



# FREEHOLD DEVELOPMENT OPPORTUNITY

For sale by  
Informal Tender

Land at River Way  
Andover  
SP10 5HW

- Residential & Commercial Potential (STPP)
- Total Site Area 11 acres (4.58ha)
- Prominent Position
- For Sale as a Whole or in Part
- Excellent Road Links

[www.riverwayandover.com](http://www.riverwayandover.com)

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## LOCATION

The site is located in the Town of Andover which sits on the River Anton in the County of Hampshire. The site is well connected with Andover Railway Station being located approximately 1.4 miles away, which provides frequent direct services into most other major towns and cities in the South. Journey times into London are approximately 70 minutes. The station has also recently benefited from improvements to the car park and platform facilities.

Andover is well connected to the national motorway network with both the M3 and M4 being easily accessible. Andover is approximately 20 miles west of Basingstoke, 18 miles north-west of Winchester and 28 miles north of Southampton. Andover Town Centre is approximately a five minute car journey to the south-west of the subject site.

Test Valley Borough Council together with local partners has signed up to the 20 year 'Andover Vision' which seeks to improve the town with the five themes of focus being: Community; Environment; Town Centre; Supporting Businesses; and Health. The Andover Vision framework helps attract funding to the town and create new opportunities. Proposed projects include ongoing enhancements to the Town Centre, delivery of new leisure facilities, improving access to the countryside from the new developments on the eastern side of town and improving the retail offering within the town.

## SITUATION

The subject site is situated 0.93 miles north east from the centre of Andover. Local amenities include the Leisure Centre, Theatre, Shopping Centre and Museum.

Andover features over 250 retailers, from high street favorites to independent specialists. There are a number of bars and restaurants including Pizza Express and Zintino positioned on the High Street

Enham Arch Retail Park is located in close proximity to the subject property with key occupiers including Homebase, Halfords, Next and Pets at Home.

Churchill Retail Park is located fronting Churchill Way (A3093) with key occupiers including Carpetright, Currys / PC World Superstore and Harveys.

## DESCRIPTION

The site lies on a prominent position on River Way and measures approximately 11 acres (4.58 hectares). Shepherds Spring runs through the site which is used to abstract water for Andover's water supply.

There are three active abstraction boreholes and three monitoring boreholes on the site which are retained by Southern Water. By way of Transfer (dated 2006) between the previous landowner and Southern Water there are various easements, access rights and easement strips amongst other rights granted in favour of Southern Water to protect the Aquifer.

Further information in relation to the protection of the Aquifer is available on the data room.

The site is bordered by an assortment of out of town retail to the west and residential housing in all other directions.

Both River Way and Pilgrims Way provide direct access to the site. The railway line runs adjacent to the northern boundary of the site.



**PromapV2**  
LANDMARK INFORMATION

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## DEVELOPMENT POTENTIAL

The site lends itself to a diverse range of uses including residential, retail, industrial and employment uses.

There is scope to acquire the site as a whole or alternatively the vendor will consider breaking up the site to create smaller individual plots.

Proposals based on an individual plot will need to take into consideration the existing easements in relation to the boreholes and ensure that access/egress to the remainder of the site is not restricted in any way.

## TENURE

The site is held freehold and will be sold in its current condition and subject to all third party rights, easements and statutory designations currently passing.

The site is subject to an existing lease of the whole to Southern Water registered under title number HP691686; the lease anticipates development and is terminable in whole, or in part, on three month's prior written notice.

## PLANNING

The site has development potential for residential and commercial uses (STPP). The site is allocated under Policy COM2: Settlement hierarchy in the Adopted Local Plan (2011 - 2029).

All parties should make their own enquiries to: Test Valley Borough Council Planning Department, Beech Hurst, Weyhill Road, Andover, SP10 3AJ. Tel: 01264 368000.

A Planning Report is available on the data room.

## TERMS

The Vendor is seeking offers on either a conditional or an unconditional basis.

The site offered is for sale by informal tender as a whole, or in part, with the bid deadline to be provided in due course.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## OVERAGE

Overage is payable to the previous land owner upon the grant of detailed or outline planning permission. Further information is available on the data room.

## VAT

VAT is applicable.



## VIEWINGS

Viewings are strictly by appointment through GL Hearn.

For further information please contact sole agents:

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## DATA ROOM

[www.riverwayandover.com](http://www.riverwayandover.com)



### Important Notice

1. This information is intended as a general outline only for the guidance of intending purchasers and does not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Intending purchasers should not, however, rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to their correctness.
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