

LOT 9 - London

Residential Auction - 19th November 2025

allsop



CGI view of scheme from Durnsford Road Recreation Ground

VACANT - Freehold Site with Planning Permission for Twelve Private Town Houses

Wellington Gardens, Dawlish Avenue, Earlsfield, London, SW18 4RW

LOT 9 - London

VACANT - Freehold Site with Planning Permission for Twelve Private Town Houses

Wellington Gardens, Dawlish Avenue, Earlsfield, London, SW18 4RW

GUIDE PRICE *

£1.95M+

Residential - 19th November 2025

Live Stream

Key Features

- **Planning Permission Granted for Demolition of Industrial Workshop Buildings and Erection of 12 x Four-Storey Town Houses extending to a Total NSA of approximately 1,331 sq m (14,327 sq ft)**
- **Comprising Twelve x 2 Bedroom Town Houses with Winter Gardens and Roof Terraces**
- The site extends to approximately 0.18 Hectares (0.45 Acres) and is currently occupied by a vacant, single storey industrial building extending (GIA) to approximately 559 sq m (6,013 sq ft)
- No Affordable Housing Units, subject to substantial implementation of the consented scheme occurring by the early review target date of 8th June 2027 (with no late stage review). Please refer to the Section 106 Agreement within the legal pack
- Earlsfield Rail Station (South Western Rail) is easily accessible 0.3 miles to the north east
- A large number of educational providers are located in close proximity to the site, including the catchment area of Wimbledon Park Primary School (Ofsted Outstanding)
- **An Eight Week Completion period is available on this Lot**

Vacant Possession

Tenure

Freehold



Location

- 📍 The site is situated to the south of Dawlish Avenue
- 🛍️ A wide range of local shops, restaurants and amenities are available within walking distance along Garratt Lane
- 🚉 Earlsfield station (South Western Rail) is easily accessible 0.3 miles to the north east
- 🚇 Wimbledon Park underground station (District Line) is approximately 0.3 miles to the south west
- 🛣️ The A3 is nearby and provides access to the M25 motorway
- 🌳 The open spaces of Wimbledon Park are walking distance to the south west

Additional Information

- There is dual access along Wellington Road during construction and on completion continued pedestrian access via Dawlish Avenue and vehicular access via Wellington Road.
- A s106 agreement was signed on 30/05/2025. Please refer to the legal pack for further information.

Planning

- Local Authority: London Borough of Merton
Email: planning@merton.gov.uk
Website: www.merton.gov.uk

The property is offered with planning consent for the 'demolition of industrial workshop buildings and erection of 12 residential units (use class c3); with two disabled parking spaces; cycle parking; and associated works'.

Reference - 24/P1229

Date Granted - 9th June 2025

Allsop

Richard Adamson.

Tel: 0207 344 2614

Email: richard.adamson@allsop.co.uk

Joint Auctioneer

Matt Sharman.

Levy Real Estate LLP

Tel: 07974 364 043

Email: matt.sharman@levyrealstate.co.uk

[illegible]

Featured 1



CGI view of scheme from Durnsford Road Recreation Ground

Featured 2



Featured 3



Featured 4



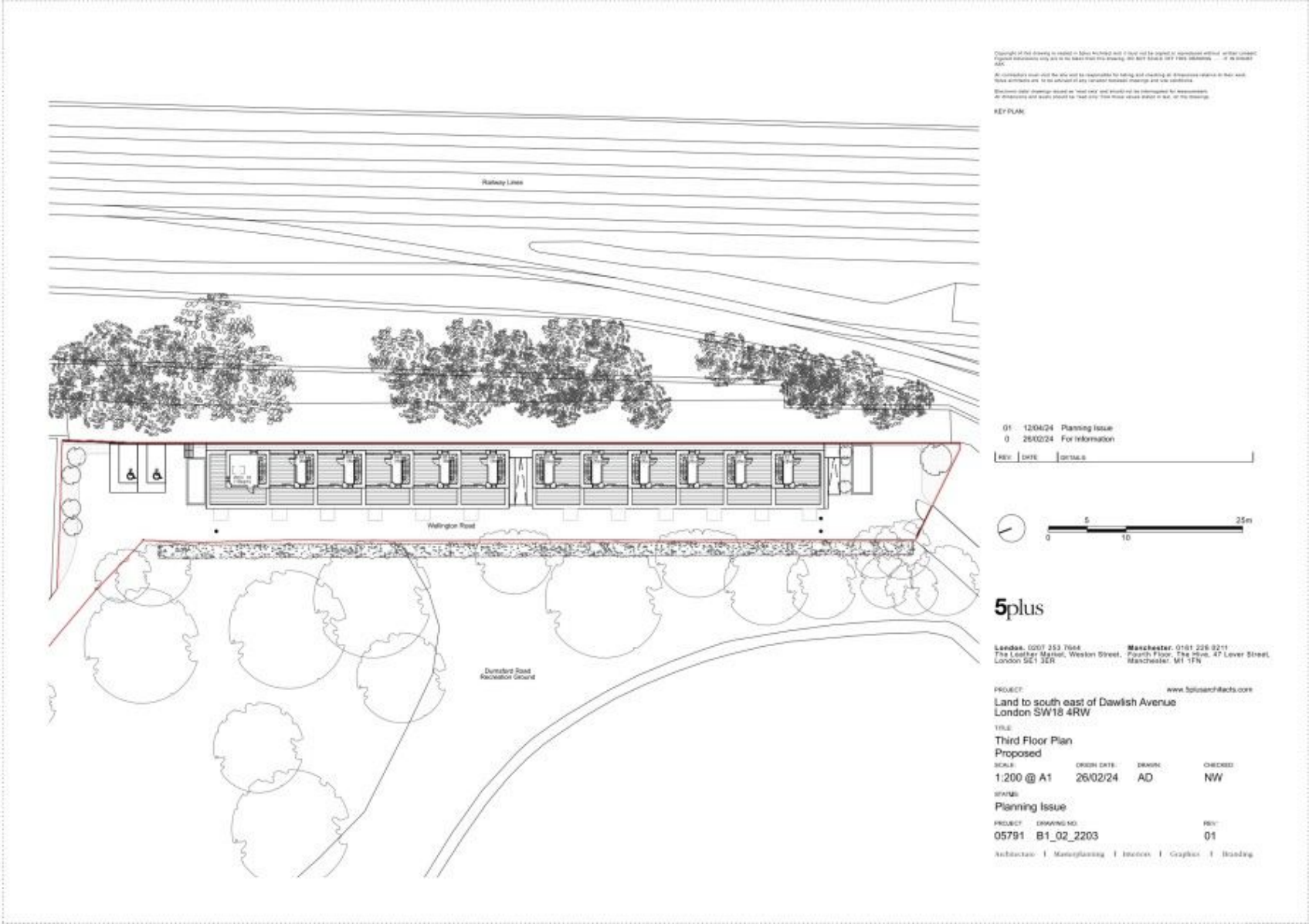
Featured 5



Featured 6

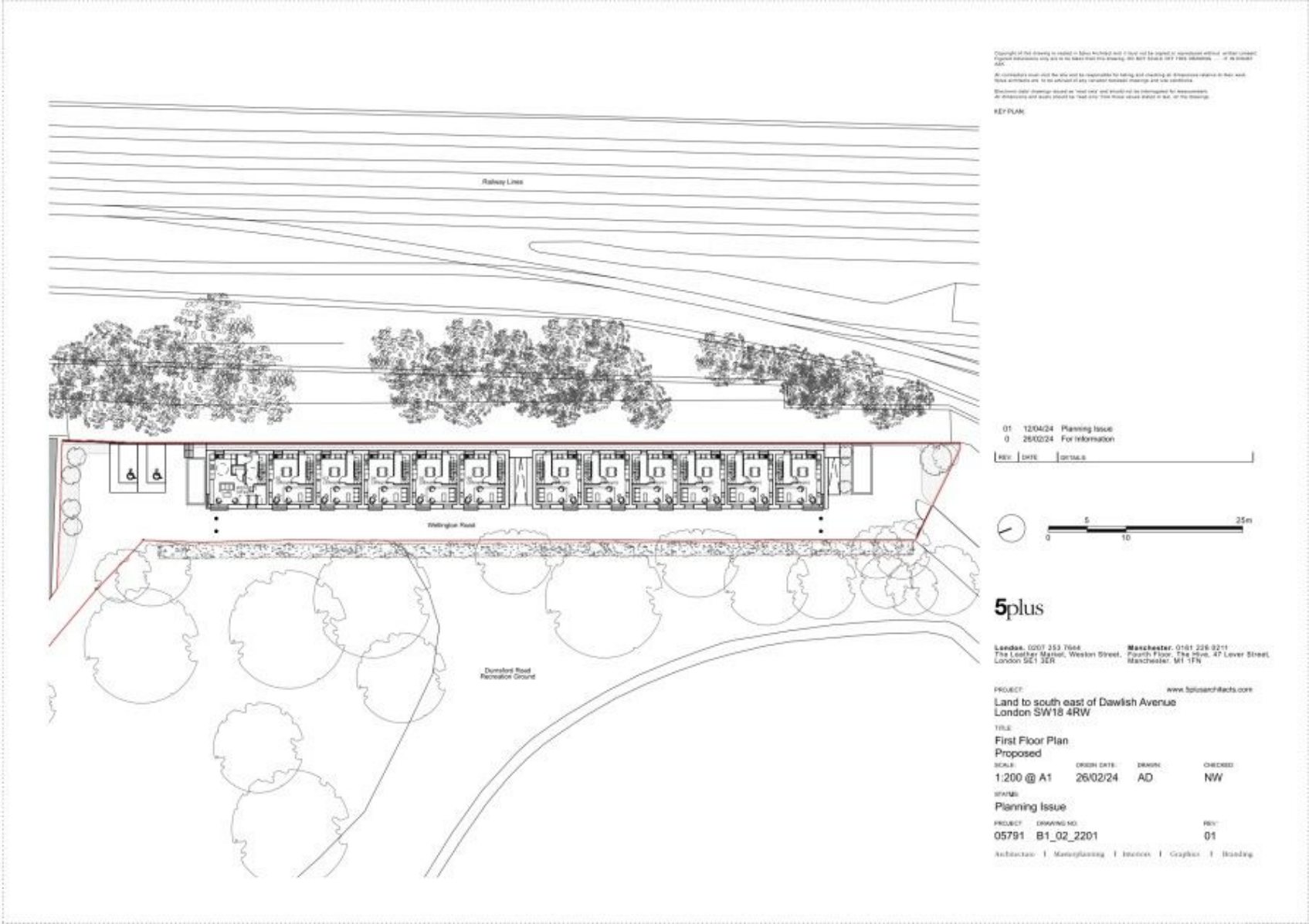


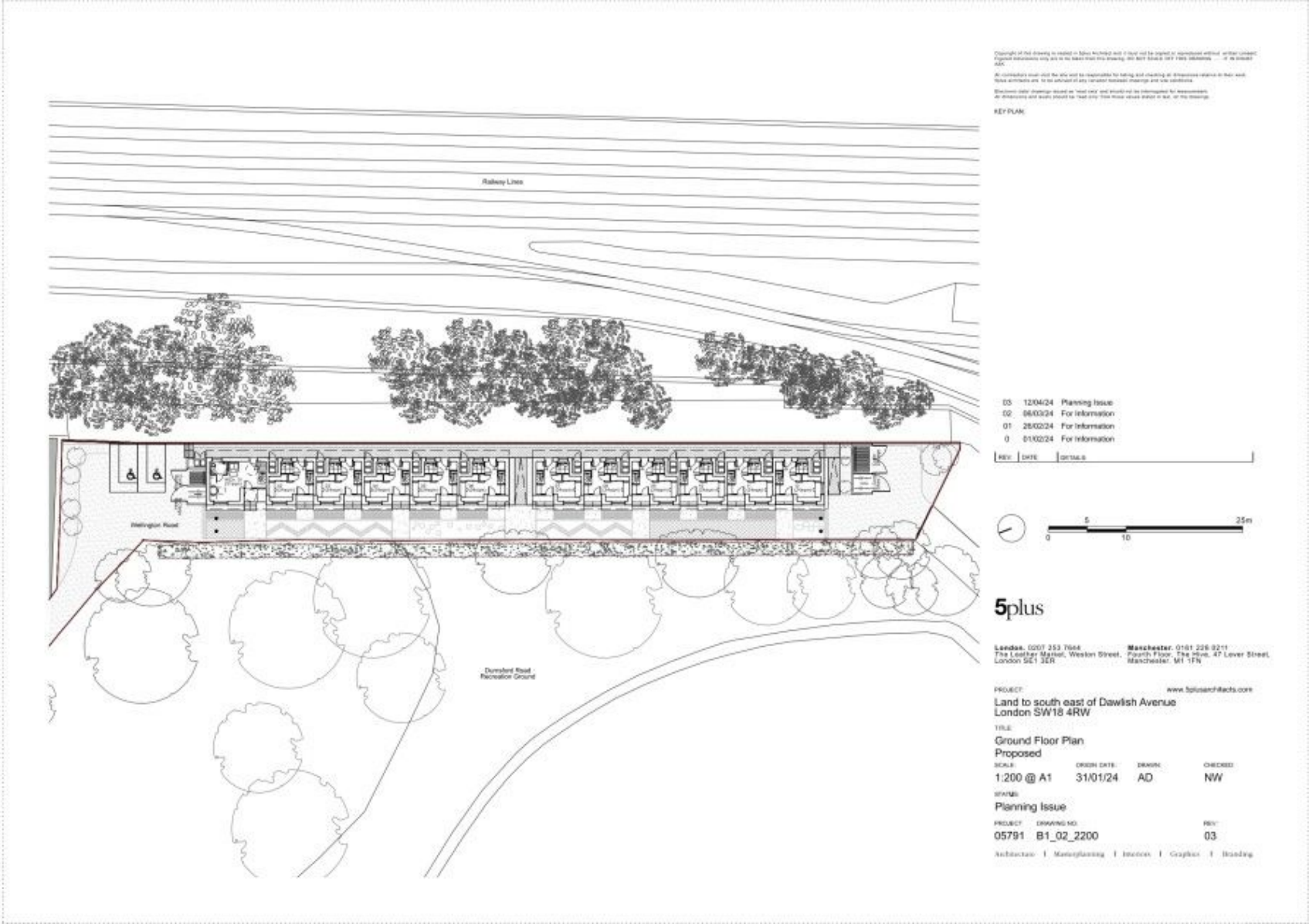




Lot 9, Residential Auction - 19th November 2025

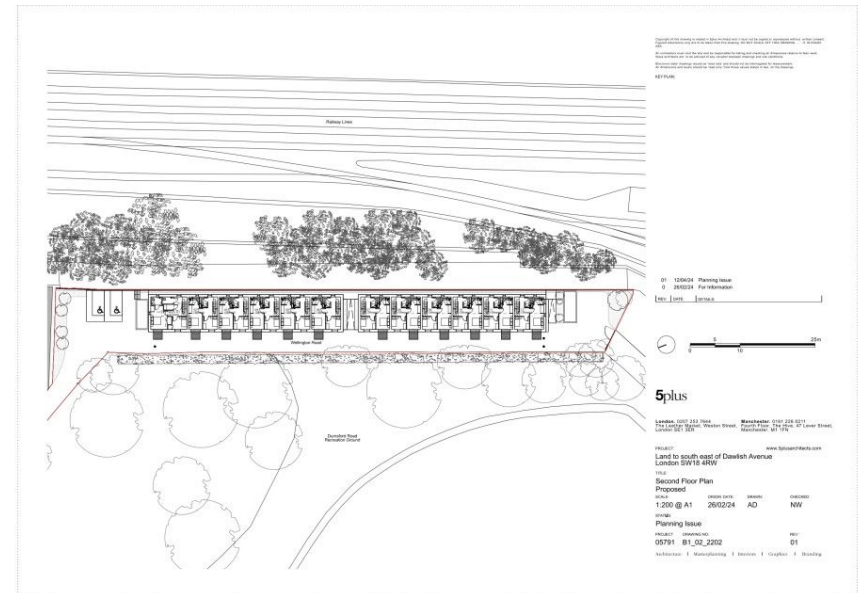
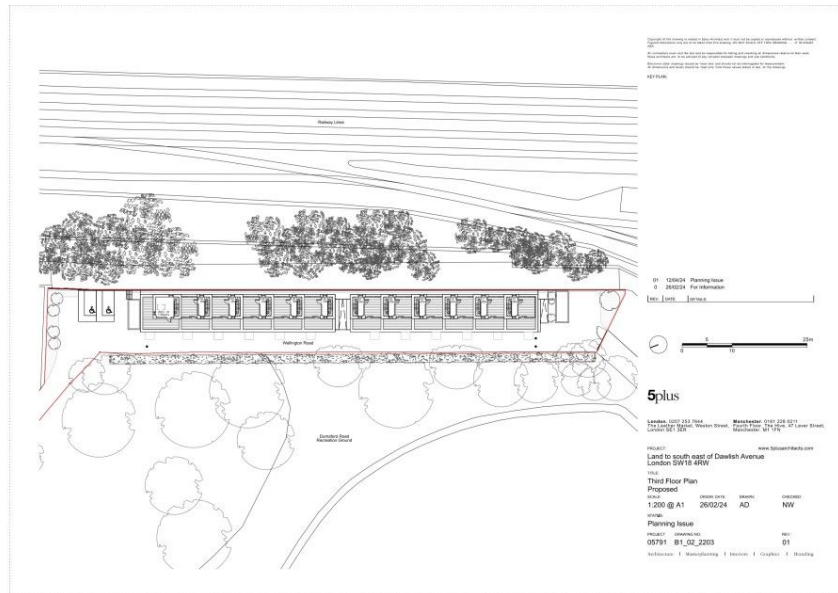
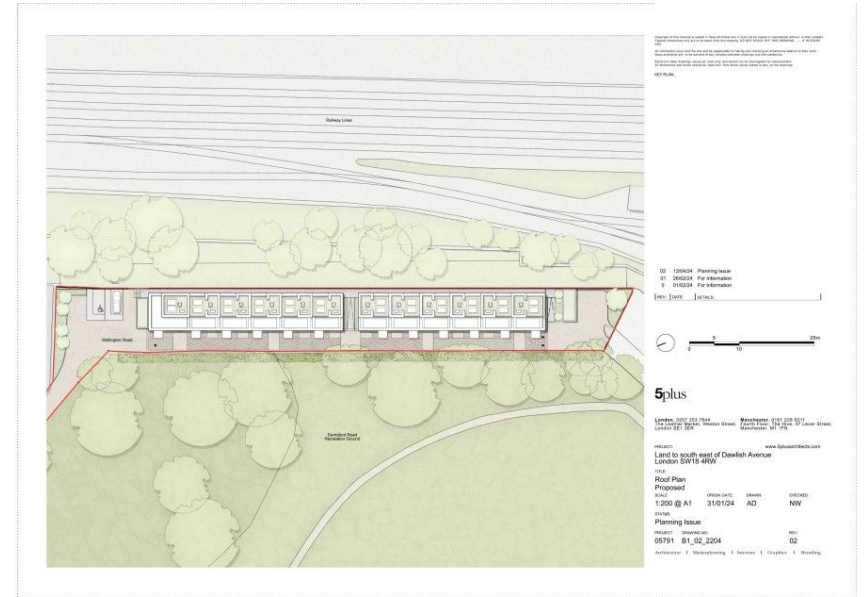


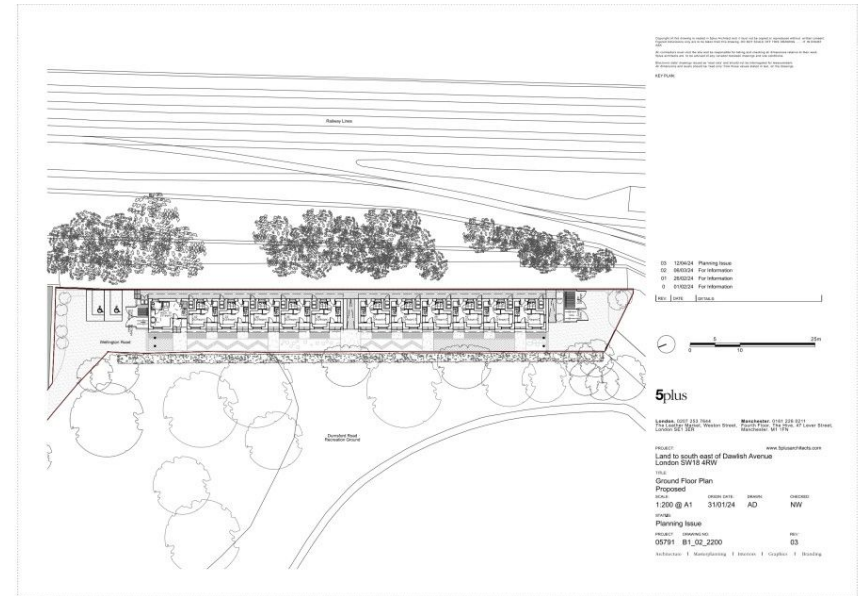
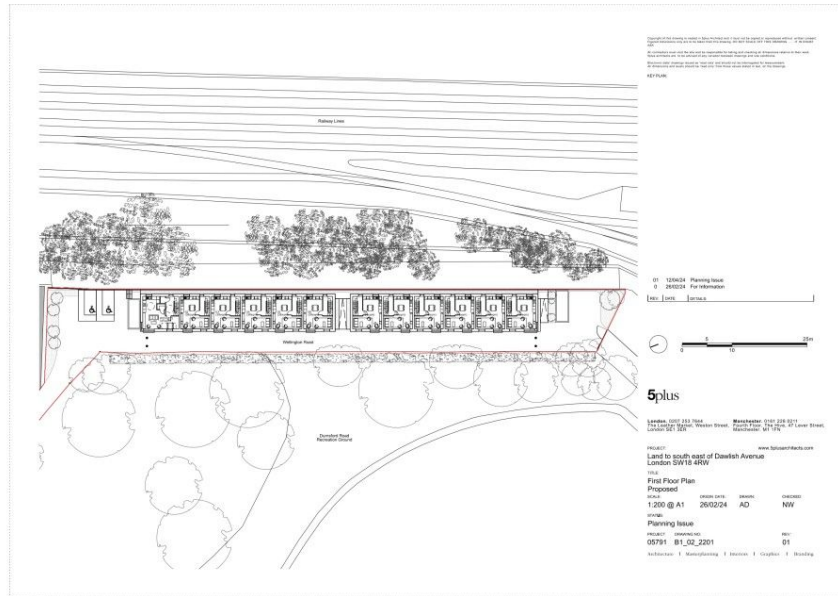












Disclaimer

- - -

Important notice - Pre-registration approval to bid, guide prices, reserves, additional charges and other matters

Pre-registration approval to bid

Allsop now require all bidders who wish to bid at our Auctions to register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Following approval to bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).

Guide Prices

1. A guide price (to include a range of prices), is not an indication of the anticipated eventual selling price or a valuation; it is an indication of the minimum price ("the Reserve") at which (or range of prices within which) the seller might be prepared to sell. The eventual sale price can and frequently does, exceed the guide price.
2. Where a range is given, the Reserve will sit within that range and will not exceed the top end of the range. Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.
3. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you should check the website regularly for updates and on the day of the auction.
4. All guide prices are quoted "subject to contract".
5. Please note the guide price for the Lot does not include:
 - any Buyers' Fee charged by the auctioneers;
 - VAT on the sale price;
 - SDLT or any other Government taxes;
 - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.
6. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates and on the day of the auction.

Reserve Prices

7. The reserve price is the minimum price at which the Lot can be sold.
8. Whilst every effort is made to ensure that the advertised guide prices are up-to-date, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale and you should check the website regularly for updates and on the day of the auction.

Buyers' fees, Seller's fees and additional charges

9. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:

Residential Auctions

- Lots sold for **£10,000 or more**: Buyers' Fee of **£2,000** inclusive of VAT
- Lots sold for less than **£10,000**: Buyers' Fee of **£300** inclusive of VAT

Commercial Auctions

- All Lots: Buyers Fee £1,500 excluding VAT

10. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.

11. VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

Other Matters

12. Please note that Lots may be sold or withdrawn at any time prior to auction.
 13. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.
 14. Street Trader plans are reproduced with the consent of Edozo Ltd or Experian Goad Ltd. These include mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. All rights reserved. Licence number PU 100017316. Location plans are reproduced from the Ordnance Survey mapping with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office, © Crown copyright and Database Rights 2018 OS 100060020
 15. The plans and photographs shown in the catalogue are included in order to assist you in locating the Lot in question. They are not to be taken as drawn to scale and any arrows on plans or photographs are merely to assist you in finding the Lot, not for the purpose of indicating legal boundaries or which direction the lot is facing.
- The Auctioneers do not warrant or represent that any plans or photographs show the up to date position with regard to occupiers either for the Lot or for any other properties shown in such plans or photographs.