



HOSKING
FRANCIS

Freehold Ground Rent Investment with Airspace Consent *For Sale* in Mottingham

April 2026

1 Station Approach, Mottingham, SE9 4AY

Freehold Ground Rent Investment with Airspace Consent

1 Station Approach, Mottingham, SE9 4AY

- Prime freehold ground rent investment with planning consent for an airspace extension – new 2-bed flat with large balcony.
- Approved unit designed to match existing high-performing sales comps.
- Located adjacent to Mottingham railway station.
- £4,350 per annum in ground rent income across 13 long leases.
- Fully EWS1 compliant (2020 construction, updated fire safety measures).
- Access provisions already in place.
- Estimated GDV for the new unit circa £460,000.

Offers in Excess of £100,000



Freehold Ground Rent Investment with Airspace Consent

1 Station Approach, Mottingham, SE9 4AY

Description

This is a rare opportunity to acquire a freehold investment with planning consent for the development of an additional airspace unit.

The property comprises 13 residential units and a commercial premises on the ground floor (currently trading as Costcutter), all of which are sold on long leases, generating a total ground rent income of £4,350 per annum.

Constructed in 2020, the building has been upgraded to meet the most recent EWS1 fire safety requirements.

Planning permission has been granted under Royal Borough of Greenwich Council planning application ref. 251594/F, for the construction of a new 2-bedroom apartment on the existing flat roof at the second-floor level.

The proposed unit mirrors the internal layout and size of the apartments 3 and 5 (71m² each), including a spacious private balcony. Access provisions for which are already in place.



020 8159 0500

www.hoskingfrancis.com
info@hoskingfrancis.com



Freehold Ground Rent Investment with Airspace Consent

1 Station Approach, Mottingham, SE9 4AY

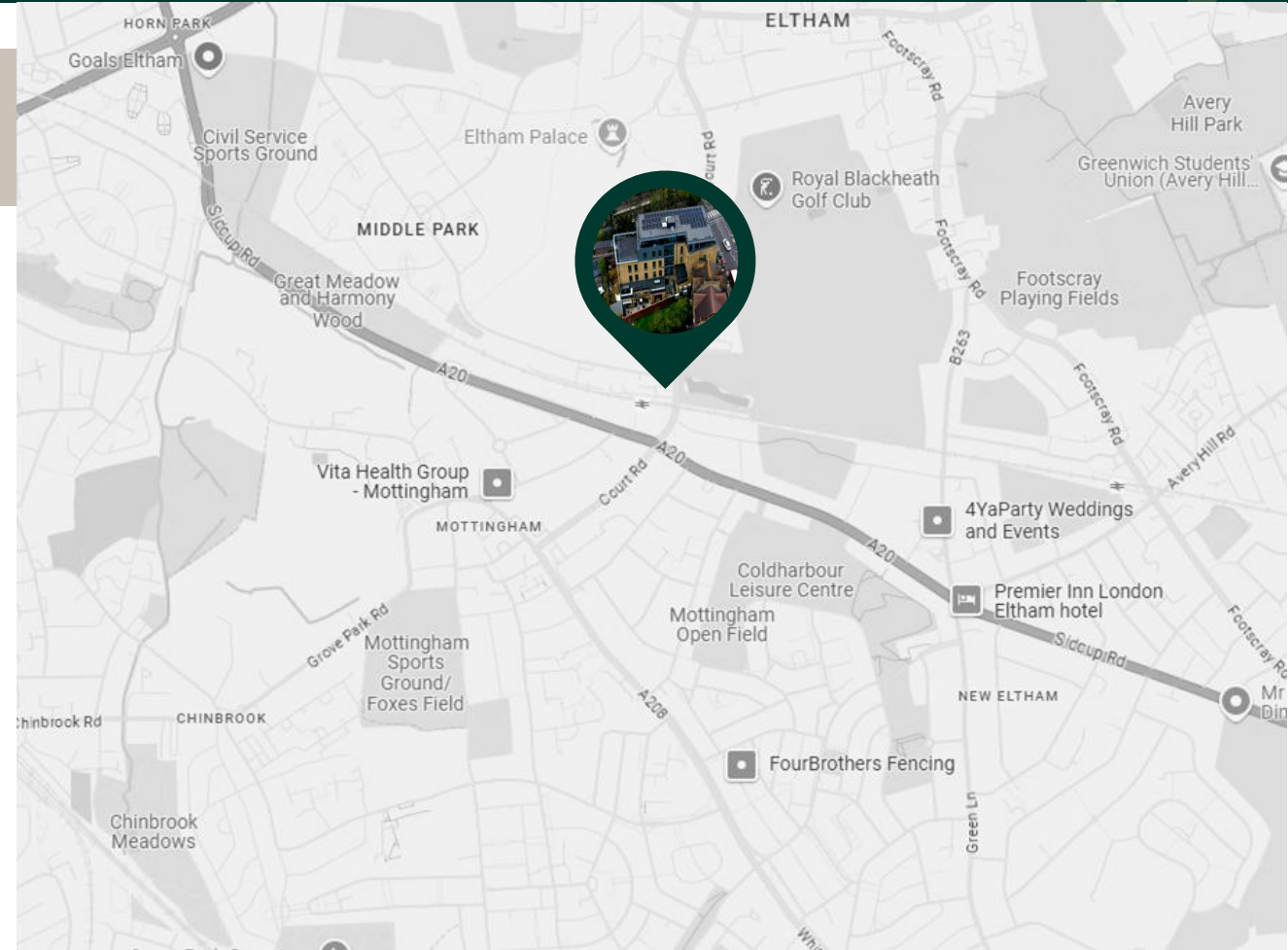
Location

The property sits in a prime location, directly opposite Mottingham railway station, offering regular services into London Cannon Street and London Charing Cross – both within 26 minutes.

Just 0.4 miles from Mottingham Village, the area offers a charming selection of local shops, cafes, and essential services. A short 15-minute walk (0.8 miles) brings you to Eltham town centre, which features an array of retail, dining, fitness and entertainment options, including a cinema complex, supermarkets and a leisure centre.

For outdoor enthusiasts, Eltham Park South and the historic Eltham Palace are nearby, providing green spaces and cultural attractions.

The area is also well served by local schools, bus links, and arterial roads including A20 and South Circular, enhancing its appeal to for both residents and investors.



020 8159 0500

www.hoskingfrancis.com
info@hoskingfrancis.com



Freehold Ground Rent Investment with Airspace Consent

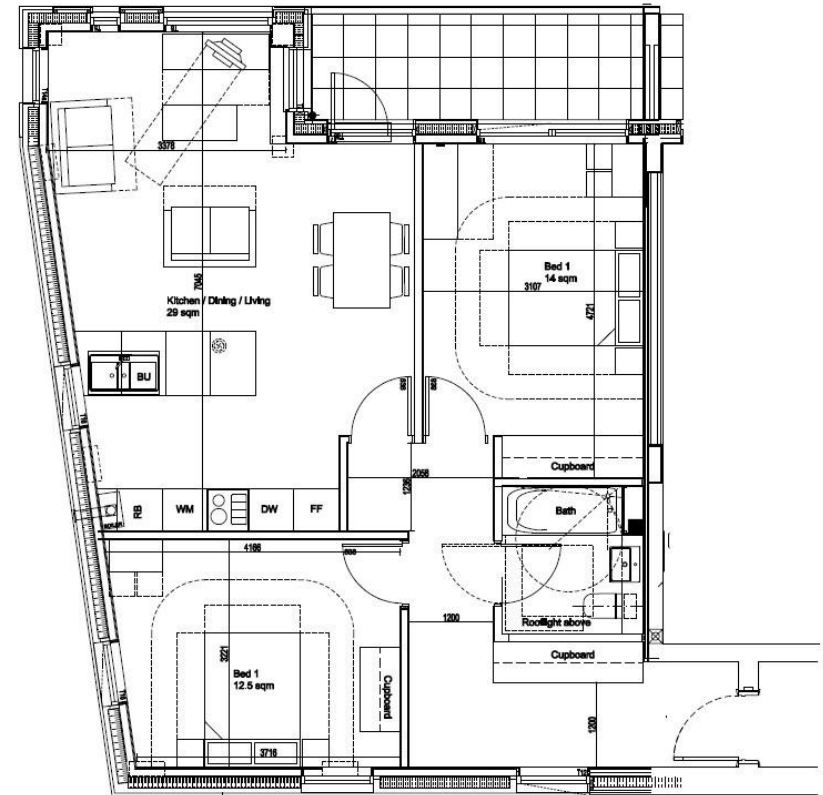
1 Station Approach, Mottingham, SE9 4AY

Planning Permission

Planning permission has been secured from Royal Borough of Greenwich Council under ref. 251594/F, for the construction of a 2-bedroom flat atop the current second-floor roof. The approved scheme replicates the footprint and design of existing units 3 and 5, each of which previously sold for £422,500 (Jan 2021) and £435,000 (May 2020), respectively.

Using the Nationwide House Price Index calculator, this suggests an estimated resale value of £463,500-£484,500, providing a solid return on development.

The design includes a generously sized balcony and will benefit from existing infrastructure, as access provisions are already in place, streamlining the construction process.



020 8159 0500

www.hoskingfrancis.com
info@hoskingfrancis.com

Freehold Ground Rent Investment with Airspace Consent

1 Station Approach, Mottingham, SE9 4AY

Schedule of Ground Rents

Unit	Type	Ground Rent	Value
1	Ground Rent	£350	£7,000
2	Ground Rent	£300	£6,000
3	Ground Rent	£350	£7,000
4	Ground Rent	£300	£6,000
5	Ground Rent	£350	£7,000
6	Ground Rent	£350	£7,000
7	Ground Rent	£300	£6,000
8	Ground Rent	£400	£8,000
9	Ground Rent	£350	£7,000
10	Ground Rent	£300	£6,000
11	Ground Rent	£350	£7,000
12	Ground Rent	£300	£6,000
13	Ground Rent	£350	£7,000

Terms

The freehold is offered with the benefit of planning at offers in excess of £100,000.

VAT

We understand that VAT will not be charged by the seller.

Further Information

Copies of all existing and proposed drawings and an example residential lease can be provided.

Viewings

Access to the communal areas of the building and roof space can be provided.

Please contact us on **020 8159 0500** or email us at **info@hoskingfrancis.com** for further information or to arrange a viewing which are by **appointment only**.

Offers in Excess of £100,000

020 8159 0500

www.hoskingfrancis.com
info@hoskingfrancis.com



HOSKING
FRANCIS

LAND | DEVELOPMENT | COMMERCIAL

Misrepresentation Act: These particulars are believed to be correct and, where practicable, reasonable steps have been taken to ensure their accuracy, however this cannot be guaranteed. They do not form part of any offer or other contract. The owner of this property does not make or give, representation or warranties in relation to this property. Hosking Francis and its employees do not accept any responsibility for information supplied to them by the owner or any third party. Any intending purchaser or lessee must satisfy itself by inspection or otherwise as to the correctness of the particulars. All measurements are approximate. The plans in these particulars are published for convenience of the identification only, and although believed to be correct, their accuracy is not guaranteed and do not form part of any contract.