

The property is for sale freehold at the forthcoming Savills Auction on 22nd July 2025 (unless sold prior)

GLPG

savills



**Garages Between
15 & 17 Aldersgrove Avenue
Mottingham
Bromley
SE9**



Executive Summary

DEVELOPMENT OPPORTUNITY TO CREATE TWO HOUSES IN BROMLEY, SUBJECT TO OBTAINING ALL NECESSARY CONSENTS

- The site extends to approx. 0.07 acres (0.028 ha) and comprises a single row of 9 garages
- The site is currently vacant
- An indicative scheme has been prepared proposing the construction of 2 x 3-bedroom semi-detached houses
- A positive pre-application response was received, supporting residential development, subject to obtaining all necessary consents
- The total proposed NSA is approx. 217.6 sqm / 2,342 sqft (108.8 sqm each)
- Both dwellings would benefit from private amenity space
- The property is for sale freehold at the forthcoming Savills Auction on 22nd July 2025 (unless sold prior) at Offers Over £100,000, subject to contract

Location

Mottingham is located in Bromley, south-east London, within the London Borough of Lewisham.

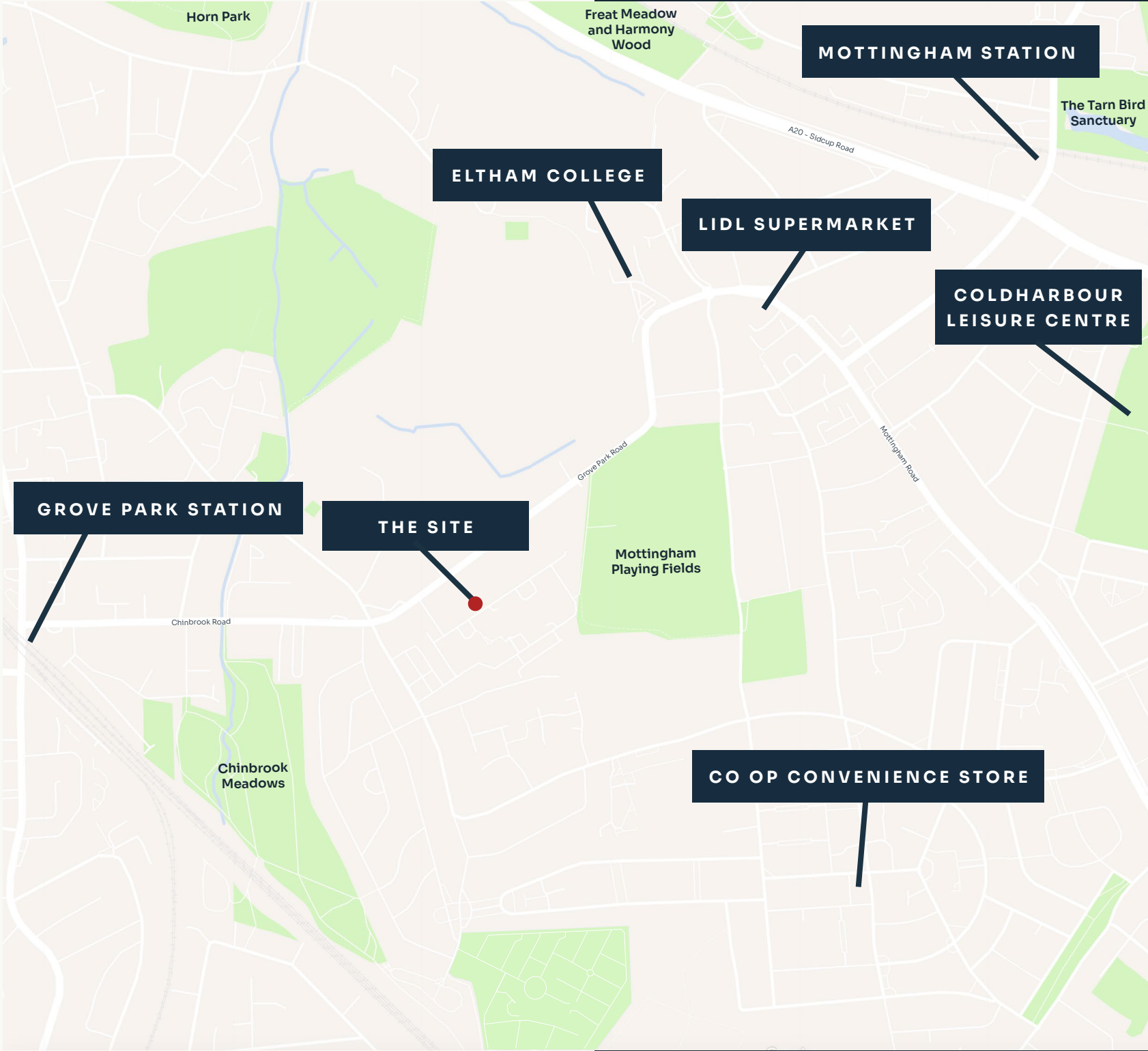
The area offers a peaceful environment with plenty of green spaces nearby, including the Mottingham Playing Fields and nearby parks.

Residents benefit from good local schools, convenience stores, and a selection of cafes and restaurants within easy reach. Additionally, the area has easy access to several leisure facilities, supermarkets, and local shops.

The property is located 0.7 miles from Grove Park Station, providing a 23-minute journey into London Bridge Station.

KEY DISTANCES

Mottingham Playing Fields	0.2 miles
Chinbrook Meadows	0.6 miles
Eltham College	0.6 miles
Grove Park Station	0.7 miles
Lidl Supermarket	0.7 miles
Co-op Convenience Store	0.8 miles
Coldharbour Leisure Centre	1.3 miles
Vue Cinema Eltham	2.1 miles



Indicative Visualisation



Planning

A positive pre-application response was received supporting residential development. An indicative scheme was prepared to create two x three-bedroom semi-detached houses with gardens, each extending to approximately 108.8 sqm (1,171 sqft).

Each property would be arranged over two full storeys with space in the roof.

Trees overhanging from the adjoining site have been checked and confirmed to have no TPOs.

Please note that all information regarding the pre-application is in the data room or available from GLPG.

Proposed Accomodation Schedule

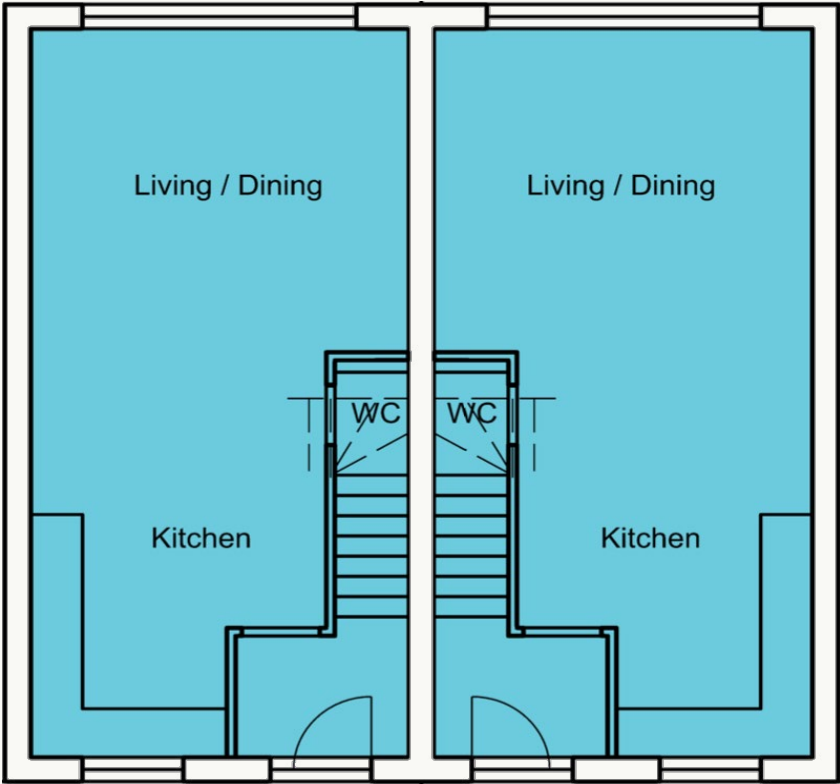
House	Storey	Beds	Sqm	Sqft
1	2 + roof space	3B6P	108.8	1,171
2	2 + roof space	3B6P	108.8	1,171
Total			217.6	2,342

CIL

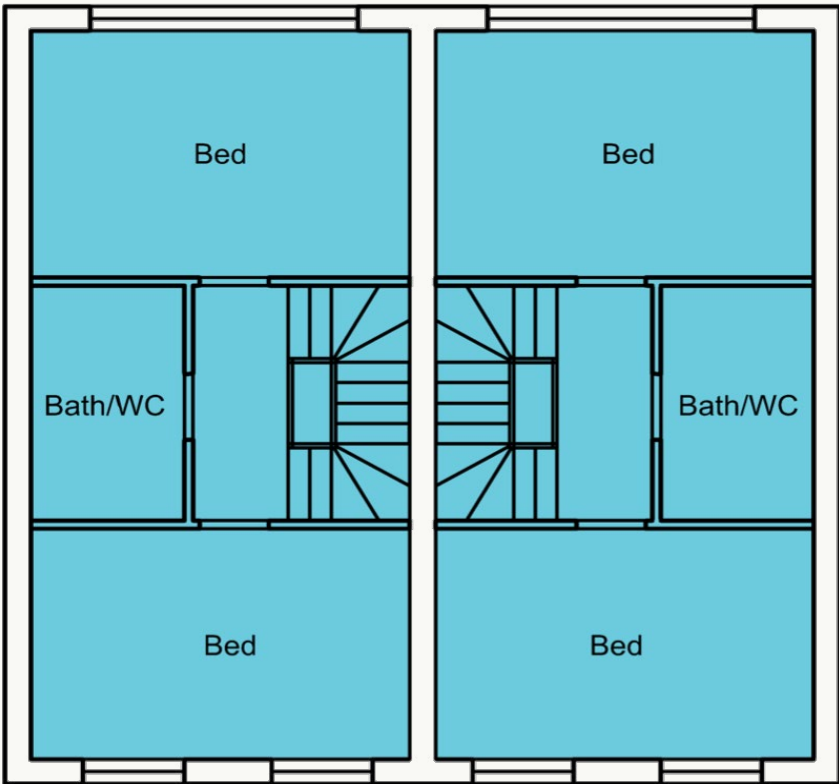
The property may be subject to both the Borough Community Infrastructure Levy (CIL) and Mayoral Community Infrastructure Levy (MCIL) payable upon the grant of planning permission and subsequent development.

Interested parties are advised to make their own enquiries to verify the exact CIL Liability.

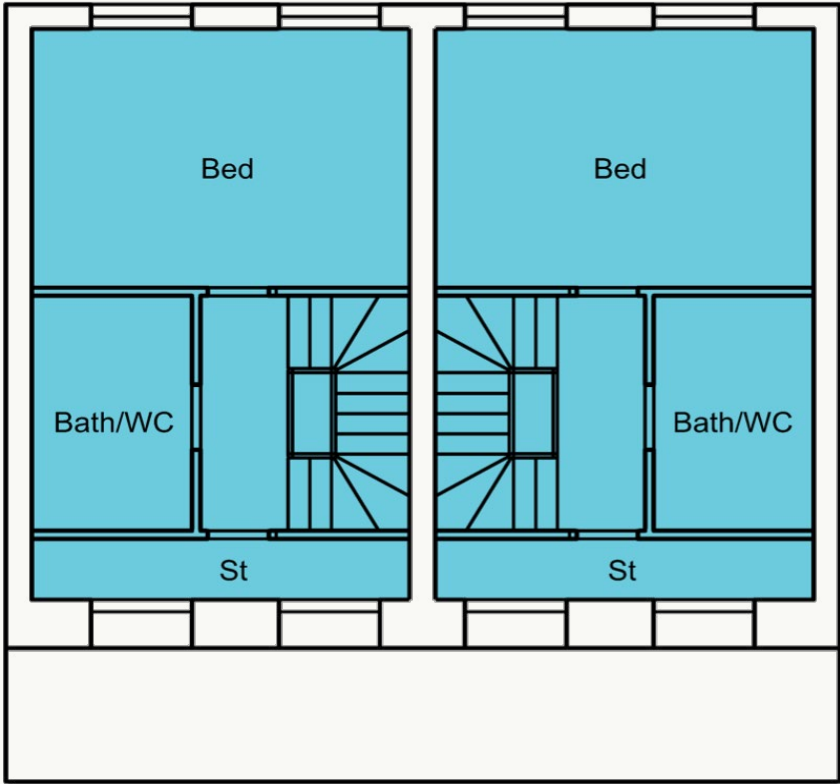
Proposed Floor Plans



Ground Floor



First Floor



Second Floor (Roof)

METHOD OF SALE

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VAT

It is our understanding that the property is not elected for VAT.

FURTHER INFORMATION

Further information and associated documents can be found by visiting:

[Garages between 15 & 17 Aldersgrove Avenue](#)

CAPITAL ADVISORY

From underwriting to drawdown, GLPG's in-house Capital Advisory Team is purpose built to support Sponsors with their financing requirements.

The team works with all relevant parties to ensure that debt, at the required leverage, is delivered in the most efficient manner possible, whilst keeping their business goals at the forefront to procure long-term lender partnerships.

For more information, please contact the Capital Advisory team on:

020 3336 7377 or email capital@glpg.co.uk.

CONTACT

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Interested parties are strongly advised to satisfy themselves as to the correctness of each statement, and to carry out their own due diligence including to ensure that the title is satisfactory and that they have the ability to implement any proposed scheme.

Marketing particulars produced by GLPG.