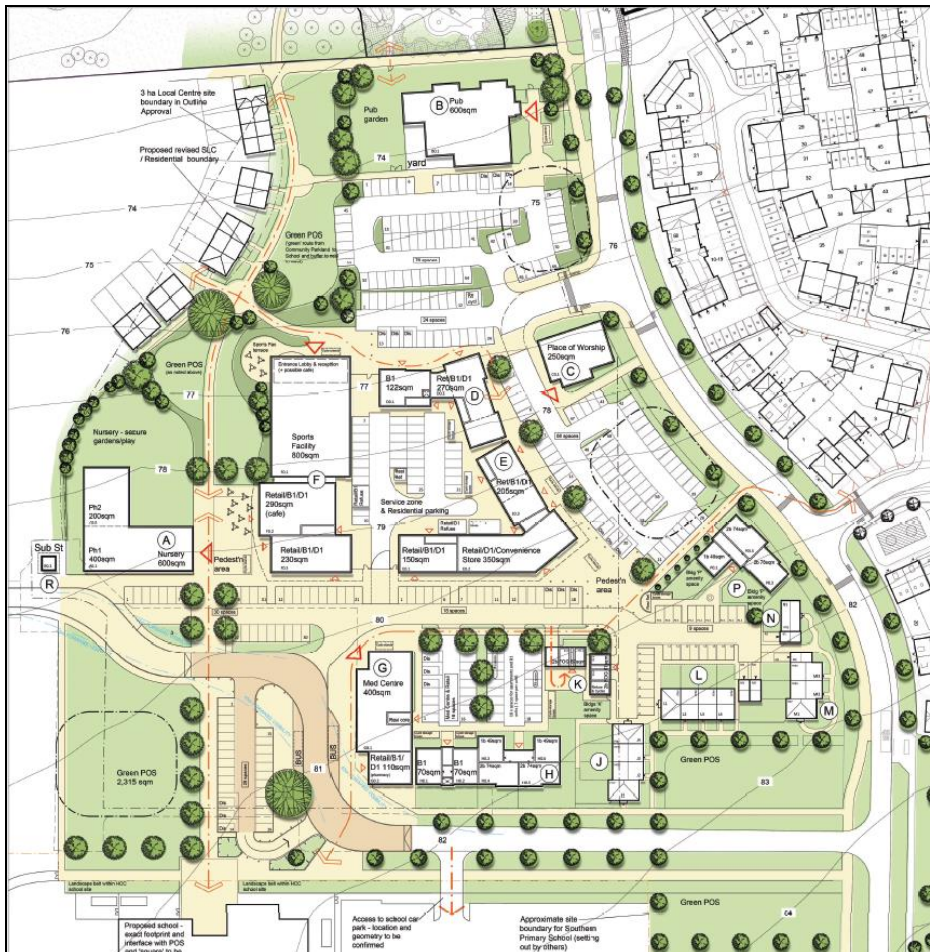


COMMERCIAL DEVELOPMENT OPPORTUNITIES

Within the
TAYLOR WIMPEY AUGUSTA PARK DEVELOPMENT

EAST ANTON, SMANNELL ROAD,
ANDOVER, HAMPSHIRE, SP11 6UL



**SUITABLE FOR RETAIL, COMMERCIAL, HEALTH,
PUBLIC HOUSE, CHILDCARE, PLACE OF WORSHIP,
AND COMMUNITY USES - OTHER USES STP**

- ANDOVER TOWN CENTRE APPROX 2 MILES,
 - A303 APPROX 3 MILES,
- BASINGSTOKE APPROX 23 MILES

All enquiries



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01489 860721



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01256 462222



www.londonclancy.com

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Basingstoke RG21 8UE
Tel: +44 (0)1256 462222

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Camberley GU15 3YY
Tel: +44 (0)1276 682055

Southampton

81 London Road
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Tel: +44 (0)2380 330442

Winchester

Southgate Chambers
37/39 Southgate Street
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Tel: +44 (0)1962 607080

info@londonclancy.co.uk

**Commercial Property
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Chartered Surveyors

SOUTHERN LOCAL CENTRE

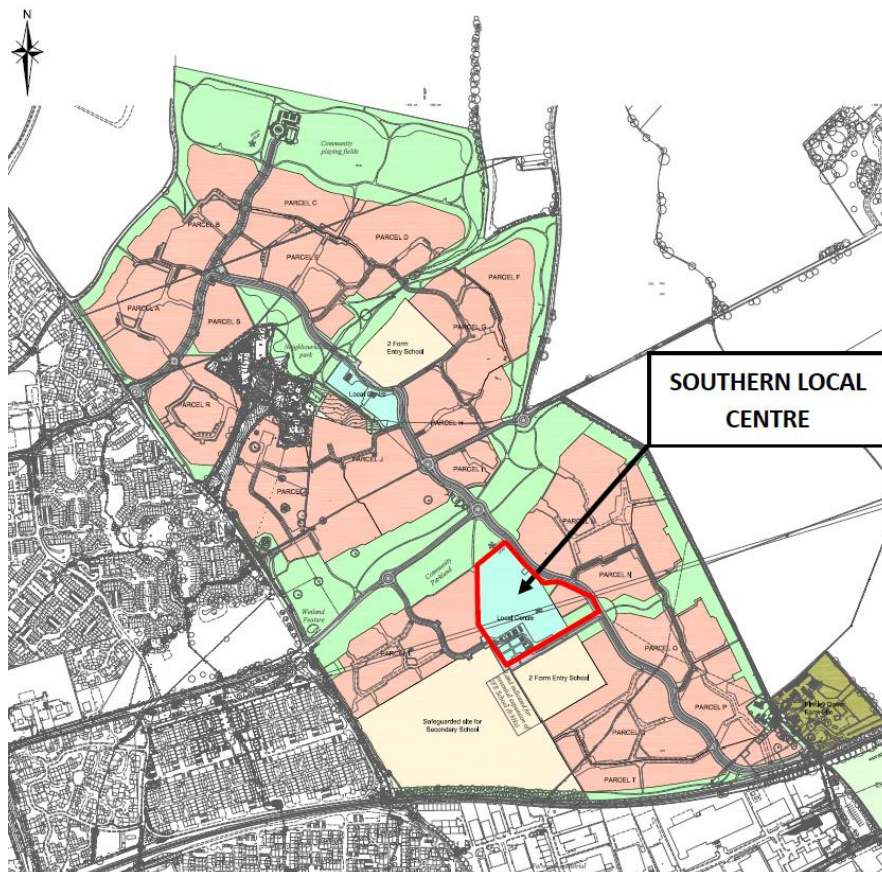
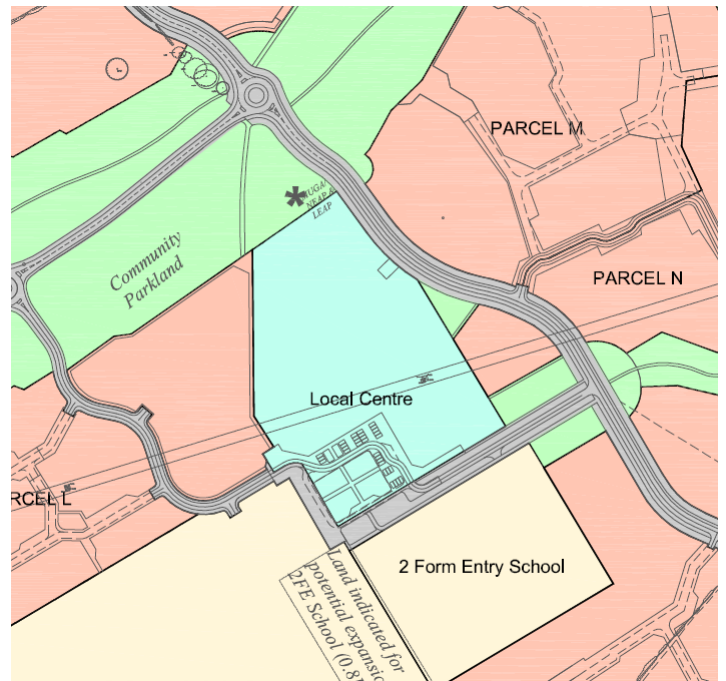
Upto 3 Ha (7.4 acres)

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

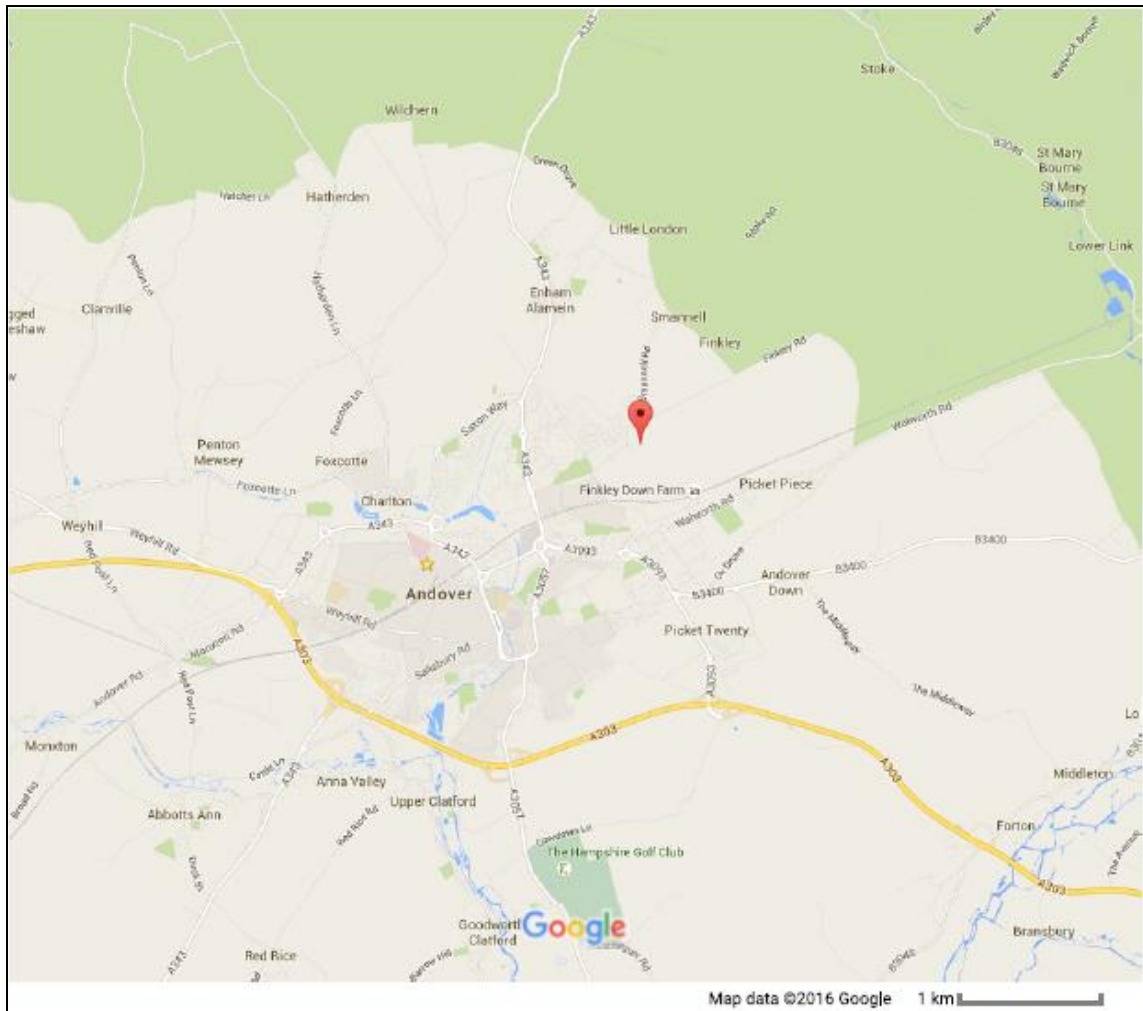
Of likely interest to occupiers seeking Freehold opportunities, Freehold Land, Serviced Sites

Opportunity to discuss:

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



East Anton, Andover, Hampshire



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.

Taylor Wimpey



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- a) These particulars are set out as a general outline only for the guidance of intending purchasers/lessees and do not constitute part of an offer or contract.
- b) All descriptions, dimensions, references to condition and necessary permissions for use and other details are given in good faith and are believed to be correct, but any intending purchaser or lessee should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- c) We have not tested any of the service installations and any purchaser/lessee must satisfy themselves independently as to the state and condition of such items.
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Issued Feb 2016