

FOR SALE

ABBOTSWOOD, ROMSEY

A NEW DEVELOPMENT OF SIX SHOPS ALL WITH 2 BEDROOM FLATS OR OFFICES ABOVE

ADJOINING EXISTING CO OP, YELLOW DOT NURSERY AND LOCAL COMMUNITY CENTRE, SURROUNDED BY SOME 2000 FAMILY HOMES



EXISTING RESIDENTIAL DEVELOPMENT
STREET ELEVATION FACING SOUTH

MIXED USE BLOCK



DOCTORS, DENTAL SURGERY
STREET ELEVATION FACING EAST

MIXED USE BLOCK

NEW LOCAL CENTRE

ABBOTSWOOD

ROMSEY

SO51 0BX

These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract. Services have not been tested and we can give no warranty as to their condition or operation.

LOCATION & DESCRIPTION

Abbotswood is at the centre of a new development of 800 homes, constructed by a consortium of Taylor Wimpey, Bovis and Bellway all of which are now mostly completed, and a further 375 family homes have just commenced on adjacent land. This new residential development is in addition to the wider existing residential settlement of circa 1400 homes together with a Southern Co-Op Convenience Store and Yellow Dot Day Nursery both open and trading. The site lies to the north east of Romsey Town Centre, situated just off Braishfield Road, with good road communications to the M3 and M27 motorways. The site entrance, pictured last year, can be seen on Streetview, click [here](#) -

There are good public transport routes connecting the site to Romsey and a Community Travel Plan is in place, further details on request.

ACCOMMODATION

The new Local Centre is a development by Perbury (Developments) Ltd for whom we are now selling six properties, identified as site D2 on the plan below, (with D1 being private residential). Each comprises a ground floor retail unit with planning consent for A1, A2, A3, A5 and B1 uses, and having a self contained access to the first floor where there is a 2 bedroom/2 bathroom flat with a combined living room/fitted kitchen. There is plenty of on-site car parking and allocated spaces for property owners

The ground floor units will be finished to include shopfronts and fascias, plastered walls, concrete floors, services connected and toilet installed, with the remainder of the fitting out left to the purchaser. The flats will be fitted out and finished to the usual high Perbury standard and with construction now started on site on 23rd October 2017, completion is anticipated around October/November 2018.

Unit No	Ground	First	Asking Price (ex VAT)
C1/R1	809 sq ft	808 sq ft	£480,000
C2/R2	809 sq ft	808 sq ft	£480,000
C3/R3	931 sq ft	935 sq ft	£540,000
C4/R4	872 sq ft	906 sq ft	£510,000
C5/R5	809 sq ft	808 sq ft	£485,000
C6/R6	1039 sq ft	838 sq ft	£560,000

ACCOMMODATION OPTIONS

Dependent upon timing and progress of construction of the buildings there is an option of buying a unit with office consent for the first floor at a price on application. In this case, the first floor accommodation would relinquish its residential consent and would be fitted out to an open plan office layout and specification to be agreed, plan on application.

TERMS

Each two storey property is to be sold on a 250 year ground lease, at a fixed ground rent of £100 pa without review, with membership of the Management Company with an annual service charge. Each side to pay their own legal costs.

VAT

VAT is applicable to the commercial element of each property and prospective purchasers are advised to take their own financial advice in this respect.

PLANS

A full set of plans can be emailed upon request. Please note that all drawings are planning drawings and should not be measured or relied upon without checking exact measurements on site. The current planning consent also allows for a Public House and Doctors Surgery as identified on the plan below.

VIEWING

All viewings and further information, including EPCs, through the sole agents -

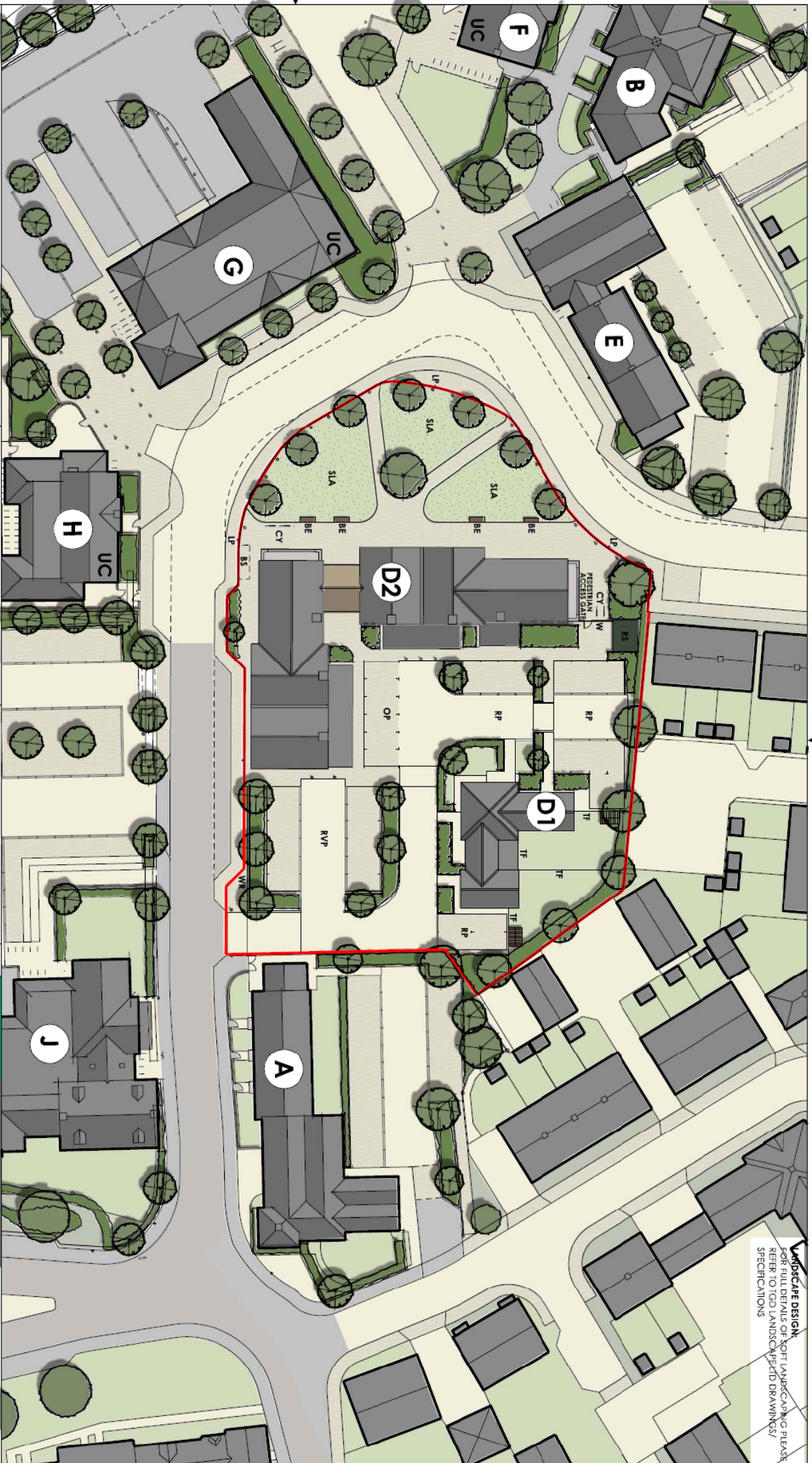
Osmond Brookes 023 8000 2020

Contact: Jeremy Braybrooke

Email: jeremy.braybrooke@osmondbrookes.co.uk



SOUTH ELEVATION



KEY:

- (A) = AFFORDABLE HOUSING BLOCK A
- (B) = AFFORDABLE HOUSING BLOCK B
- (C) = DOCTORS' DENTAL PRACTICE
- (D) = COMMUNITY HALL
- (E) = CONVENIENCE STORE
- (F) = DAY NURSERY
- (G) = PUB/RESTAURANT
- (H) = SOFT LANDSCAPED AREAS
- (I) = RETAIL VISITOR PARKING
- (J) = OCCUPIER PARKING

RESIDENTS REUSE/ CYCLE STORE

- BP = RESIDENTS PARKING
- BP = BLOCK PAVING
- T = TARMAC PARKING SPACES
- WR = LOW WALL & SAILING
- W = BRICK WALL 1.8m HIGH
- TF = TIMBER FENCE
- BS = BUS STOP WITH SHELTER
- BE = BENCH
- BE = BOLLARDS
- RVP = RETAIL VISITOR PARKING
- UC = UNDER CONSTRUCTION

ACCOMMODATION SCHEDULE:

- (a) HOUSES & MANSIONETTE BLOCK
 - 2 No. 2 BED 4 PERSON HOUSES @ 69.6m², 74.9sq ft.
 - 2 No. 1 BED 2 PERSON HOUSES @ 45m², 48.4sq ft.
 - 1 No. 2 BED 4 PERSON MANSIONETTE @ 67.5m², 74.0sq ft.
- (b) MIXED USE BLOCK
 - 3 No. UNITS, GIA's @ 71m², 76.4sq ft.
 - 1 No. UNIT, GIA @ 76m², 81.8sq ft.
 - 1 No. UNIT, GIA @ 82m², 88.3sq ft.
 - 1 No. UNIT, GIA @ 93m², 100.1sq ft.
 - 3 No. 2 BED 4 PERSON MANSIONETTES @ 72m², 77.5sq ft.
 - 2 No. 2 BED 4 PERSON MANSIONETTES @ 75m², 80.3sq ft.
 - 1 No. 2 BED 4 PERSON MANSIONETTE @ 77m², 77.5sq ft.

PARKING STANDARDS:

- RESIDENTIAL:
 - 2 No. CAR PARKING & CYCLE SPACES / 2 BED UNITS.
 - 1 No. CAR PARKING & CYCLE SPACES / 1 BED UNIT.
- RETAIL OCCUPIER:
 - 1 No. CAR PARKING SPACE / UNIT.
 - 1 No. LONG STAY CYCLE SPACES / UNIT.
 - 1 No. CAR PARKING SPACE.
 - 8 No. SHORT STAY CYCLE SPACES.

PLANNING ISSUE

SCALE 1:500 DATE FEB. 2017 AUTHOR SPW CHECK DP DRAWING NO. PP1329/100-01 RIBBON P6

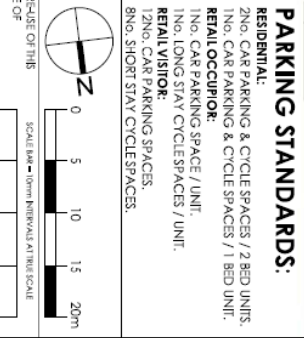
POPE PRIESTLEY ARCHITECTS

ARCHITECTURE | TOWN PLANNING | URBAN DESIGN

UNIT 13, WICKARAGE FARM BUSINESS PARK, WINCHESTER ROAD, 154K OAK, HAMPSPHIRE, SO50 7ND | +44 (0)23 8033292 E: info@popepriestley.co.uk

CONTRACTORS MUST CHECK ALL DIMENSIONS ON THE DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH WORK. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORKS SHOWN ON THE DRAWINGS AND THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORKS SHOWN ON THE DRAWINGS.

ABBOTSWOOD
 FERRURY (DEVELOPMENTS) LIMITED
 LOCAL CENTRE BLOCK D
 BLOCK D
 SITE LAYOUT PLAN



GROUND FLOOR PLAN

IMPORTANT NOTE FOR USE OF THIS DRAWING: THIS DRAWING HAS BEEN PRODUCED PRELIMINARILY FOR THE PROJECT. THE PROJECT IS NOT YET APPROVED BY THE LOCAL AUTHORITY AND THEREFORE THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION. THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION AND WILL NOT BE SPANDED IN ACCORDANCE WITH CHANGING LEGISLATION AND/OR OTHER REQUIREMENTS.

SCALE: 1:100
 DATE: FEB. 2017
 DRAWING NO: P1329/110-00
 REVISION: P2

PLANNING ISSUE

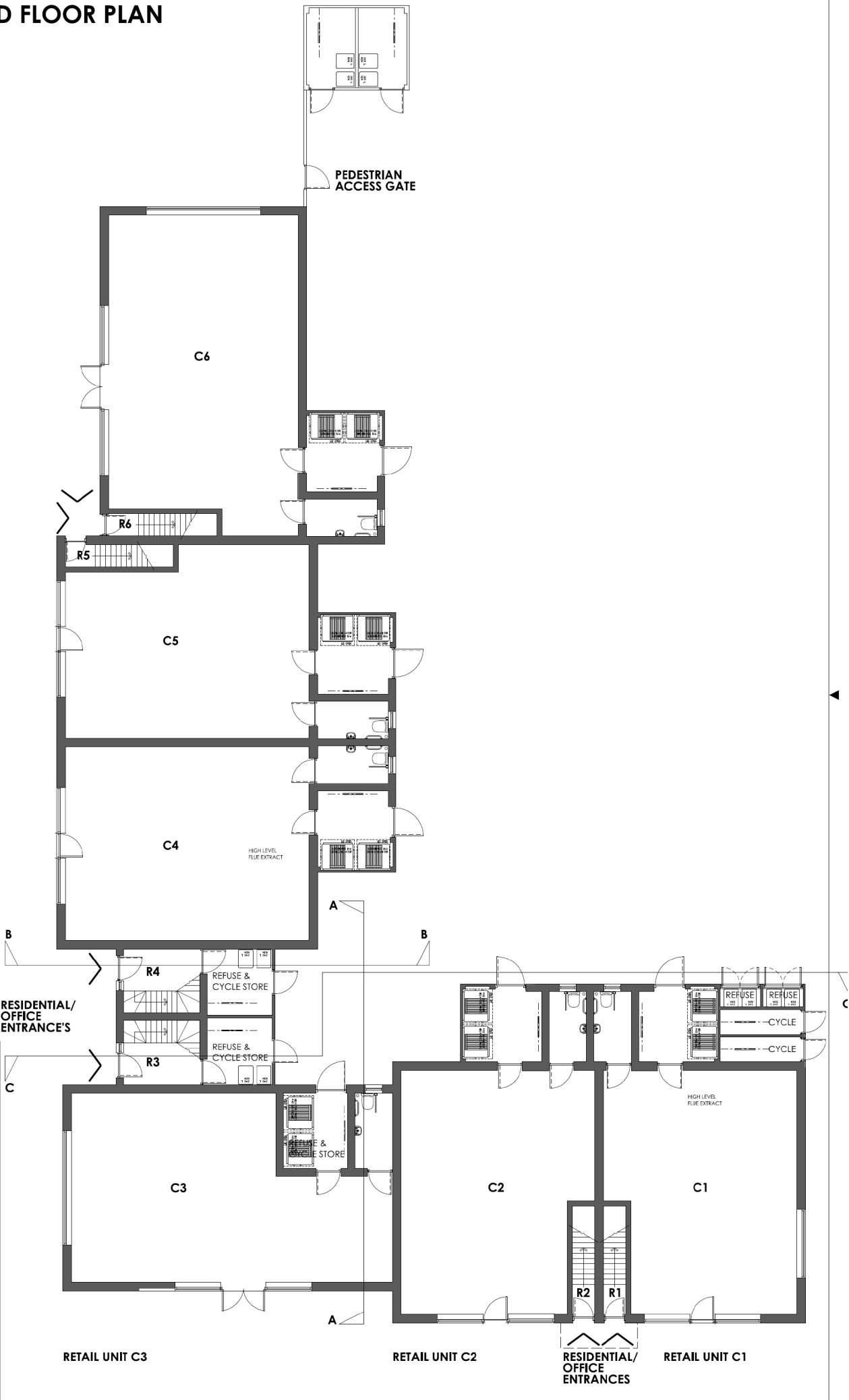
SCALE: 1:100	DATE: FEB. 2017	DRAWING NO: P1329/110-00	REVISION: P2
ARCHITECT: POPE PRIESTLEY ARCHITECTS	CLIENT: PERBURY (DEVELOPMENTS) LIMITED	PROJECT: BLOCK D RETAIL/OFFICE/MASONRIES BLOCK	DESCRIPTION: GROUND FLOOR PLAN

RETAIL UNIT C6

RESIDENTIAL/
OFFICE
ENTRANCE'S

RETAIL UNIT C5

RETAIL UNIT C4



PEDESTRIAN
ACCESS GATE

C6

R6

R5

C5

C4

HIGH LEVEL
FLUE EXTRACT

A

B

B

R4

REFUSE &
CYCLE STORE

R3

REFUSE &
CYCLE STORE

RESIDENTIAL/
OFFICE
ENTRANCE'S

C

C3

REFUSE &
CYCLE STORE

RETAIL UNIT C3

C2

R2

R1

RESIDENTIAL/
OFFICE
ENTRANCES

RETAIL UNIT C2

C1

REFUSE

REFUSE

CYCLE

CYCLE

HIGH LEVEL
FLUE EXTRACT

RETAIL UNIT C1

C

↑

FIRST FLOOR PLAN

ACCOMMODATION SCHEDULE

RESIDENTIAL/
OFFICE UNIT R6

RESIDENTIAL/
OFFICE UNIT R5

RESIDENTIAL/
OFFICE UNIT R4



RESIDENTIAL/
OFFICE UNIT R3

RESIDENTIAL/
OFFICE UNIT R2

RESIDENTIAL/
OFFICE UNIT R1

IMPORTANT NOTE FOR USE OF THIS DRAWING: THIS DRAWING HAS BEEN PRODUCED SPECIFICALLY FOR THE USE OF THE PROJECT. POPE PRIESTLEY ARCHITECTS CANNOT BE HELD RESPONSIBLE FOR REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF POPE PRIESTLEY ARCHITECTS IS STRICTLY FORBIDDEN. ANY REUSE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF POPE PRIESTLEY ARCHITECTS IS STRICTLY FORBIDDEN.

PLANNING ISSUE

Scale: 1:100	Date: FEB. 2017	Number: 5/14	Client: DP	Drawing No: PPI 329/110-01	Revision: P2
POPE PRIESTLEY ARCHITECTS ARCHITECTURE TOWN PLANNING URBAN DESIGN					
UNIT 15, 16 AND 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.					