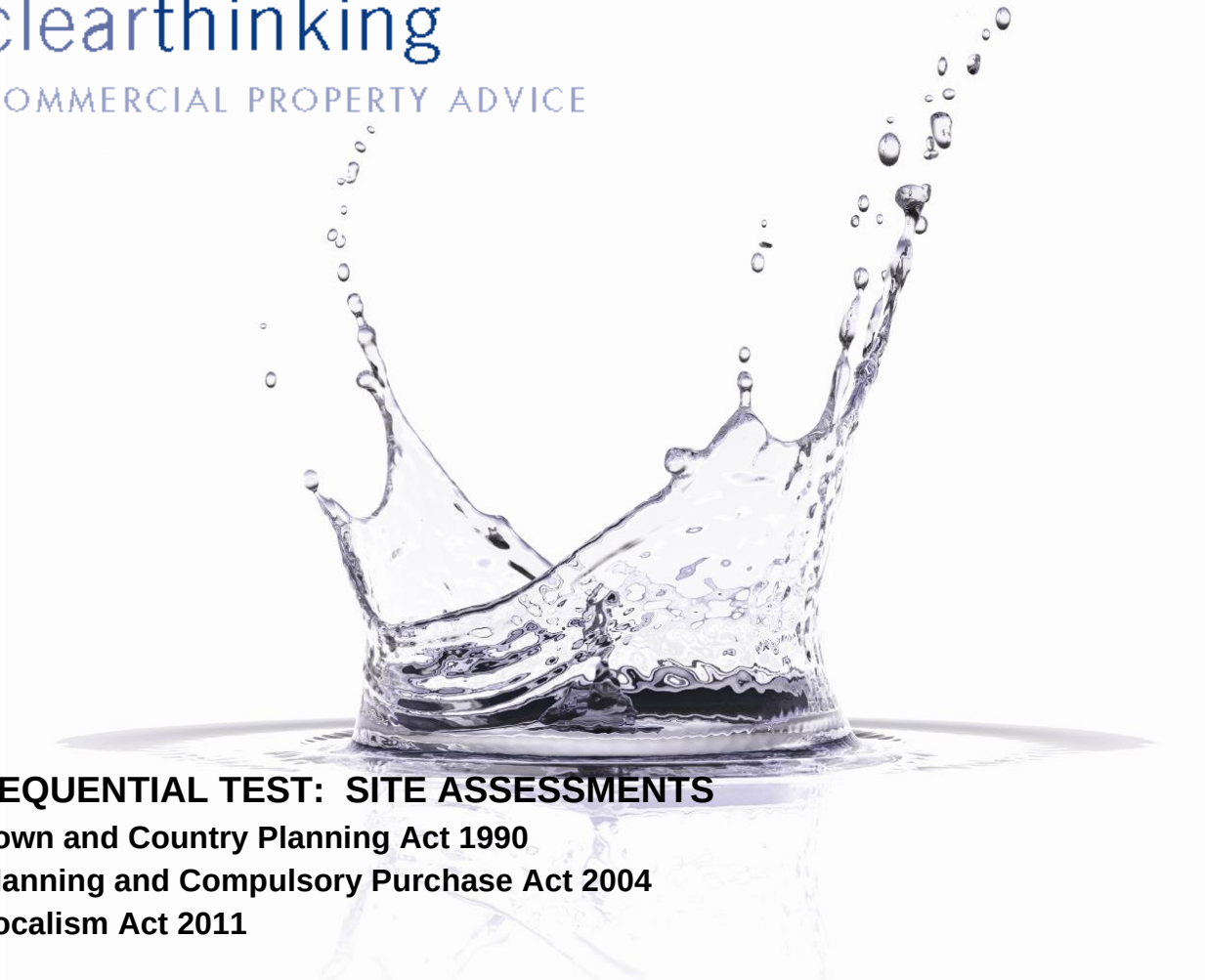


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COMMERCIAL PROPERTY ADVICE



SEQUENTIAL TEST: SITE ASSESSMENTS

Town and Country Planning Act 1990

Planning and Compulsory Purchase Act 2004

Localism Act 2011

Full application for erection of discount foodstore and two drive-through units with associated car parking, service yard, landscaping, means of access and associated infrastructure

On Behalf Of:

Hargreaves Properties Limited

Prepared By:

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Job Ref: P1571

Date: 25th March 2021

FINAL

SEQUENTIAL TEST: SITE ASSESSMENTS

Full application for erection of discount foodstore and two drive-through units with associated car parking, service yard, landscaping, means of access and associated infrastructure

at Waterloo Park, Elettra Avenue, Waterlooville, Hampshire

Main Contributors

John Pearce BSc (Hons) MTPL MRTPI

Issued By

Signature:



Print Name: John Pearce

Date: 25th March 2021

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Date: 25th March 2021

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1.0 INTRODUCTION

1.1 This Sequential Test Report (“**STR**”) has been prepared by Harris Lamb Planning Consultancy (“**HLPC**”) on behalf of Hargreaves Properties Limited (“**The Applicant**”) in respect of the Applicant’s proposed development (“**The Application Scheme**”) on land at Waterloo Park, Elettra Avenue, Waterlooville, Hampshire (“**The Application Site**”).

1.2 The Application Scheme comprises:

“Full application for erection of discount foodstore and two drive-through units with associated car parking, service yard, landscaping, means of access and associated infrastructure”

1.3 The application is submitted following the submission of an earlier outline application (Ref. APP/18/01072) at the site in 2018 for:

“Outline planning application with all matters apart from access reserved for subsequent approval for the erection of Class B1(c) / B2 / B8 development and Class B8 Trade Counter use, Class A1 Retail, Class D2 Leisure and Classes A3 and A5 Drink / Food Establishments.”

1.4 In preparing the above planning application it was agreed with Jade Ellis from Havant Borough Council (31st July 2018), that while a sequential assessment would not be needed to support the planning application, one would be provided to assess the likely impact on the town centre and its vitality and viability. A Sequential Test was duly prepared. The Council resolved to grant planning permission via delegated powers for the above scheme in July 2020 although the planning permission has yet to be issued. In assessing the earlier application, the submitted Sequential Test was deemed to have been passed.

1.5 Notwithstanding the previous application, the Applicant has prepared an updated Sequential Test to accompany the current proposals in order to

demonstrate that there remain no sequentially preferable sites in the town to accommodate the proposed development.

1.6 This STR has been structured as follows:

- In Part 2 we describe the Application Scheme.
- In Part 3 we describe the relevant planning policy background relating to the carrying out of sequential tests. In so doing we identify the Primary Shopping Area (Policy AL3.2) and town centre boundary for Waterloooville (Policy AL3.1) as outlined within the HBLP, in addition to the relevant policies of the Framework and the PPG regarding the application of the sequential test.
- In Part 4 we set out the implications of recent case law regarding the application of the sequential test.
- In Part 5 we describe the methodology which has been undertaken for this sequential test. The methodology has regard to the physical circumstances of Waterloooville, the lack of any significant allocations in the adopted Local Plan and relevant policy guidance and case law regarding the application of the sequential test to town centre uses.
- In Part 6 we set out our assessment of these sites, which were identified through the sequential test exercise.
- In Part 7 we set out our conclusions.

1.7 The implications of the sequential test are considered fully in the Retail Impact Assessment (RIA) prepared by MWA Planning and the SPS prepared by HLPC.

2.0 THE APPLICATION SCHEME

- 2.1 The Planning Application details are described in the SPS prepared by HLPC and the Design and Access Statement prepared by LDA Architects.
- 2.2 The application site area is 1.24 hectares and forms the north western corner of Waterloo Park. It is bound by Elettra Avenue to the north and west. Beyond the internal access road to the east, is existing commercial development comprised of a Lidl supermarket and a McDonalds restaurant and Drive Through. The wider site, therefore, already accommodates town centre uses. To the south is the remaining land within the applicant's control and which was included within the earlier outline planning application, beyond which lies Silverthorne Way.
- 2.3 Full planning permission is sought for:

Unit A

- Construction of a 1,908 square metre GEA Foodstore located in the south western corner of the site.
- From the shared total of 172 car parking spaces and 62 cycle parking spaces, adjacent to Unit A there will be:
 - 8no. Mother and child spaces
 - 5no. Disability Spaces
 - 10no. Long Stay covered bicycle spaces
 - 10no. Short Stay bicycle spaces

Unit B

- Construction of a 333 square metre Drive Through unit (Unit B) to the north of Unit A.
- From the shared total of 172 car parking spaces and 62 cycle parking spaces, adjacent to Unit B there will be:
 - 3no. Disability Spaces
 - 10no. Long Stay covered bicycle spaces
 - 18no. Short Stay bicycle spaces

Unit C

- Construction of a 197 square metre Drive Through unit (Unit C) in the north eastern corner of the site.
- From the shared total of 172 car parking spaces and 62 cycle parking spaces, adjacent to Unit C there will be:
 - 2no. Disability Spaces
 - 4no. Long Stay covered bicycle spaces
 - 10no. Short Stay bicycle spaces

2.4 As all the proposed uses are town centre uses we have undertaken the Sequential Test using the site area of 1.24 hectares. The site is in excess of 300 metres from the primary shopping area, and, therefore, is beyond the edge of centre and is situated in an out-of-town location. Accordingly, the sequential test exercise has been undertaken on the basis of trying to identify a site of this size within or on the edge of the town centre since other out-of-centre locations would not be sequentially preferable.

2.5 We comment upon the relevance of case law to the sequential test exercise and, in particular, on the issue of disaggregation in Section 4 below but we note now that, the basis of the sequential test is that it is not necessary to disaggregate the scheme.

3.0 RELEVANT PLANNING POLICY BACKGROUND REGARDING SEQUENTIAL TEST ISSUES

- 3.1 The overall planning policy background relating to the Application Scheme, including retail impact matters, is identified in the accompanying SPS and RIA. Accordingly, we focus on those policies that are relevant to the application of the sequential test.

1. Local Plan Policies

- 3.2 The town centre boundary of WaterlooVille is defined by the WaterlooVille Policies Map, within the HBLP. Policy AL3.1 of that plan identifies the extent of town centres and Policy AL3.2 outlines the Primary Shopping Area of WaterlooVille.
- 3.3 As mentioned in the SPS, the site is one of 5 sites allocated for mixed-uses under Policy WA2 of the Site Allocations Plan. Specifically, the site is allocated under BD54 which supports economic development, hotel and leisure uses. The site is defined as out of centre for retail uses, and edge of centre for main town centre uses, and is judged to be within walking distance of the town centre. The policy acknowledges that there is scope to provide leisure uses that could not be accommodated in the town centre. The application site forms part of a wider development site that is allocated for a range of uses including town centre uses and existing town centre uses in the form a foodstore and drive through restaurant are already present on it.
- 3.4 Policies regarding the application of the sequential test are outlined within Core Strategy (CS) Policy CS4 and Policy DM19. These Policies reflect the need, underpinned by the sequential tests, to promote and protect the vitality and viability of town, district and local centres at the same time as maintaining an element of flexibility in order to be able to adapt to future economic changes.

- 3.5 It is noted in the Policy AL3 of the HBLP that the town centres will be promoted as a primary location for main town centre uses which include Retail, Leisure, Cultural and Office development.
- 3.6 Paragraph 3.49 of the Core Strategy advises that approximately 4,000 square metres net of new comparison goods floorspace should be located in the west of the borough with approximately 9,000 square metres net in the east. It advises that sites will be allocated in the Allocations Plan to meet these needs.
- 3.7 The issues of vitality and viability are addressed directly in the RIA and the compliance with the tests of Government Guidance is considered in the SPS.
- 3.8 The supporting paragraphs refer to the national policy set out in the Framework.

The Draft Havant Borough Local Plan

- 3.9 The Council are currently preparing a new Local Plan for the Borough and consulted on a draft plan in February 2019. Changes to the draft plan were agreed by the Full Council on 9 September 2020. Consultation on the Pre-submission version Local Plan took place from the 3 November until 17 December 2020. The Plan was submitted for Examination on the 12th February 2021.
- 3.10 Policy KP2 relates to WaterlooVille Town Centre and notes that the town centre boundary has been amended to reflect recent changes in the distribution of retail functions in WaterlooVille. The policy identifies 6 distinct areas within the town centre with each serving a different role. The application site lies outside of the defined town centre.
- 3.11 Policy C12 relates to the former BAE Systems Park site (the application site) and confirms that the site would be suitable for a mixed-use development comprising 29,820 square metres of employment and about 10,288 square metres of commercial, business and service uses where proposals are led by a comprehensive marketing strategy and masterplan approach. The policy

does not define what service uses are although the supporting text indicates that the Council had also previously resolved to grant planning permission in 2013 for a mixed use employment, leisure and retail development at the site although a permission was never issued. The policy stipulates a number of requirements that would be required to support an application and include a Retail Impact Assessment, Marketing Strategy, Travel Plan, Transport Assessment, FRA and Drainage Strategy, Ecological Assessment and Ground Investigations.

- 3.12 The draft policy also requires the layout to incorporate a high degree of permeability and creation of new pedestrian/cycle linkages between the site and Wellington Park. Furthermore, provision for safe access to Hambleton Road is also required. The policy is supportive of a market led scheme and seeks a masterplan that reflects market signals and occupier demand. Furthermore, an assessment is required that demonstrates that the vitality and viability of the town centre will not be adversely affected, and that proposals complement the customer choice and retail offer available. Finally, proposed development should not affect the function and operation of the Brambles Business Park or surrounding employment areas.

2. Policies of the Framework

- 3.13 Turning to the policies of the Framework, Paragraph 86 identifies the need to carry out a sequential test for planning applications which contain main town centre uses but which are not in an existing centre and which are not in accordance with an up-to-date Local Plan. The advice states that applications for main town centre uses should be located in town centres, then in edge-of-centre locations and only then, if suitable sites are not available, should out-of-centre sites be considered. The reference to 'availability' is clarified by reference to this being within 'a reasonable period', although the length of this period is not quantified.
- 3.14 When considering edge-of-centre and out-of-centre proposals, preference should be given to accessible sites that are well connected to the town centre.

The definition of the edge of centre is set out in the Glossary to the Framework and this states that retail proposals within 300m of the primary shopping area can be regarded as edge of centre and other town centre uses are classed as edge of centre if they are within 300m of the town centre boundary.

- 3.15 The Transport Statement prepared by David Tucker Associates and the SPS prepared by HLPC comment in more detail upon the accessibility of the Application Site to the town centre and conclude that the Application Site is in a highly sustainable location.

3. National Planning Practice Guidance

- 3.16 The National Planning Practice Guidance supplements the policies contained in the National Policy Framework. Further guidance on the application of the sequential test is set out in the 'Ensuring the Vitality of Town Centres' section. The requirements of paragraph 86 of the Framework are reiterated. It is confirmed that the purpose of the sequential test is to guide main town centre uses towards town centre locations first, then, if no town centre location is available, to edge of centre locations, and, if neither town centre locations nor edge of centre locations are available, to out of town centre locations. Preference is given to accessible sites which are well connected to the town centre.
- 3.17 Paragraph 011 (Paragraph: 011 Reference ID: 2b-011-20190722) provides guidance on how the sequential test should be used in the decision-making process. It is for the applicant to demonstrate the compliance with the sequential test. Local planning authorities should support the applicant in undertaking the sequential test. The application of the test should be proportionate and appropriate to the given proposal. A checklist of considerations for the sequential test is provided. The checklist requires the need to demonstrate flexibility and to consider the suitability of more central sites. Consideration should then be given to flexibility in the format and/or scale of the proposal.

- 3.18 The concluding, third bullet point of paragraph 011 is clear, in that if there are no suitable sites in sequentially preferable locations then the sequential test is passed. Suitable sites must be sites that are available and appropriate for the given proposal. Appropriate sites include available sites that can accommodate the proposal but it should be noted that flexibility should be applied to the proposal concerned.
- 3.19 The guidance further advises at paragraph 012 that the use of the sequential test should recognise that certain main town centre uses have particular market and locational requirements. Therefore, there is an inherent acceptance in the PPG that the sequential test needs to have regard to the economic factors that influence locational decisions of businesses.
- 3.20 In summary, the application of the sequential test means:
1. Assessing whether there are any available sites that are suitable and in sequentially preferable locations.
 2. Acknowledging the market and locational requirements of the uses concerned.
 3. Ensuring the assessment is proportionate and appropriate to the given proposal.
 4. Being flexible to demonstrate whether more central sites have been fully considered.

4. Operation of the National Planning Policy Framework

- 3.21 On the 16th December 2014 the Communities and Local Government Select Committee published their report on the operation of the National Planning Policy Framework. The report noted that the requirement to look at disaggregation in the application of the sequential test did not appear within the Framework. Planning Policy Statement 4 – Planning for Sustainable Economic Growth, which was superseded by the Framework, required local authorities to ensure that developers demonstrated flexibility over the scope for disaggregating specific parts of retail and leisure developments as part of

a sequential test. The Committee's report noted, however, that "there is no such provision in the NPPF". It was recommended that the Government restored to the NPPF the policy on disaggregation for the application of the sequential test.

- 3.22 In February 2015 the Government published its response to the CLG Select Committee report into the operation of the Framework. In response to the request to introduce text into the Framework on disaggregation the Government advised that it recognised the Committee's view that planning policies should support the vitality and viability of town centres. The response further noted that the Framework makes it clear that the local authorities should apply a sequential test to main town centre uses to direct development to town centres, and then edge of centres only if suitable sites are not available in an out of centre location. However, this has not resulted in any amendments to either the Framework or the PPG requiring the application of disaggregation in the sequential test. It is, therefore, clear that, in applying the sequential test, the opportunity to divert development to sequentially preferable sites should be applied to the development as a whole.

4.0 CASE LAW IMPLICATIONS REGARDING APPLICATION OF THE SEQUENTIAL TEST

- 4.1 Section 3.0 of this report details the National Planning Policy Framework (NPPF) requirements in respect of the sequential test. The Planning Practice Guidance (PPG) thereafter indicates how the sequential test should be assessed in determining a proposal which is outside of a defined centre and not in accordance with the development plan.
- 4.2 In applying the sequential approach, Paragraph 86 of the Framework requires applicants and local planning authorities to demonstrate flexibility on issues such as format and scale; this contrasts to the former PPS4 guidance (policy EC15.1d) which specifically referred to 'car parking' and 'disaggregation' in applying the flexibility component of the test.
- 4.3 Consequently, prior to undertaking the sequential assessment in support of the application proposals, it is important to summarise the key considerations when determining whether sequential preferable sites (in this instance in-centre and edge-of-centre) are available and suitable to accommodate the proposed scheme. Whilst Paragraph 86 of the Framework makes no specific reference to the issue of viability in assessing the suitability of sites a brief overview of viability considerations is also provided for robustness where relevant; clearly a site which is not commercially viable will not, in practice, be 'suitable' for a development.

SEQUENTIAL TEST CONSIDERATIONS

1) Availability

- 4.4 The NPPF and associated PPG do not specifically reference how to determine whether any alternative sequentially preferable sites are available. It is however notable that an Inspector's Report in relation to a call-in inquiry in Rushden (known as Rushden Lakes) details at para. 8.55 that the Framework (2012 version) requires that a site is 'currently available' thereby, rejecting the approach taken in the now superseded Planning for Town

Centres Practice Guidance, which referred (para. 6.37) to availability within a reasonable period of time having regard to the urgency of the need. It is recognised that the Framework 2019 refers to the availability of sites within a reasonable period, although that period is not defined.

- 4.5 Further clarification has been given to the definition of ‘availability’ in a recent (December 2017) appeal decision in Hull (Kingswood) whereby the Inspector found (para. 59):

‘...it would be unreasonable to exclude sites as non-available where there is a reasonable prospect that they will be both vacant and in single ownership within a matter of months’.

- 4.6 This conclusion is therefore adopted by the applicant in concluding whether sites are available to accommodate the proposed development.

2) Suitability

- 4.7 There are two important judgments in relation to the suitability component of the sequential test:

- **Supreme Court Judgment** in respect of Tesco Stores Ltd (the appellant) v Dundee City Council (the respondent), which was issued on 21st March 2012; and
- **High Court Judgment** in respect of Aldergate Properties Ltd and Mansfield District Council and Regal Sherwood Oaks Ltd, which was issued on 8th July 2016.

- 4.8 An overview of the respective judgments is provided below.

SUPREME COURT JUDGMENT (SCJ) IN DUNDEE

- 4.9 The Dundee SCJ provides a ruling on the interpretation of the ‘suitability’ component of the sequential test. In this case, the Court had to decide whether the word ‘suitable’ means ‘*suitable for the development proposed by*

the applicant, or *'suitable for meeting identified deficiencies in retail provision in the area'* (see paragraph 21 of the Judgment). Subject to the requirement for the applicant to demonstrate flexibility, the court endorsed the former and rejected the latter. The reasoning and clarification are set out in paragraphs 28, 29, 30, 36, 37 and 38 of the Judgment.

- 4.10 In Paragraph 28 of the Judgment, it is confirmed that 'suitable' means suitable for the development proposed by the applicant, but the judgement adds the qualification that there is a need for *'.... Flexibility and realism from developers and retailers as well as planning authorities'*. In paragraph 29, it is specified that provided the applicant has shown flexibility and had regard to the circumstances of the particular town centre, the question that remains is *'.... Whether an alternative site is suitable for the proposed development, not whether the proposed development can be altered or reduced so that it can be made to fit an alternative site'*.
- 4.11 Finally, Paragraph 38 of the Judgement confirms that *'...the whole [sequential] exercise is directed to what the developer is proposing, not some other proposal which the planning authority might seek to substitute for it which is for something less than that sought by the developer'* and that *'... developments of this kind are generated by the developer's assessment of the market that he seeks to serve....'* And that the sequential criteria *'... are designed for use in the real world, in which developers wish to operate, not some artificial world in which they have no interest doing so'*.
- 4.12 The Inspector in the aforementioned Rushden call-in inquiry describes the Dundee Judgment as being of *'seminal importance'* and states that it establishes:
- a) *'That if a site is not suitable for the commercial requirements of the developer in question, then it is not a suitable site for the purposes of the sequential approach'*; and:

b) *'That in terms of the size of the alternative site, provided that the Applicant has demonstrated flexibility with regards to format and scale, the question is whether the alternative site is suitable for the proposed development, not whether the proposed development could be altered or reduced so that it can be made to fit the alternative site'.*

4.13 Further clarification on flexibility is however provided in a more recent appeal decision in Hull (*Kingswood*) whereby the Inspector found (para 33) that:

'Flexibility in 'form' or 'format; could include: whether the proposal can be provided in one or more buildings; whether space is on one or more levels; how individual units are laid out; and how and where parking and servicing provision is made'.

4.14 However, as detailed later in this section, the conclusions reached in the *Kingswood* appeal are based on scheme and site-specific considerations (outline scheme with no named operators seeking flexible permission) which informed the Inspector's conclusions.

4.15 The *Mansfield Judgment* provides further clarification in relation to how the sequential test should be applied and it establishes a number of important principles, as follows:

1) *'In my judgment, "suitable" and "available" generally mean "suitable" and "available" for the broad type of development which is proposed in the application by approximate size, type and range of goods. This incorporates the requirement for flexibility in {24} NPPF and excludes, generally, the identity and personal or corporate attitudes of an individual retailer. The area and sites covered by the sequential test search should not vary from applicant to applicant according to their identity, but from application to application based on their content. Nothing in Tesco v Dundee CC, properly understood, holds that the application of the sequential test depends on the individual corporate personality of the applicant or intended operator' (Paragraph 35 of the Judgment).*

- 2) *Second, ‘.....NPPF [24] positively “requires” retail investment in the first place to locate in town centres rather than elsewhere.... Its thrust is rather more emphatic than those policies on which the Dundee decision was based]... NPPF [24] cannot therefore be interpreted as requiring “suitability” and “availability” simply to be judged from the retailer’s or developer’s perspective, with a degree of flexibility from the retailer, and responsiveness from the authority’ (Paragraph 37 of the Judgment).*
- 3) *‘Third, and of crucial importance here, still less can it [NPPF 24] be interpreted as envisaging that the requirement or preferences of an individual retailer’s trading style, commercial attitudes, site preferences, competitive preferences whether against itself or greater competition should dictate what sites are “suitable” or “available” subject only to a degree of flexibility. NPPF [23] and [24] are simply not couched in terms of an individual retailer’s corporate requirements or limitations (Paragraph 38 of the Judgment).*
- 4) *‘Any alternative approach would reduce the sequential test to one of the individual operator’s preference, with the suitability of centres, sites and their availability varying from applicant to applicant each proposing the same broad type or even identical form of development. This case illustrates just why on the proper interpretation of NPPF [24], the identity of the applicant or proposed occupier is generally irrelevant’ (Paragraph 39 of the Judgment).*
- 5) *“Available” cannot mean available to a particular retailer but must mean available for the type of retail use for which permission is sought’ (Paragraph 42 of the Judgment),*

4.16 Of crucial importance, therefore, is the conclusion that there is no inconsistency between the Dundee and Mansfield Judgments because the Supreme Court was referring to the suitability of sites by reference to the

type of development proposed by the applicant, and not to the identity of the applicant or proposed operator.

3) Viability

- 4.17 Reference to considering viability is made in the supporting Planning Practice Guidance which details that:

‘The sequential test seeks to deliver the government’s ‘town centre first’ policy. However as promoting new development on town centre locations can be more expensive and complicated than building elsewhere local planning authorities need to be realistic and flexible in terms of their expectations’.

- 4.18 However, the Inspector’s report (para. 8.54) in respect of the aforementioned Rushden call-in Inquiry, does details that ‘...*the task is to identify sequentially preferable sites that are suitable and available which necessarily includes consideration of deliverability/viability*’. This is further reinforced by the aforementioned (recent) Kingswood appeal decision whereby the Inspector acknowledged that:

‘The PPG at ID 2b-009-20140306 refers to viability as a criterion for identifying sites to meet identified needs for main town centre uses, but again only in the context of plan-making, not decision-taking. Nevertheless, it is material when applying the sequential test to consider whether alternative sites... can be viable in the sense there is a reasonable prospect they could be delivered’.

4) The Requirement for Disaggregation

- 4.19 The application does not require arbitrary disaggregation of the proposal for the purposes of the sequential test.

5) Area of Search/Catchment

- 4.20 The catchment analysed in this sequential test is based on Havant Borough West as defined in the Town Centres and Retail Leisure Study (2009). The application proposal will predominantly serve Waterlooville and its immediate hinterland; this is the primary catchment for the proposal and is justifiable on the basis that Waterlooville is one of just two main Town Centres identified in the Havant Borough West Core Strategy.
- 4.21 Therefore, seeking to direct the proposed development to an alternative centre outside of Waterlooville would not address the current needs / deficiencies of the town.

6) Site Search

- 4.22 The application site is accepted to constitute an out-of-centre location in sequential terms given that it is beyond 300 metres from the principal shopping area for Waterlooville town centre as defined in the adopted Core Strategy and HBLP. However, the site has been identified as an appropriate location for the proposed uses and the Council have resolved to grant planning permission for similar uses on the site previously. Furthermore, the site is considered, in accordance with the Planning Practice Guidance, to be an accessible out-of-centre site which is well connected to the town centre.
- 4.23 Therefore, out-of-centre sites further remote from the town centre have been discounted from the assessment; only in-centre and edge-of-centre sites have been considered.

5.0 METHODOLOGY FOR UNDERTAKING THE SEQUENTIAL TEST EXERCISE

5.1 The Applicant has previously assessed the suitability and availability of sites in 2013 and again in 2018. The findings of these original reports have been revisited and updated. The RIA explains that the Application Scheme is in an out of centre location, albeit in an accessible location. Accordingly, in order to undertake the sequential test exercise for the Application Scheme we have adopted the following methodology:-

1. We have identified the Primary Shopping Area (PSA) and town centre boundary by reference to the HBLP 2014, which contains an inset plan identifying the town centre boundary. (See Appendix 1).
2. We have investigated opportunities for the identification of sites, first, within 300 metres of the PSA boundary the town centre boundary and, second, for sites on the edge of the town centre boundary having regard to the definition of edge of centre in the Glossary to the Framework. We have shown the Location of Sites assessed as part of the Sequential Test on Plan at Appendix 2. We have not looked at other out of centre sites beyond this area as they are sequentially no more preferable than the Application Site.
3. We have applied the Test of Suitability in order to determine if individual sites would be acceptable for retail and drive through restaurant development. In this context we have ruled out the possibility of sites being developed which are in public open space or private open space uses on the basis that this will entail a loss of open space, which would be contrary to Policy DM1 of the Core Strategy and the Framework (Paragraphs 96 and 97 of the Framework). Also, we have had regard to the impact of new development on heritage assets, their appearance, character and setting.
4. We have examined sites to determine if they are genuinely available within an appropriate period for the form of development required.

5. Based on the interpretation of policy and case law, we have not disaggregated any element of the Application Scheme.

6.0 ASSESSMENT OF SITES

6.1 The assessment has focused on the town centre of Waterloooville. Generally speaking, the centre comprises older buildings on relatively small plots. The centre is such that there are relatively few sites awaiting development. The physical characteristics of the town centre do affect the ability to physically accommodate additional town centre uses within or immediately adjoining the Primary Shopping Area.

6.2 We have assessed sites which are sequentially preferable to the Application site, i.e. those sites in or within 300 m of the Principal Shopping Area. We have also considered other sites in the Defined Town Centre and which adjoin the boundary in order to provide a robust assessment. We have split the assessment to consider sites for retail use and drive thru uses separately.

Retail Sites

6.3 In assessing available sites, consideration has been given to whether the requirements of an operator could be adequately met. These include the ability for the site to be appropriately serviced by delivery vehicles and whether there is suitable car parking provision available in the interests of highway safety and impact. In addition, the commercial viability of redevelopment must also be a factor for consideration, taking into account any existing site constraints.

Sites to Let

6.4 A Co Star search, undertaken on the 15th March 2021, of vacant properties for lease in the town centre and wider Waterloooville area is included at Appendix 3. It identified 27 available units and premises. The following properties are located in the town centre or between the edge of centre and the Application Site.

Site No	Site Address	Size/Floor Area (square metres)	Suitable for Retail Y/N	Suitable for Drive thru Y/N
1	Units 21-28, Parkwood Centre - Aston Rd Waterloooville, PO7 7HT	93	N	N
2	22-25 Aston Rd Waterloooville, PO7 7XE	1,996	N	N
3	1-11 Dukes Walk Waterloooville, PO7 7HS	274	N	N
4	Units 1-23, The Boulevard Precinct - London Rd Waterloooville, PO7 7DT	137	N	N
5	Units 2-18, The Boulevard Precinct - London Rd Waterloooville, PO7 7DT	221	N	N
6	Units 1-10, The Clock House - London Rd Waterloooville, PO7 7HE	227	N	N
7	95a London Rd Waterloooville, PO7 7EQ	143	N	N
8	99-101 London Rd Waterloooville, PO7 7EQ	607	N	N
9	Units 1-9, Queens Parade - 121-123 London Rd Waterloooville, PO7 7EB	104	N	N
10	262 London Rd Waterloooville, PO7 7HG	145	N	N
11	314-318 London Rd Waterloooville, PO7 7DU	89	N	N
12	320 London Rd Waterloooville, PO7 7DU	17	N	N
13	Units 1-2, Unit 1 - Mornington Pl Waterloooville, PO7 7ET	290	N	N
14	Units A - D, Wellington Gate, Brambles Farm Business Park - Silverthorne Way Waterloooville, PO7 7XY	1,120	N	N

- 6.5 In terms of the suitability of the units identified above to be used for the proposed uses submitted as part of the application only Unit 2 is an equivalent size in gross floorspace terms for the foodstore albeit the configuration of the unit is such that it would not be suitable to be used for retail use being an older warehouse type unit on two floors. Similarly, some of the remaining units could potentially accommodate the building and associated floorspace of the two proposed drive thru units although none of them would be able to actually accommodate the drive thru element or associated parking area. As such, none of them are considered appropriate.

Sites for Sale

- 6.6 The Co-Star search also considered land and properties that are on sale on a freehold basis. Of the 6 returned results 4 were under offer so not genuinely available. Of the two remaining units both are shops and are being sold as investments with sitting tenants so again not currently available. Details of the listings can be found at Appendix 4.
- 6.7 On the basis of the above, whilst there are units available, the size of these is not compatible with what is envisaged as part of the application proposals. As such, the units are unsuitable and are discounted from this assessment. Furthermore, none of the sites available are of a sufficient size to accommodate the development as a whole.

Allocated Sites

- 6.8 The earlier Retail and Leisure Assessment submitted in support of planning application APP/13/00893 assessed three allocated sites in the Havant Borough Local Plan, which included:
- Stakes Hill Road (Saved Policy TC2)
 - Land adjoining 310-312 London Road (Saved Policy TC3)
 - St Georges Walk / Portland Road (Saved Policy WTC4)

6.9 These were all assessed as being unsuitable for various reasons including their availability, viability and ability to accommodate the scale of development proposed.

6.10 At the time of the previous assessment a number of draft allocations were assessed. These sites have subsequently been included in the adopted Site Allocations Plan and include:

W56 Former Curzon Rooms

6.11 The site is currently in use as a car park. It is not large enough to accommodate the proposed development and therefore is not considered suitable.

W109 Asda/Clock Tower

6.12 The site is still occupied by Asda and therefore is not currently available for redevelopment.

W110 Wellington Way

6.13 The site is not currently available. Any redevelopment would need to consider how existing occupiers were relocated.

W135 West of Asda/Blue Star Site

6.14 The site is yet to be developed. However, whilst town centre uses are considered suitable on the site, it is also allocated to accommodate 50 dwellings. It is, therefore, unlikely to be able to accommodate all of the proposed development on the site.

6.15 The Sequential Test has identified a number of units and allocated sites in the town centre and these have been assessed as to their suitability to accommodate either a foodstore or Drive through uses. Notwithstanding the

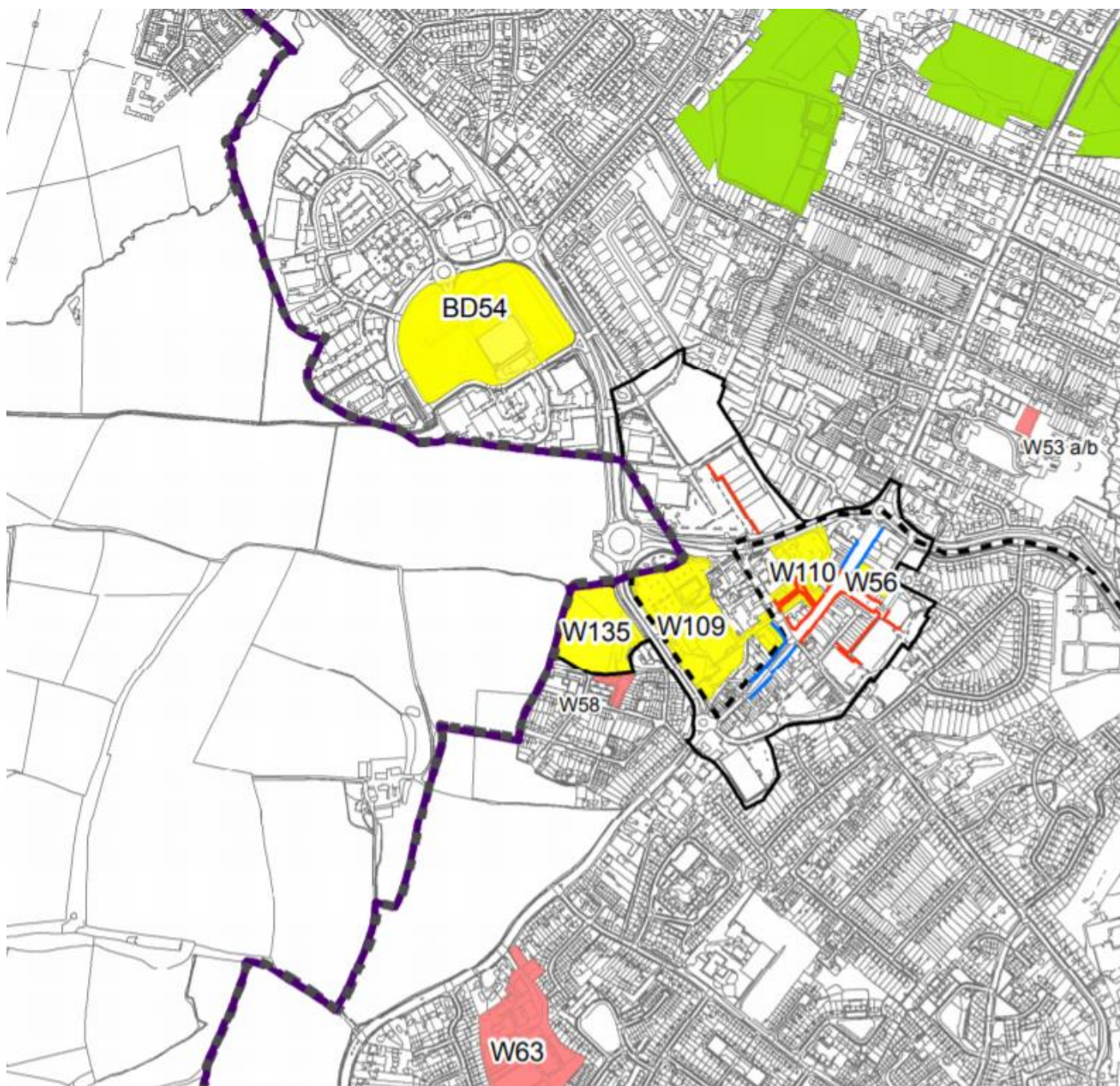
availability of a variety of units none are considered appropriate to accommodate the units either individually or collectively as part of an overall retail led development. The scale of development proposed and the likely benefits that can accrue would not be deliverable if the development was divided and disaggregated amongst a number of disparate sites around the town centre. As such, we conclude that none of the other sites are sequentially preferable.

7.0 CONCLUSIONS

- 7.1 There are no suitable or available sites that are sequentially preferable. The Sequential Test exercise required by Core Strategy Policy CS4 and paragraph 86 of the Framework 2018 are, therefore, passed.
- 7.2 The findings of the current sequential test reaffirm the conclusions of the last sequential test submitted in support of outline application APP/18/01072. Any sites of significant size have already been developed and remaining opportunities are too small to accommodate the Application Proposal.

APPENDIX 1

LOCATION OF TOWN CENTRE BOUNDARY



- | | | | |
|---|---|---|---|
|  | Borough Boundary |  | DM23 Uncertain Sites Brent Geese and/or Waders |
|  | AL2 Urban Area Boundaries and Undeveloped Gaps Between Settlements |  | DM23 Important Sites Brent Geese and/or Waders |
|  | AL3.1 Town, District and Local Centres |  | Housing Allocations |
|  | AL3.3 Primary Frontages |  | Mixed Use Allocations |
|  | AL3.4 Secondary Frontages | | |
|  | AL5 Indicative Cross Borough BRT Route | | |
|  | AL8 Local Green Spaces | | |

APPENDIX 2

LOCATION OF SITES ASSESSED



APPENDIX 3

UNITS FOR LEASE

Lease Availability Report

Units 21-28, Parkwood Centre - Aston Rd

Waterlooville, PO7 7HT - Havant Submarket



BUILDING

Type:	Light Industrial
Subtype:	Light Manufacturing
Tenancy:	Multiple
Year Built:	1993
GIA:	9,213 SF
Floors:	1
Typical Floor:	9,213 SF
Ceiling Ht:	8'
Land Area:	0.28 AC

AVAILABILITY

Min Divisible:	1,010 SF
Max Contig:	1,010 SF
Total Available:	1,010 SF
Asking Rent:	£10.15/SF

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Lt Ind	Direct	1,010	1,010	£10.15/SF	£3.95/SF		Negotiable

LOADING

Docks:	None	Drive Ins:	6 tot./9'w x 8'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Utilities:	Heating, Sewer, Water
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FEATURES

24 Hour Access, Air Conditioning, Recessed Lighting, Security System, Storage Space

LAND

Land Area:	0.28 AC
Parcel	HP490153, HP509561

TRANSPORTATION

Parking:	16 Surface Spaces are available; Ratio of 1.73/1,000 SF
Commuter Rail:	8 minute drive to Bedhampton Commuter Rail
Airport:	36 minute drive to Southampton Airport

KEY TENANTS

Polar Instrumentss	3,017 SF	Flowseal Ltd	1,010 SF
The Mobility People Ltd	1,010 SF		

Lease Availability Report

22-25 Aston Rd

Waterlooville, PO7 7XE - Havant Submarket



BUILDING

Type:	Industrial
Subtype:	Warehouse
Year Built:	1974
GIA:	40,000 SF
Floors:	2
Typical Floor:	19,781 SF
Ceiling Ht:	12'

AVAILABILITY

Min Divisible:	1,587 SF
Max Contig:	10,010 SF
Total Available:	21,484 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Industrial	Direct	10,010/2,368 ofc	10,010	Withheld			Negotiable
P GRND	Industrial	Direct	4,951/2,368 ofc	4,951	Withheld			Negotiable
P GRND	Industrial	Direct	1,587/2,368 ofc	1,587	Withheld			Negotiable
P MEZZ	Industrial	Direct	3,086/2,368 ofc	3,086	Withheld			Negotiable
P MEZZ	Industrial	Direct	1,850/2,368 ofc	1,850	Withheld			Negotiable

LOADING

Docks:	None	Drive Ins:	4 tot./12'w x 11'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Utilities:	Lighting, Sewer, Water
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FEATURES

Roller Shutters, Skylights

PARCEL

HP177845, HP211736, HP218813

TRANSPORTATION

Parking:	14 Surface Spaces are available; Ratio of 0.35/1,000 SF
Commuter Rail:	8 minute drive to Bedhampton Commuter Rail
Airport:	36 minute drive to Southampton Airport

Lease Availability Report

22-25 Aston Rd

Waterlooville, PO7 7XE - Havant Submarket



KEY TENANTS

Spirit Circuits Ltd	24,497 SF	Alan Edward	19,781 SF
MVM	5,167 SF		

Lease Availability Report

1-11 Dukes Walk

Waterlooville, PO7 7HS - Havant Submarket



BUILDING

Type:	Retail
Subtype:	Storefront
Tenancy:	Multiple
Year Built:	2000
NIA:	31,427 SF
Floors:	2
Typical Floor:	16,533 SF

AVAILABILITY

Min Divisible:	2,949 SF
Max Contig:	2,949 SF
Total Available:	2,949 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Retail	Direct	2,949	2,949	Withheld	£29,484 PA		Negotiable

SALE

Last Sale: Portfolio of 3 Retail Properties Sold on 1 Apr 2014 for £18,750,000 (£176.78/SF)

BUILDING AMENITIES

Roller Shutters, Security System, Storage Space

KEY TENANTS

Bathstore	2,350 SF	New Look	2,066 SF
A.S. Watson Group (UK)	2,008 SF	Bonmarché	1,469 SF
The Edniburgh Woollen Mill	1,231 SF	Card Factory	1,020 SF

FRONTAGE

283' on Dukes Walk

TRANSPORTATION

Parking:	200 Surface Spaces are available; Ratio of 7.21/1,000 SF
Commuter Rail:	9 minute drive to Bedhampton Commuter Rail
Airport:	37 minute drive to Southampton Airport

Lease Availability Report

Units 1-3, Waterloo Park - Elettra Ave

Waterlooville, PO7 7XS - Havant Submarket



BUILDING

Type:	Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	Proposed
GIA:	67,805 SF
Floors:	2
Typical Floor:	10,000 SF
Land Area:	17.86 AC

AVAILABILITY

Min Divisible:	16,320 SF
Max Contig:	31,810 SF
Total Available:	67,805 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Industrial	Direct	16,320	16,320	Withheld			Negotiable
P GRND	Industrial	Direct	19,675	19,675	Withheld			Negotiable
P GRND	Industrial	Direct	31,810	31,810	Withheld			Negotiable

POWER & UTILITIES

Utilities: Heating, Lighting

FEATURES

Storage Space

LAND

Land Area: 17.86 AC

TRANSPORTATION

Commuter Rail: 9 minute drive to Bedhampton Commuter Rail

Airport: 37 minute drive to Southampton Airport

Lease Availability Report

Units 4-6, Waterloo Park - Elettra Ave

Waterlooville, PO7 7XS - Havant Submarket



BUILDING

Type:	Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	Proposed
GIA:	47,070 SF
Floors:	2
Typical Floor:	7,500 SF

AVAILABILITY

Min Divisible:	11,735 SF
Max Contig:	20,860 SF
Total Available:	47,070 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Industrial	Direct	11,735	11,735	Withheld			Negotiable
P GRND	Industrial	Direct	14,475	14,475	Withheld			Negotiable
P GRND	Industrial	Direct	20,860	20,860	Withheld			Negotiable

POWER & UTILITIES

Utilities: Heating, Lighting

FEATURES

Security System, Storage Space

LAND

Zoning: Commercial

TRANSPORTATION

Commuter Rail: 9 minute drive to Bedhampton Commuter Rail

Airport: 36 minute drive to Southampton Airport

Lease Availability Report

6 A-G, Proxima Park - Phase 1 - Houghton Ave

Waterlooville, PO7 7FZ - Winchester Submarket



BUILDING

Type:	Industrial Unit
Subtype:	Distribution
Year Built:	2020
GIA:	79,419 SF
Floors:	1
Typical Floor:	78,400 SF

AVAILABILITY

Min Divisible:	1,118 SF
Max Contig:	20,019 SF
Total Available:	79,419 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Industrial	Direct	8,211	10,159	Withheld			Negotiable
P GRND	Industrial	Direct	12,158	14,490	Withheld			Negotiable
P GRND	Industrial	Direct	6,838	7,956	Withheld			Negotiable
P GRND	Industrial	Direct	12,172	13,414	Withheld			Negotiable
P GRND	Industrial	Direct	18,562	20,019	Withheld			Negotiable
P GRND	Industrial	Direct	12,254	13,381	Withheld			Negotiable
P 1st	Industrial	Direct	1,457/1,457 ofc	20,019	Withheld			Negotiable
P 1st	Industrial	Direct	2,332/2,332 ofc	14,490	Withheld			Negotiable
P 1st	Industrial	Direct	1,948/1,948 ofc	10,159	Withheld			Negotiable
P 1st	Industrial	Direct	1,118/1,118 ofc	7,956	Withheld			Negotiable
P 1st	Industrial	Direct	1,242/1,242 ofc	13,414	Withheld			Negotiable
P 1st	Industrial	Direct	1,127/1,127 ofc	13,381	Withheld			Negotiable

TRANSPORTATION

Commuter Rail: 11 minute drive to Bedhampton Commuter Rail

Airport: 37 minute drive to Southampton Airport

Lease Availability Report

7 A-F, Proxima Park - Phase 1 - Houghton Ave

Waterlooville, PO7 7FZ - Winchester Submarket



BUILDING

Type:	Industrial Unit
Subtype:	Distribution
Tenancy:	Multiple
Year Built:	2020
GIA:	30,510 SF
Floors:	2
Typical Floor:	25,510 SF
Ceiling Ht:	14'
Land Area:	0.73 AC

AVAILABILITY

Min Divisible:	1,030 SF
Max Contig:	6,674 SF
Total Available:	25,994 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Industrial	Direct	5,454/1,570 ofc	6,674	Withheld			Negotiable
P GRND	Industrial	Direct	3,086	3,086	Withheld			Negotiable
P GRND	Industrial	Direct	3,064	3,064	Withheld			Negotiable
P GRND	Industrial	Direct	3,063	3,063	Withheld			Negotiable
P GRND	Industrial	Direct	4,535	4,535	Withheld			Negotiable
P GRND	Industrial	Direct	4,542/1,390 ofc	5,572	Withheld			Negotiable
P 1st	Industrial	Direct	1,220/1,570 ofc	6,674	Withheld			Negotiable
P 1st	Industrial	Direct	1,030/1,570 ofc	5,572	Withheld			Negotiable

POWER & UTILITIES

Power: 14a

LAND

Land Area: 0.73 AC

Parcel: HP817790

TRANSPORTATION

Commuter Rail: 11 minute drive to Bedhampton Commuter Rail

Airport: 37 minute drive to Southampton Airport

Lease Availability Report

Dragoon House - Hussar Ct

Waterlooville, PO7 7SF - Havant Submarket



BUILDING

Type:	Office Unit
Tenancy:	Multiple
Year Built:	1994
NIA:	15,093 SF
Floors:	2
Typical Floor:	7,546 SF

AVAILABILITY

Min Divisible:	993 SF
Max Contig:	2,162 SF
Total Available:	2,162 SF
Asking Rent:	£13.33/SF

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Office	Direct	993 - 2,162	2,162	£13.33/SF			Negotiable

SALE

Last Sale: Unit 10 a-e Sold on 25 Apr 2018

BUILDING AMENITIES

Storage Space

TRANSPORTATION

Parking:	44 Surface Spaces are available; Ratio of 2.91/1,000 SF
Commuter Rail:	9 minute drive to Bedhampton Commuter Rail
Airport:	37 minute drive to Southampton Airport

KEY TENANTS

OSI Geospatial	2,009 SF	Business Edge Ltd	1,892 SF
Smart CCTV	1,891 SF	Topek Southern Ltd	320 SF

Lease Availability Report

Units 12-18, Somerset House, Hussar Court - Hussar Ct

Waterlooville, PO7 7SG - Havant Submarket



BUILDING

Type:	Office Unit
Tenancy:	Multiple
Year Built:	1989
NIA:	14,489 SF
Floors:	2
Typical Floor:	7,244 SF
Land Area:	3.33 AC

AVAILABILITY

Min Divisible:	2,500 SF
Max Contig:	2,500 SF
Total Available:	2,500 SF
Asking Rent:	£8.00/SF

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Office	Direct	2,500	2,500	£8.00/SF	£1.61/SF		Negotiable

BUILDING AMENITIES

Controlled Access, EPC - B

TRANSPORTATION

Parking:	35 free Surface Spaces are available; Ratio of 2.41/1,000 SF
Commuter Rail:	9 minute drive to Bedhampton Commuter Rail
Airport:	37 minute drive to Southampton Airport

KEY TENANTS

Premier Connections	1,900 SF	GMP Group	445 SF
Westlake IT	445 SF	Red Knight Solutions	256 SF
Wessex Technology	250 SF	Tile Couture	213 SF

Lease Availability Report

Units 19-25, Picton House, Hussar Court - Hussar Ct Waterlooville, PO7 7SQ - Havant Submarket



BUILDING

Type:	Office Unit
Tenancy:	Multiple
Year Built:	1994
NIA:	18,352 SF
Floors:	2
Typical Floor:	11,176 SF
Land Area:	3.35 AC

AVAILABILITY

Min Divisible:	1,250 SF
Max Contig:	1,250 SF
Total Available:	1,250 SF
Asking Rent:	£9.60/SF

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P 1st	Office	Direct	1,250	1,250	£9.60/SF	£3.69/SF		3 Yrs

SALE

Last Sale: Unit 20A Sold on 4 May 2018

BUILDING AMENITIES

Accent Lighting, Demised WC facilities, EPC - B, Kitchen

TRANSPORTATION

Parking:	75 free Surface Spaces are available; Ratio of 4.08/1,000 SF
Commuter Rail:	9 minute drive to Bedhampton Commuter Rail
Airport:	37 minute drive to Southampton Airport

KEY TENANTS

Shout Telecoms Ltd	4,316 SF	Screen-Care Services Ltd	2,664 SF
Johnson Wood Roach Ltd	1,971 SF	Sca Group	1,250 SF
Swift Fire & Security	1,250 SF	Contemplation	96 SF

Lease Availability Report

Units K1-K2, Hazleton Industrial Estate - Lakesmere Rd

Waterlooville, PO8 9JU - East Hampshire Submarket



BUILDING

Type:	Light Industrial
Subtype:	Light Manufacturing
Tenancy:	Multiple
Year Built:	2007
GIA:	7,886 SF
Floors:	2
Typical Floor:	3,943 SF
Ceiling Ht:	25'6"
Land Area:	0.23 AC

AVAILABILITY

Min Divisible:	3,940 SF
Max Contig:	3,940 SF
Total Available:	3,940 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Lt Ind	Direct	3,940	3,940	Withheld	£3.21/SF		Negotiable

LOADING

Docks:	1 ext	Cross Docks:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	3p
Utilities:	Lighting - Fluorescent

LAND

Land Area:	0.23 AC
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TRANSPORTATION

Commuter Rail:	7 minute drive to Rowlands Castle Commuter Rail
Airport:	37 minute drive to Southampton Airport

KEY TENANTS

Sam Thomas Racing Limited	3,940 SF
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Lease Availability Report

Units 1-23, The Boulevard Precinct - London Rd Waterlooville, PO7 7DT - Havant Submarket



BUILDING

Type:	Retail Unit
Subtype:	Storefront Retail/O...
Tenancy:	Multiple
Year Built:	1958
NIA:	20,294 SF
Floors:	2
Typical Floor:	8,888 SF
Docks:	None
Land Area:	0.95 AC

AVAILABILITY

Min Divisible:	540 SF
Max Contig:	936 SF
Total Available:	1,476 SF
Asking Rent:	££15,500 - £18,000 PA

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Retail	Direct	540	540	£15,500 PA	£10,000 PA		5 Yrs
P GRND	Retail	Direct	936	936	£18,000 PA	£10,000 PA		5 - 10 Yrs

SALE

Last Sale: Portfolio of 31 Properties/Units Sold on 27 Nov 2015 for £59,250,000 (£190.54/SF)

BUILDING AMENITIES

Accent Lighting, Signage, Storage Space

KEY TENANTS

Betfred	2,486 SF	02	1,844 SF
Three Cooks	1,844 SF	Barnardo's	1,593 SF
TC Golden Cut	1,002 SF	Noami House & Jackplace	922 SF

FRONTAGE

265' on London Road (with 4 curb cuts)

TRANSPORTATION

Parking:	250 Surface Spaces are available; Ratio of 10.00/1,000 SF
Commuter Rail:	9 minute drive to Bedhampton Commuter Rail
Airport:	37 minute drive to Southampton Airport

Lease Availability Report

Units 2-18, The Boulevard Precinct - London Rd Waterlooville, PO7 7DT - Havant Submarket



BUILDING

Type:	Retail Unit
Subtype:	Storefront
Tenancy:	Multiple
Year Built:	1958
NIA:	11,049 SF
Floors:	2
Typical Floor:	5,734 SF
Docks:	None

AVAILABILITY

Min Divisible:	776 SF
Max Contig:	2,388 SF
Total Available:	2,388 SF
Asking Rent:	£18,000 PA

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Retail	Direct	1,612	2,388	£18,000 PA			Negotiable
P 1st	Retail	Direct	776	2,388	£18,000 PA			Negotiable

SALE

Last Sale: Portfolio of 31 Properties/Units Sold on 27 Nov 2015 for £59,250,000 (£190.54/SF)

BUILDING AMENITIES

EPC - C, Signage

KEY TENANTS

British Heart Foundation	1,730 SF	TC Golden Cut	1,002 SF
Get Gorgeous Beauty Ltd	987 SF	Support Education and Respite Care For Children	770 SF
Costa Coffee	414 SF	Goodacres	208 SF

FRONTAGE

250' on London Rd

TRANSPORTATION

Commuter Rail: 9 minute drive to Bedhampton Commuter Rail

Airport: 37 minute drive to Southampton Airport

Lease Availability Report

Units 1-10, The Clock House - London Rd
Waterlooville, PO7 7HE - Havant Submarket



BUILDING

Type:	Retail
Subtype:	Storefront Retail/R...
Tenancy:	Multiple
Year Built:	1960
NIA:	20,449 SF
Floors:	3
Typical Floor:	13,972 SF
Docks:	None

AVAILABILITY

Min Divisible:	2,447 SF
Max Contig:	2,447 SF
Total Available:	2,447 SF
Asking Rent:	£17,000 PA

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Retail	Direct	2,447	2,447	£17,000 PA			Negotiable

BUILDING AMENITIES

Bus Line, Signage

KEY TENANTS

The Phoenix Club	4,957 SF	Large & Large Opticians Ltd	4,192 SF
Stardust Leisure Ltd	2,730 SF	Candy 'N' Cards	2,478 SF
Nationwide Building Society	2,129 SF	Subway	2,099 SF

FRONTAGE

119' on London Rd
128' on St Georges Walk

TRANSPORTATION

Commuter Rail:	9 minute drive to Bedhampton Commuter Rail
Airport:	36 minute drive to Southampton Airport

Lease Availability Report

11 London Rd

Waterlooville, PO8 0BZ - East Hampshire Submarket



BUILDING

Type:	Retail
Year Built:	1990
NIA:	1,930 SF
Floors:	1
Typical Floor:	1,930 SF

AVAILABILITY

Min Divisible:	1,930 SF
Max Contig:	1,930 SF
Total Available:	1,930 SF
Asking Rent:	£25,000 PA

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Retail	Direct	1,930	1,930	£25,000 PA			Negotiable

TRANSPORTATION

Parking:	Ratio of 0.00/1,000 SF
Commuter Rail:	6 minute drive to Rowlands Castle Commuter Rail
Airport:	37 minute drive to Southampton Airport

Lease Availability Report

95a London Rd

Waterlooville, PO7 7EQ - Havant Submarket



BUILDING

Type:	Retail
Subtype:	Storefront
Tenancy:	Single
Year Built:	1928
NIA:	2,404 SF
Floors:	2
Typical Floor:	1,904 SF
Land Area:	0.06 AC

AVAILABILITY

Min Divisible:	1,547 SF
Max Contig:	1,547 SF
Total Available:	1,547 SF
Asking Rent:	£40,000 PA

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Retail	Direct	1,547	1,547	£40,000 PA	£15,957 PA		Negotiable

BUILDING AMENITIES

EPC - C, Roller Shutters, Storage Space

FRONTAGE

37' on London Road

TRANSPORTATION

Commuter Rail:	8 minute drive to Bedhampton Commuter Rail
Airport:	36 minute drive to Southampton Airport

Lease Availability Report

99-101 London Rd

Waterlooville, PO7 7EQ - Havant Submarket



BUILDING

Type:	Retail
Subtype:	Storefront
Tenancy:	Multiple
Year Built:	1999
NIA:	10,261 SF
Floors:	2
Typical Floor:	3,834 SF
Docks:	None

AVAILABILITY

Min Divisible:	2,823 SF
Max Contig:	6,542 SF
Total Available:	6,542 SF
Asking Rent:	£62,500 PA

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Retail	Direct	2,823	6,542	£62,500 PA			Negotiable
P 1st	Retail	Direct	3,719	6,542	£62,500 PA			Negotiable

SALE

Last Sale: Portfolio of 9 Retail Properties Sold on 1 May 2014 for £30,800,000 (£131.27/SF)

BUILDING AMENITIES

Air Conditioning

KEY TENANTS

Amberley Jewellers 872 SF

TRANSPORTATION

Commuter Rail: 8 minute drive to Bedhampton Commuter Rail

Airport: 36 minute drive to Southampton Airport

Lease Availability Report

Units 1-9, Queens Parade - 121-123 London Rd
Waterlooville, PO7 7EB - Havant Submarket



BUILDING

Type:	Retail Unit
Subtype:	Storefront Retail/R...
Tenancy:	Multiple
Year Built:	1965
NIA:	13,252 SF
Floors:	3
Typical Floor:	8,252 SF
Docks:	None
Land Area:	0.70 AC

AVAILABILITY

Min Divisible:	547 SF
Max Contig:	582 SF
Total Available:	1,129 SF
Asking Rent:	£13,250 PA

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Retail	Direct	547	547	£13,250 PA	£6,737 PA		Negotiable
P GRND	Retail	Direct	582	582	£13,250 PA	£7,236 PA		Negotiable

BUILDING AMENITIES

Balcony, Signage

KEY TENANTS

Emily Nails	1,458 SF	Jade Garden	1,458 SF
Queeenz Diamond Limited	1,458 SF	California Nails	1,189 SF
Las Vegas Star Gaming Ltd	599 SF	The Denmead Queen	132 SF

FRONTAGE

153' on London Rd

TRANSPORTATION

Commuter Rail:	8 minute drive to Bedhampton Commuter Rail
Airport:	36 minute drive to Southampton Airport

Lease Availability Report

262 London Rd

Waterlooville, PO7 7HG - Havant Submarket



BUILDING

Type:	Retail
Subtype:	Storefront
Tenancy:	Single
Year Built:	1952
NIA:	1,570 SF
Floors:	1
Typical Floor:	1,570 SF
Docks:	None

AVAILABILITY

Min Divisible:	1,570 SF
Max Contig:	1,570 SF
Total Available:	1,570 SF
Asking Rent:	£16,000 PA

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Retail	Direct	1,570	1,570	£16,000 PA			Negotiable

BUILDING AMENITIES

Air Conditioning

KEY TENANTS

Betfred	1,515 SF
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FRONTAGE

17' on London Road

TRANSPORTATION

Parking:	Ratio of 0.00/1,000 SF
Commuter Rail:	9 minute drive to Bedhampton Commuter Rail
Airport:	37 minute drive to Southampton Airport

Lease Availability Report

314-318 London Rd

Waterlooville, PO7 7DU - Havant Submarket



BUILDING

Type:	Retail
Subtype:	Storefront Retail/R...
Tenancy:	Multiple
Year Built:	1976
NIA:	19,346 SF
Floors:	4
Typical Floor:	4,262 SF
Docks:	None
Land Area:	0.29 AC

AVAILABILITY

Min Divisible:	961 SF
Max Contig:	961 SF
Total Available:	961 SF
Asking Rent:	£12,000 PA

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Retail	Direct	961	961	£12,000 PA			Negotiable

SALE

Last Sale: Sold on 1 May 2014

BUILDING AMENITIES

EPC - B, Security System, Storage Space

KEY TENANTS

Hughes Feltham Hairdressing Ltd	596 SF
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FRONTAGE

72' on London Road

TRANSPORTATION

Parking:	Ratio of 1.40/1,000 SF
Commuter Rail:	8 minute drive to Bedhampton Commuter Rail
Airport:	26 minute drive to Southampton Airport

Lease Availability Report

320 London Rd

Waterlooville, PO7 7DU - Havant Submarket



BUILDING

Type:	Retail
Subtype:	Storefront
Tenancy:	Single
Year Built:	1935
NIA:	1,339 SF
Floors:	1
Typical Floor:	1,339 SF
Docks:	None
Land Area:	0.06 AC

AVAILABILITY

Min Divisible:	190 SF
Max Contig:	190 SF
Total Available:	190 SF
Asking Rent:	£5,500 PA

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Retail	Direct	190	190	£5,500 PA	£5,100 PA		Negotiable

KEY TENANTS

The Co-operative Funeralcare	1,339 SF
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FRONTAGE

27' on London Road

TRANSPORTATION

Parking:	9 Surface Spaces are available; Ratio of 6.72/1,000 SF
Commuter Rail:	7 minute drive to Bedhampton Commuter Rail
Airport:	35 minute drive to Southampton Airport

Lease Availability Report

322 London Road Rd

Waterlooville, PO7 7DU - Havant Submarket



BUILDING

Type:	Retail
Year Built:	1980
NIA:	190 SF
Floors:	1
Typical Floor:	190 SF
Land Area:	0.54 AC

AVAILABILITY

Min Divisible:	190 SF
Max Contig:	190 SF
Total Available:	190 SF
Asking Rent:	£5,500 PA

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Retail	Direct	190	190	£5,500 PA	£5,100 PA		Negotiable

FRONTAGE

34' on London Road

TRANSPORTATION

Commuter Rail:	7 minute drive to Bedhampton Commuter Rail
Airport:	35 minute drive to Southampton Airport

Lease Availability Report

Units 1-2, Unit 1 - Mornington PI

Waterlooville, PO7 7ET - Havant Submarket



BUILDING

Type:	Industrial
Subtype:	Service
Tenancy:	Multiple
Year Built:	1988
GIA:	5,985 SF
Floors:	2
Typical Floor:	1,500 SF
Ceiling Ht:	16'
Columns:	None

AVAILABILITY

Min Divisible:	1,015 SF
Max Contig:	3,126 SF
Total Available:	3,126 SF
Asking Rent:	£8.48/SF

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Industrial	Direct	2,111	3,126	£8.48/SF	£5.19/SF		Negotiable
P 1st	Industrial	Direct	1,015/1,015 ofc	3,126	£8.48/SF	£10.80/SF		Negotiable

LOADING

Docks:	None	Drive Ins:	2 tot./12'w x 16'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	3p
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TRANSPORTATION

Parking:	14 Surface Spaces are available; Ratio of 2.30/1,000 SF
Commuter Rail:	10 minute drive to Bedhampton Commuter Rail
Airport:	37 minute drive to Southampton Airport

KEY TENANTS

CA Clase (UK) Limited	3,750 SF	Lanca Commercial Trading	2,902 SF
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Lease Availability Report

Units A - D, Wellington Gate, Brambles Farm Business Park - Silverthorne Way

Waterlooville, PO7 7XY - Havant Submarket



BUILDING

Type:	Office Unit
Tenancy:	Multiple
Year Built:	1992
NIA:	60,697 SF
Floors:	2
Typical Floor:	30,338 SF

AVAILABILITY

Min Divisible:	4,556 SF
Max Contig:	7,500 SF
Total Available:	12,056 SF
Asking Rent:	££10.00 - £10.67/SF

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Office	Direct	7,500	7,500	£10.67/SF	£4.70/SF	£1.90/SF	Negotiable
P 1st	Office	Direct	4,556	4,556	£10.00/SF	£4.58/SF	£0.85/SF	Negotiable

BUILDING AMENITIES

Air Conditioning, Raised Floor

TRANSPORTATION

Commuter Rail: 9 minute drive to Bedhampton Commuter Rail

Airport: 37 minute drive to Southampton Airport

KEY TENANTS

Virgin Media Group Ltd	31,323 SF	Serco	19,870 SF
Adare International Limited	9,979 SF	Cougar Automation Ltd	7,500 SF
Swan Retail	5,253 SF	G7 Computer Services Ltd	4,417 SF

Lease Availability Report

Units 4-5, The Briars - Waterberry Dr Waterlooville, PO7 7YH - Havant Submarket



BUILDING

Type:	Office
Tenancy:	Multiple
Year Built:	1990
NIA:	6,922 SF
Floors:	2
Typical Floor:	2,884 SF
Land Area:	0.08 AC

AVAILABILITY

Min Divisible:	651 SF
Max Contig:	651 SF
Total Available:	651 SF
Asking Rent:	£9.50/SF

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Office	Direct	651	651	£9.50/SF			Negotiable

BUILDING AMENITIES

Accent Lighting

TRANSPORTATION

Parking:	22 Reserved Spaces are available; 20 free Surface Spaces are available; Ratio of 5.96/1,000 SF
Commuter Rail:	9 minute drive to Bedhampton Commuter Rail
Airport:	37 minute drive to Southampton Airport

KEY TENANTS

Nxtera Ltd	1,519 SF	1st 'N' 2nd	832 SF
Briar Talent	603 SF	L K Admin	370 SF

Lease Availability Report

Leydene House - Waterberry Dr

Waterlooville, PO7 7XX - Havant Submarket



BUILDING

Type:	Office
Year Built:	1990
NIA:	12,335 SF
Floors:	2
Typical Floor:	5,981 SF

AVAILABILITY

Min Divisible:	3,681 SF
Max Contig:	3,681 SF
Total Available:	3,681 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Office	Direct	3,681	3,681	Withheld			Negotiable

SALE

Last Sale: Sold on 31 Jul 2017 for £925,000 (£74.99/SF)

BUILDING AMENITIES

EPC - B, Storage Space

TRANSPORTATION

Parking:	39 free Surface Spaces are available; Ratio of 3.34/1,000 SF
Commuter Rail:	9 minute drive to Bedhampton Commuter Rail
Airport:	37 minute drive to Southampton Airport

KEY TENANTS

Diamond Cut Refinishing Ltd	5,981 SF	2 Teck Ltd	4,013 SF
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Lease Availability Report

Units 18 to 39, Brambles Enterprise Centre - Waterberry Dr Waterlooville, PO7 7TH - Havant Submarket



BUILDING

Type:	Office
Year Built:	2000
NIA:	17,000 SF
Floors:	2
Typical Floor:	8,500 SF

AVAILABILITY

Min Divisible:	425 SF
Max Contig:	800 SF
Total Available:	800 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Office	Serviced Office	425 - 800	800	Withheld			Negotiable

TRANSPORTATION

Commuter Rail:	10 minute drive to Bedhampton Commuter Rail
Airport:	37 minute drive to Southampton Airport

Lease Availability Report

Units 1-17 & 42, Brambles Enterprise Centre - Waterberry Dr

Waterlooville, PO7 7TH - Havant Submarket



BUILDING

Type:	Office
Year Built:	2000
NIA:	11,050 SF
Floors:	2
Typical Floor:	5,525 SF

AVAILABILITY

Min Divisible:	165 SF
Max Contig:	355 SF
Total Available:	355 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P 1st	Office	Sublease	165 - 355	355	Withheld			Negotiable

BUILDING AMENITIES

24 Hour Access, Demised WC facilities, Kitchen, Natural Light, Open-Plan, Security System

TRANSPORTATION

Commuter Rail:	10 minute drive to Bedhampton Commuter Rail
Airport:	37 minute drive to Southampton Airport

Lease Availability Report

Units 41 - 51, Brambles Enterprise Centre - Waterberry Dr Waterlooville, PO7 7TH - Havant Submarket



BUILDING

Type:	Office
Year Built:	2000
NIA:	11,050 SF
Floors:	2
Typical Floor:	5,525 SF

AVAILABILITY

Min Divisible:	120 SF
Max Contig:	1,500 SF
Total Available:	2,400 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Office	Serviced Office	156 - 900	900	Withheld			Negotiable
P 1st	Office	Sublease	120 - 1,500	1,500	Withheld			Negotiable

TRANSPORTATION

Commuter Rail:	9 minute drive to Bedhampton Commuter Rail
Airport:	37 minute drive to Southampton Airport

Lease Availability Report

Units 2-3, The Briars - Waterberry Rd

Waterlooville, PO7 7YH - Havant Submarket



BUILDING

Type:	Office
Year Built:	1993
NIA:	7,580 SF
Floors:	2
Typical Floor:	3,790 SF

AVAILABILITY

Min Divisible:	3,461 SF
Max Contig:	3,461 SF
Total Available:	3,461 SF
Asking Rent:	£11.56/SF

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Office	Direct	3,461	3,461	£11.56/SF	£5.82/SF		Negotiable

TRANSPORTATION

Parking:	26 Surface Spaces are available; Ratio of 3.43/1,000 SF
Commuter Rail:	9 minute drive to Bedhampton Commuter Rail
Airport:	36 minute drive to Southampton Airport

KEY TENANTS

Johnson Controls	7,580 SF	Cornerstone Healthcare Group	3,460 SF
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APPENDIX 4

UNITS FOR SALE

1 Hambledon Rd - Old Park Farm, E2 Land

Waterlooville, PO7 6XA

Land of 5.55 AC is for sale at an undisclosed price

Investment Information

Sale Price: **For Sale**
Price/AC: -
Tenure: **Freehold**
Sale Status: **Under Offer**
Sale Conditions: -

Days On Market: **1,835**



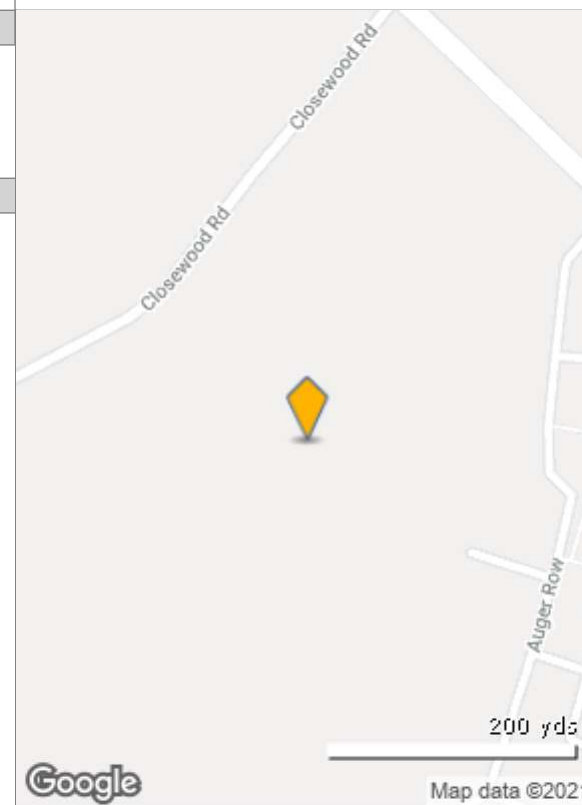
Sale Notes

The available site comprises 1.49 to 5.55 acres of employment development land.

The freehold interest of the site is available.

Land Information

Number Of Lots: -
Improvements: -
Proposed Use: **Commercial, Industrial, Office ...**
Parcel Size: **5.55 AC** Lot Dimensions: -
On-Site Improv: -



2 Hemlock Rd - The Smile Centre

Waterlooville, PO8 8QT
14,036 SF Skilled Nursing Facility Building Built in 2000
Property is for sale at £1,550,000 (£110/SF)

Investment Information

Sale Price: **£1,550,000**
Price/SF: **£110**
Net Initial Yield: -

Sale Status: **Under Offer**
Sale Conditions: -
Sale Type: **Owner User**

Days On Market: **580**



Sale Notes

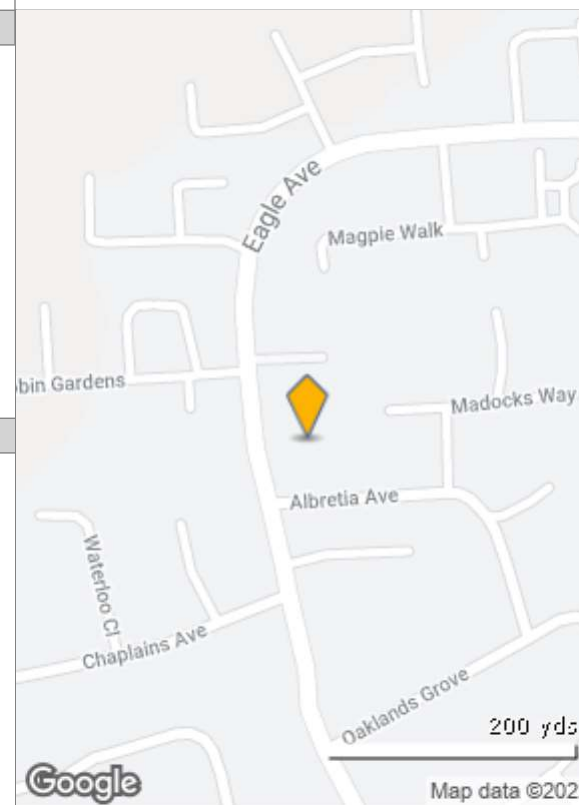
Purpose built specialist care facility offered with vacant possession

- Six bedrooms [c25.5 sq m] with ensuite wet room facilities
- One three bedroom flat and a one bedroom flat, each with separate access
- Generous additional recreational space including sensory room, café, social areas and cinema room
- Gross internal floor area approximately 1,304 sq m (14,036 sq ft)
- Site of c.1.0 acre with astro turf play area within a courtyard and 15 car parking spaces (four for disabled)
- Potential to add more bedrooms through re-configuration or redevelopment

Building Information

GBA: 14,036 SF	Bldg Status: Built Jan 2000	Floors: -
NIA: 14,036 SF	Use Class:	
Typical Floor Size: -	Land Area: 1 AC	
Bldg Type: Skilled Nursing Facility		

Parking: **15 Surface Spaces are available; Ratio of 1.06/1,000 SF**
Amenities: **EPC - B**



3 270 London Rd

Waterlooville, PO7 7HG
7,616 SF Retail Storefront Building Built in 1901
Property is for sale at £250,000 (£33/SF)

Investment Information

Sale Price: **£250,000**
Price/SF: **£33**
Net Initial Yield: -
Tenure: **Freehold**
Sale Status: **Available**
Sale Conditions: -
Sale Type: **Investment**

Days On Market: **2**

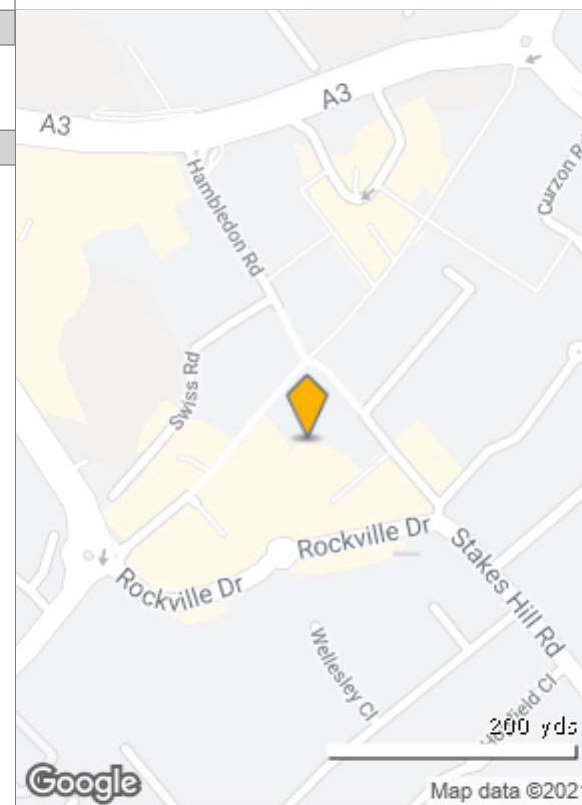
Sale Notes

Seeking offers of £250,000. Subject to contract and exclusive of VAT.

Centre Information

Centre Type: Storefront	Centre Size: 7,616 SF
Bldg Status: Built 1901	Use Class: -
% Leased: 100.0%	Owner Type: No
Rent PA: For Sale	Land Area: -
Floors: 3	Lot Dimensions: -
Elevators: -	Service Charge: -
Total Avail: 0 SF	
Bldg Vacant: 0 SF	
Owner Occupied: -	
Tenancy: Multiple Tenant	
Star Rating: ★★☆☆☆	

Street Frontage: **29 feet on London Road**



4 290 London Rd

Waterlooville, PO7 7DS
2,695 SF Retail Storefront Building Built in 1951
Property is for sale at £275,000 (£102/SF)

Investment Information

Sale Price: **£275,000**
Price/SF: **£102**
Net Initial Yield: **9.02%**
Tenure: **Freehold**
Sale Status: **Available**
Sale Conditions: -
Sale Type: **Investment**

Days On Market: **383**

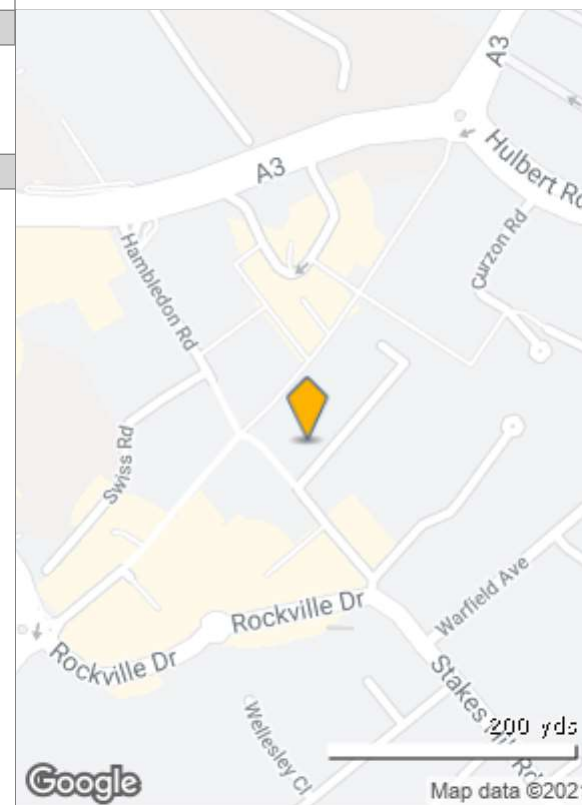


Sale Notes

Positioned in prime pedestrianised retail pitch. Let to Shoe Zone Retail Ltd for a term of 5 years from 17 May 2018. Rebased passing rent of £25,750 pa, £32.11 psf ITZA. Guide Price of £310,000 (subject to contract) reflecting a net initial yield of 8%. Yield net of purchaser's costs of 3.41%

Centre Information

Centre Type: Storefront	Centre Size: 2,695 SF
Bldg Status: Built 1951	Use Class: -
% Leased: 100.0%	Owner Type: No
Rent PA: For Sale	Land Area: -
Floors: 2	Lot Dimensions: -
Elevators: -	Service Charge: -
Total Avail: 0 SF	
Bldg Vacant: 0 SF	
Owner Occupied: -	
Tenancy: Single Tenant	
Star Rating: ★★☆☆☆	
Loading Docks: None	Ceiling Height: -
Street Frontage: 18 feet on London Road	



5 Padnell Rd

Waterlooville, PO8 8ED
Land of 6.30 AC is for sale at an undisclosed price

Investment Information

Sale Price: **For Sale**
Price/AC: -
Tenure: **Freehold**
Sale Status: **Under Offer**
Sale Conditions: -

Days On Market: **926**



Sale Notes

The draft Plan notes an indicative capacity of the site for 84 dwellings. The Borrow Foundation submitted representations in support of this allocation in January 2013.

The development brief and subsequent pre-application discussions have confirmed that the Padnell Grange site is able to accommodate a residential development of 84 units. Concept plans have demonstrated that this level of development can be achieved, whilst at the same time preserving protected trees and retaining areas of open space, so as to protect the setting of the main Padnell Grange building.

There are no major constraints that would hinder the development of the site. It is not subject to flood risk, contamination or any prohibitive planning designations such as conservation areas, Areas of Outstanding Natural Beauty or a site of importance for nature conservation.

The site is allocated for residential development under Policy W126, which specifies the following requirements:

Utilise the existing access point onto Padnell Road



Land Information

Number Of Lots: -	Proposed Use: -	Lot Dimensions: -
Improvements: -	Parcel Size: 6.30 AC	
	On-Site Improv: -	

6 South Downs Campus

Waterlooville, PO7 8AA

Land of 6.55 AC is for sale at an undisclosed price

Investment Information

Sale Price: **For Sale**
Price/AC: -
Tenure: **Freehold**
Sale Status: **Under Offer**
Sale Conditions: -

Days On Market: **352**

Sale Notes

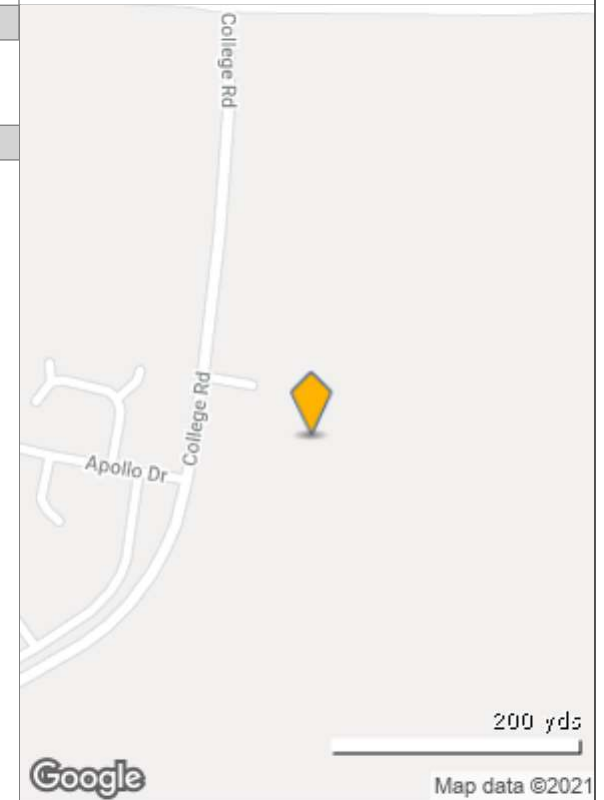
A prime development opportunity comprising mainly of a tarmac car park with a limited number of surplus buildings to the northern end of the site. A data room will be made available to parties registering an expression of interest

Land Information

Number Of Lots: -
Improvements: -

Proposed Use: -
Parcel Size: **6.55 AC**
On-Site Improv: -

Lot Dimensions: -



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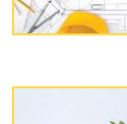
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**RETAIL, LEISURE
AND ROADSIDE**



VALUATION