COMMERCIAL PROPERTY CONSULTANTS & CHARTERED SURVEYORS
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COMMERCIAL DEVELOPMENT OPPORTUNITIES

Within the Taylor Wimpey Augusta Park Development

East Anton
Smannell Road
ANDOVER
Hampshire
SP11 6UL

SOUTHERN LOCAL CENTRE

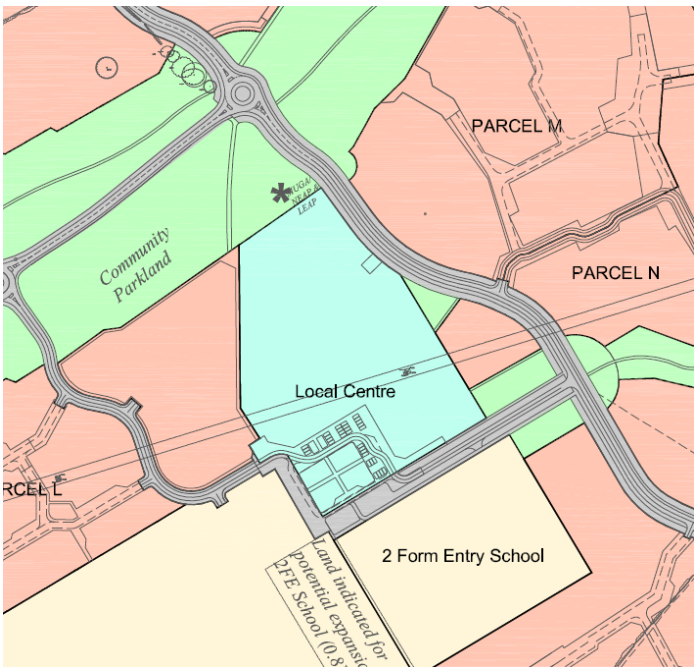
Up to 3 Ha (7.4 acres)

Identified as being suitable for employment uses (B1 – Offices, R&D, Light industrial) Also suitable for Community Uses including D1 – Clinics, Health Centre, Crèches, Day Nurseries, Day Centres, Places of Worship & also suitable for A4 - Public House etc.

Of likely interest to occupiers seeking Freehold opportunities, Freehold Land, Serviced Sites

Opportunity to discuss:

- Freehold sales of individual serviced plots to meet applicant's specific requirements.
- Design and build opportunities.
- Pre-lets etc.



Outline planning permission was granted by Test Valley Borough Council in August 2008 for the erection of 2,500 dwellings together with employment accommodation, local arts and associated infrastructure (See Planning Ref TVN/09258). Approximately half of the development has been built, as of Spring 2016.

A Section 106 Agreement also dealt with the ancillary use and a copy can be provided on request.

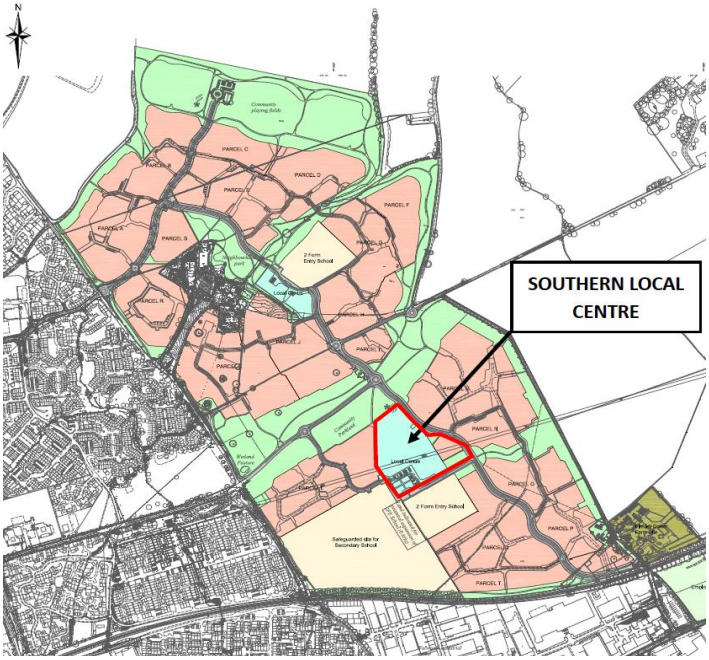
The Southern Local Centre is defined in the Section 106 Agreement as approximately 3ha (7.4 acres) of Serviced Land South of Smannell Road which includes:

- A health centre
- A place of worship
- A day nursery
- A public house
- Retail use
- A recycling centre
- Class B1 Use

A further 350 new homes have been consented in December 2015, taking the development up to a total of 2,850 new homes.

INFORMATION PACK

A full information pack providing further plans and technical information, plus copies of the planning permissions and Section 106 documents can be provided upon request



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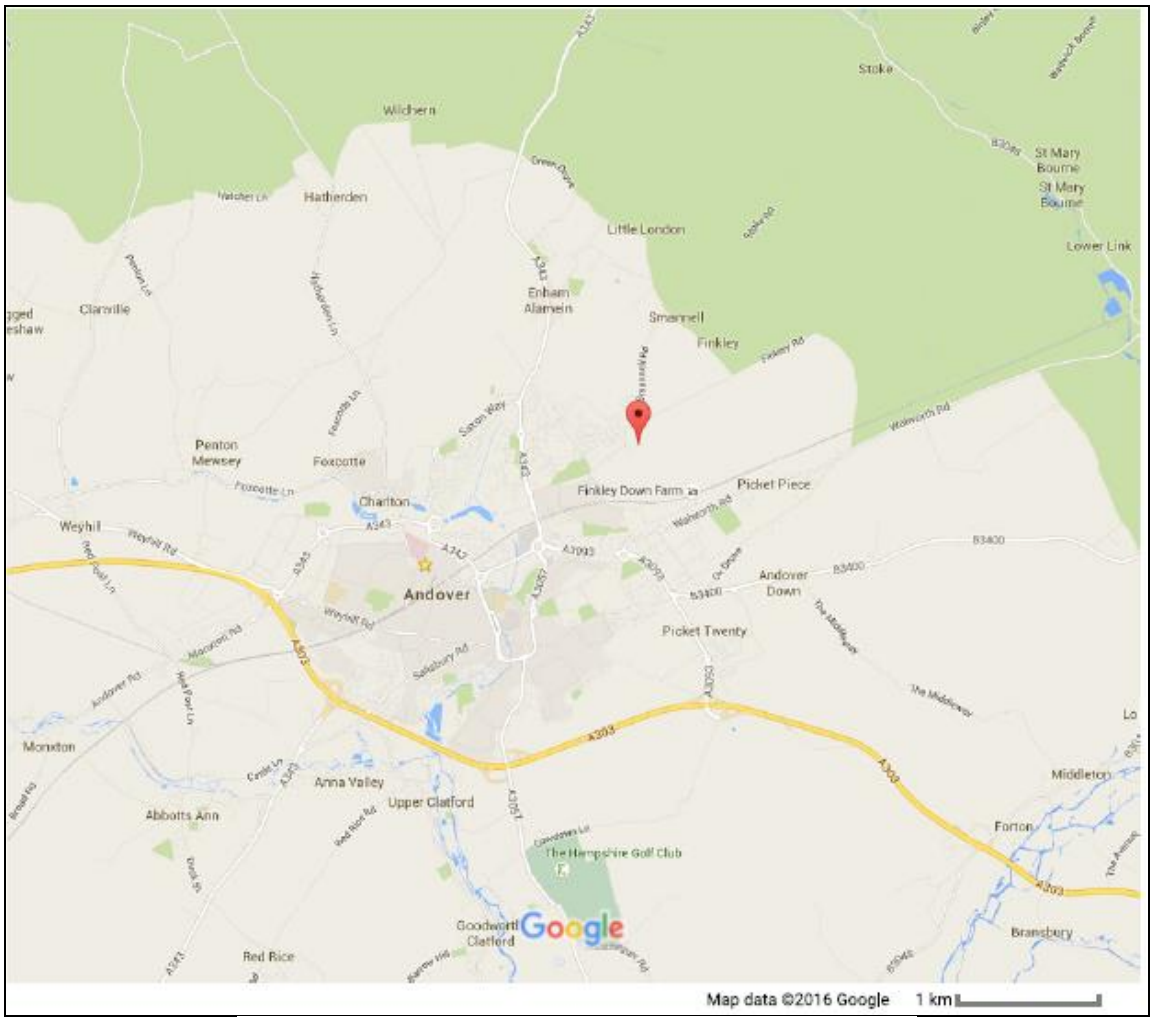

Taylor Wimpey

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