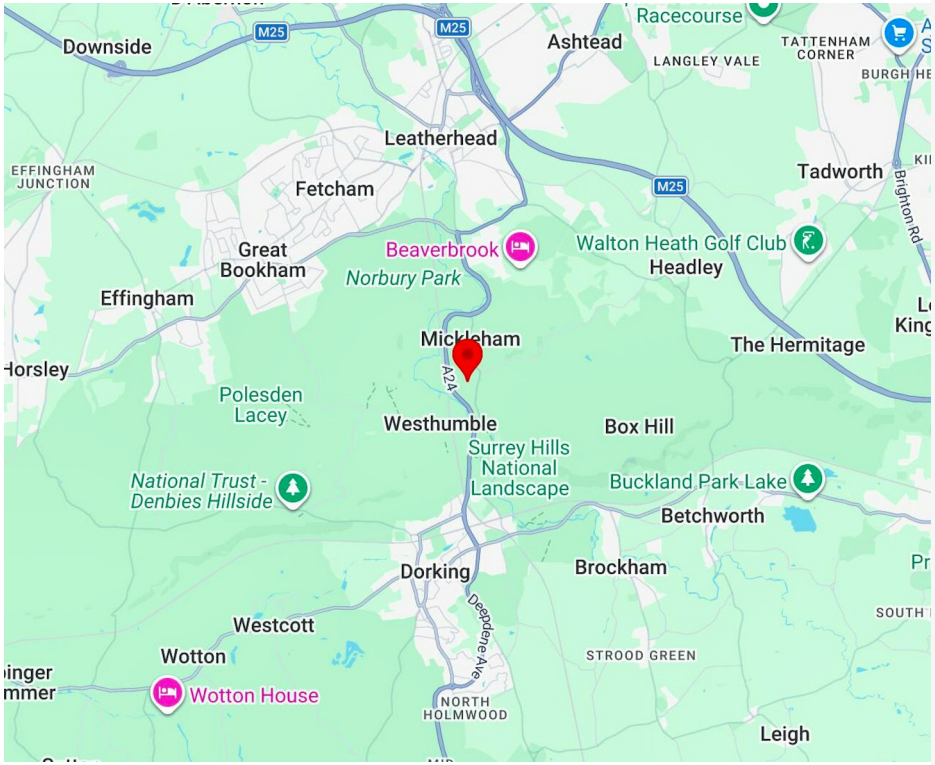
hurstwarne.co.uk

KEY BENEFITS

- Approximately 16.2 acres of established woodland in a sought after Surrey location
- Direct vehicular access from Old London Road
- Two additional access points from the adjoining private roadway/Fredley Estate side
- Established woodland tracks and open glades throughout the plantation
- Suitable for amenity, conservation and environmental purposes
- Attractive mix of mature native and specimen trees
- Adjacent to Box Hill, in the heart of Mickleham

LOCATION

St Faith's Plantation occupies a desirable position adjoining Old London Road in Mickleham, close to Box Hill, the Surrey Hills and the wider North Downs landscape.
The woodland is bounded by the A24 to the west and neighbouring residential properties associated with the Fredley Estate to the north, whilst remaining readily accessible from both Dorking and Leatherhead.

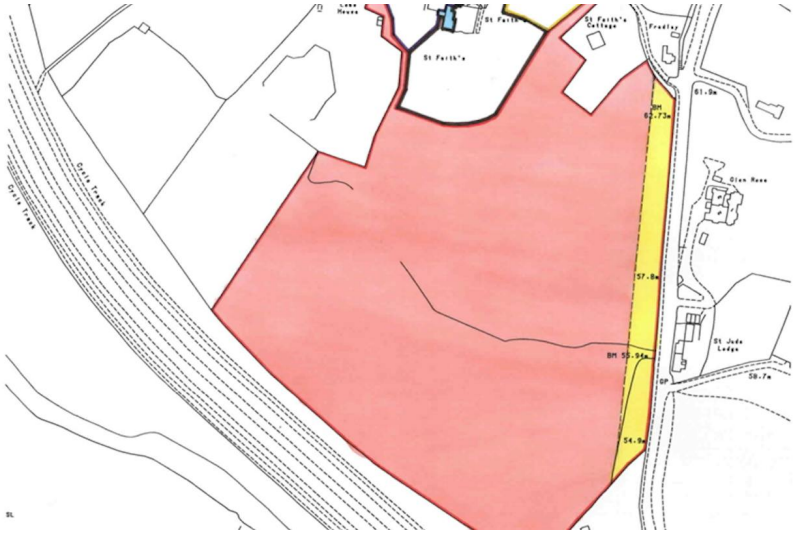


DESCRIPTION

St Faith's Plantation extends to approximately 16.2 acres of attractive woodland on the edge of Mickleham.
Formerly associated with St Faith's House, sections of the woodland were established following the disposal of the residential property in the 1990s. Today, the plantation contains a diverse mix of mature native and ornamental species, including Yew, Lime, Corsican Pine, Birch, Sycamore, Ash, Horse Chestnut and Wild Cherry. Established paths and open glades create an attractive and varied woodland setting.
The property presents a rare opportunity to acquire a private woodland holding suitable for conservation, biodiversity enhancement, recreation, natural capital projects and long-term stewardship.
The woodland benefits from three access points: a principal entrance from Old London Road and two further accesses from the road serving the neighbouring Fredley Estate properties, providing excellent accessibility and management flexibility.

SPECIFICATION

Woodland Information -
A detailed arboricultural survey undertaken in 2026 recorded:
• 15 individual trees and 8 woodland groups inspected.
• A varied woodland structure with a broad mix of native and ornamental species.
• Generally healthy woodland stock requiring only routine management.
• Significant ecological value with recommendations to retain selected deadwood habitats for biodiversity enhancement.
• Existing woodland rides and management areas throughout the plantation.



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VIEW WEBSITE

hurstwarne.co.uk

SUMMARY

- Price: Offers in the region of £240,000
- Available Size: 16.20 Acres
- Rates Payable: On application
- EPC: On application

ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Outdoor - Woodland & Amenity Land	705,672	65,559.07	Available

TITLE

The property is held freehold under Title Number SY649817. The title benefits from historic rights of access and easements referred to within the Land Registry title documentation.

PLANNING & DESIGNATIONS

Prospective purchasers should undertake their own investigations. We understand that the woodland lies within the Metropolitan Green Belt and Surrey Hills landscape setting. The property is therefore likely to be of greatest interest to conservation, amenity, environmental and long-term landholding purchasers.

VIEWINGS & INFORMATION

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SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable.

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Hurst Warne RICS

S25 MRK