



# Development / Investment Opportunity

LOCAL CENTRE AT BEREWOOD, WATERLOOVILLE, PO7 3BE

**Leasehold and Freehold offers invited**



## Key Highlights

- Expressions of interest are invited from potential occupiers and developers for this exciting new Local Neighbourhood Centre
- The planned scheme is extremely well situated in Berewood, Waterlooville
- Outline planning approval for a Local Centre under Class E of the Use Classes Order with Associated Community building.
- Potential for upwards of 2,114 sq m (22,755 sq ft) of commercial and community space
- Developer to build 720sqm community building as part of development
- Attractive & flexible lease terms - upon application
- Freehold available
- Site measures circa approx. 2.2 acres (0.89 ha)

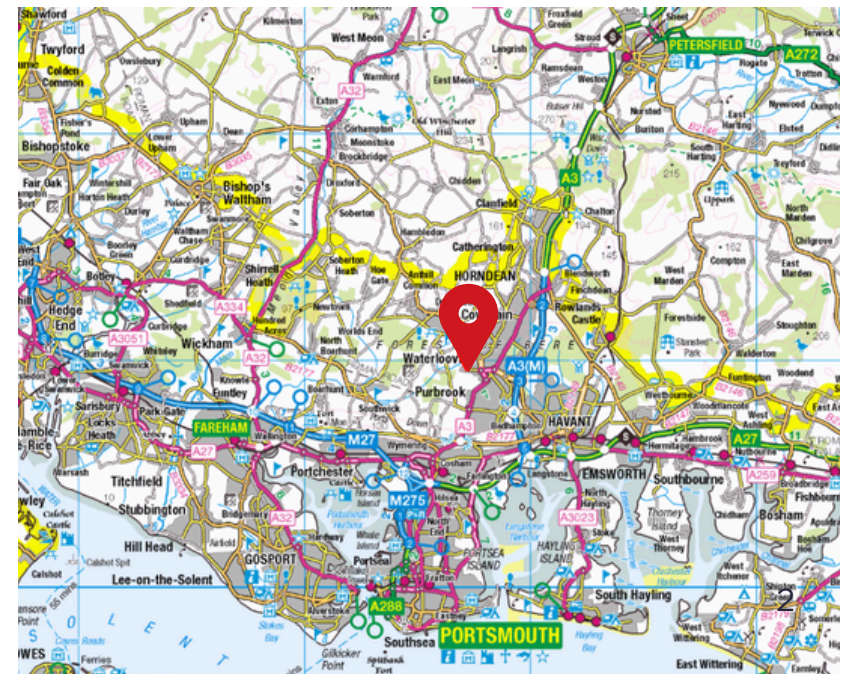
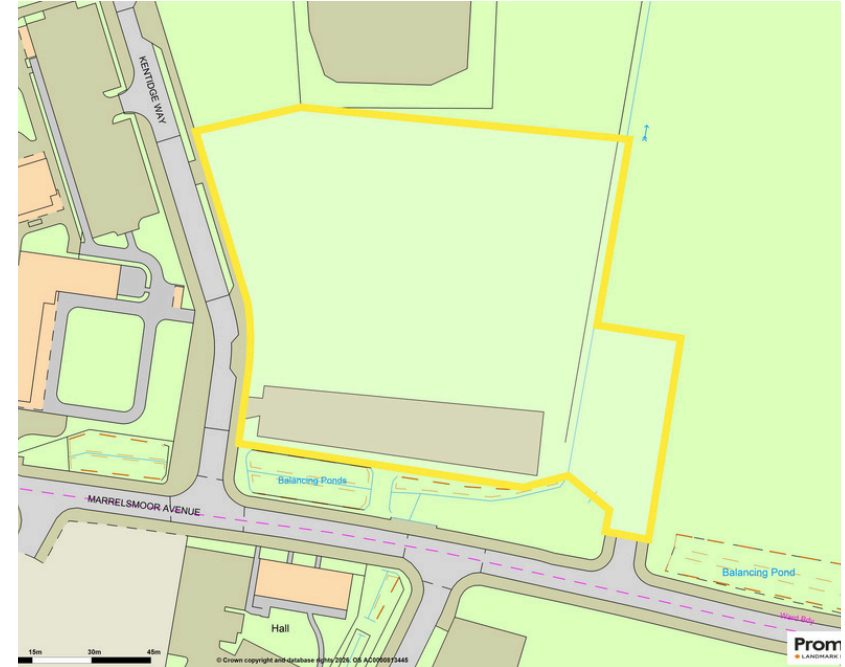
## Location

The Berewood local centre is situated within the heart of the Berewood Garden Village development in West Waterlooville, Hampshire. It is strategically positioned wedged between Houghton Avenue and Grainger Street/Marrelsmoor Avenue, the main estate roads, which are accessed from two newly constructed roundabouts which meet the wider road network.

The site sits directly opposite Berewood Primary School at the corner whereby Marrelsmoor Avenue meets with Kentidge Way.

The site is designed to serve the wider Berewood community, positioned near the River Wallington corridor. The A3(M) is within 2km to the east providing direct access to the wider Hampshire region and is also approximately 1 km south west from Waterlooville town centre.

The Berewood development in Waterlooville is set to provide at least 2,550 new homes. Developed by Grainger plc, this 521-acre sustainable urban expansion includes a mixture of private and affordable housing, along with new schools, community facilities, and a 120-acre nature reserve.



STREET VIEW

WHAT3WORDS

BIRDS EYE VIEW

## Site Description

The site is generally rectangular in shape which is generally flat and cleared. The site has an approximate area of 2.2 acres (0.89 ha).

Grainger has already delivered the infrastructure necessary to provide access to the site. Tarmac parking has also been created which assists with the development of the local centre and enabling costs etc.

The site will be delivered in its existing condition with services to site.

## Tenure

Leasehold and Freehold available. The Berewood Local Centre is held under Freehold Title No. HP790843 and the sale will form part of this title in accordance with the yellow delineated plan provided.

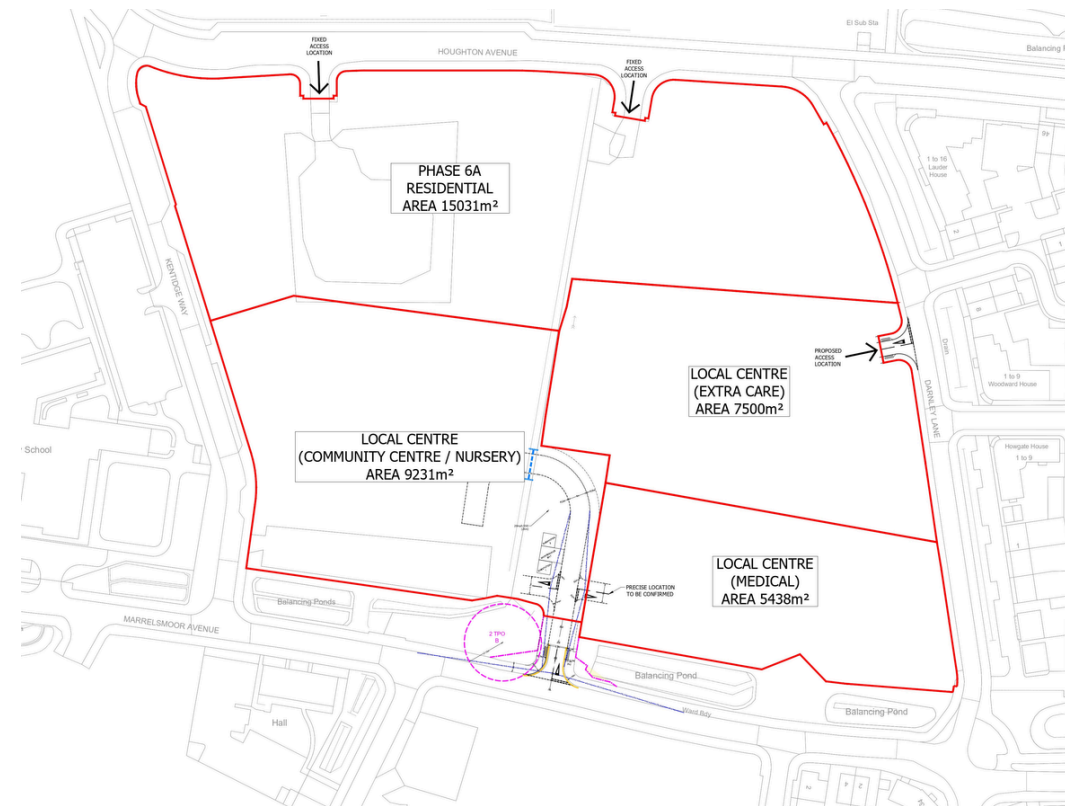
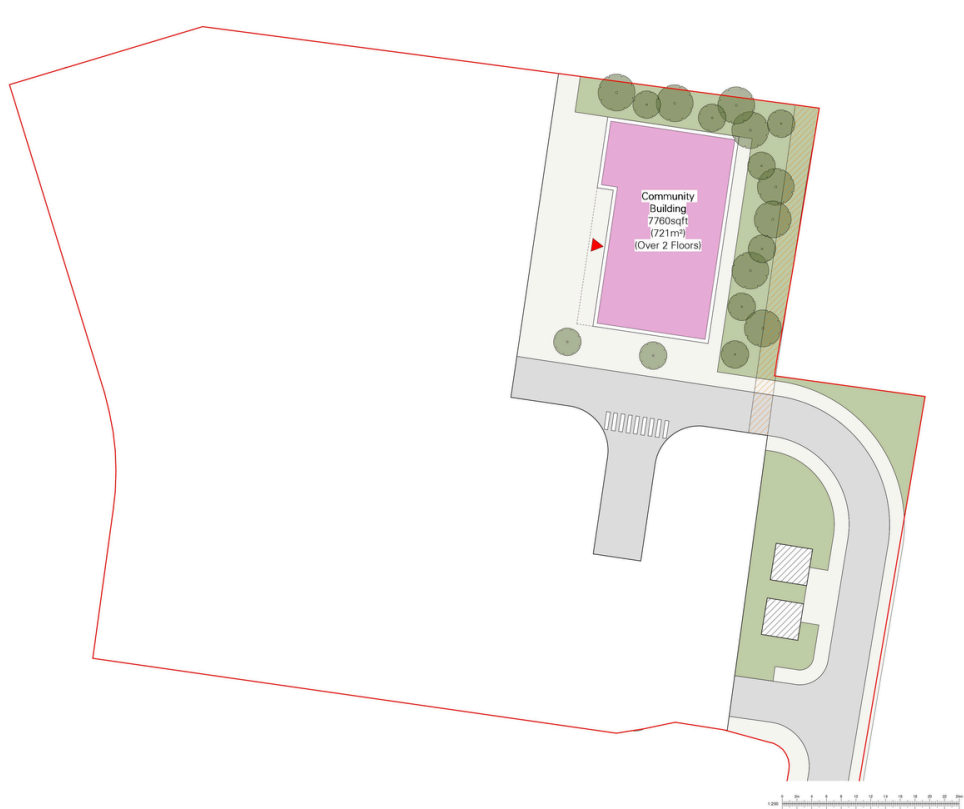
## Planning

The Berewood Local Centre forms part of the wider Berewood development and benefits from outline planning permission under reference 10/02862/OUT. The approved Section 106 agreement secures delivery of a Local Centre within Phase 6 (Core), providing a mix of community, retail and residential uses.

The outline consent provides for:

- Community building of a minimum of 720sqm NIA and nursery (c. 585m<sup>2</sup>) NB. The location of the community building can be located anywhere within the site but must have the footprint as indicated on the below plan.
- Other uses that could include a convenience store and ancillary retail (c. 809m<sup>2</sup>)

The Buyer will need to submit a reserved matters application. As part of that application they will need to deliver a community building (in accordance with planning) with pre-agreed plans.





## Guide Price

Leasehold and freehold offers are invited.

## EPC & Rating

Rating and EPC will be assessed for the commercial units on completion of the development.

## VAT & Stamp Duty Land Tax

VAT and SDLT may be applicable at the prevailing rate.

## Anti-Money Laundering Regulations

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

## Viewing

Formal viewings can be made strictly by appointment with Savills. Where appropriate, we recommend interested parties carry out a 'drive-by' inspection in the first instance.

The Savills logo consists of a yellow square with the word "savills" in a red, lowercase, sans-serif font.

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