

**TO LET**



**HOLLOWAY  
ILIFFE &  
MITCHELL**

## **DEVELOPMENT SITE FOR RETAIL / GARDEN CENTRE**

**\* Subject to Planning \***

5.87 Acres (2.38 Hectares)

**Land at Grange Farm  
Little Woodham Lane  
Rowner, Gosport  
Hampshire**

**SATNAV PO13 8AB**



 **Rare Development Opportunity**



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## LOCATION

Grange farm is situated within Rowner, Gosport, just to the south of the major Rowner Regeneration area. It originally comprised the land coloured green, yellow, orange, blue, grey, pink and hatched black as shown on the location plan.

Parts of this land have since been sold or leased. The green land has been sold for the final phase of the Rowner Regeneration Scheme, this being 37 new houses and a proposed new access road is marked by a blue arrow into the land coloured orange. The land coloured yellow is leased to the C17th Village visitor attraction. The pink land is the old listed farmhouse building and gardens and the farmhouse is now divided into 4 residential units with a commercial business operating from one of them. The blue land is an open area being the setting of the listed farmhouse.

The Council's aspirations are that the land outlined red and coloured orange will be developed to provide i) a new retail garden centre and ii) a new Gateway for visitors to access the adjacent Alver Valley Country Park. At this stage it is considered that the land and buildings hatched black will be retained and upgraded and provide the Gateway into the Country Park and the Council's Countryside Team facilities.

The garden centre will incorporate a large car park, café and WC facilities which are to be shared with visitors to the Country Park, C17th Village and Wild Grounds. These shared facilities must be readily accessible for this purpose including an area within the café proposal which incorporates space for information and displays associated with the Country Park.

Grange Farm site is currently accessed via Little Woodham Lane, however, this will become a residential access only when the new Gateway & garden centre are developed. The access into the Gateway / garden centre site coloured orange will be via the new access road described above

The surrounding area shown white on the location plan to the south and west of Grange Farm is the Alver Valley Country Park.

## DESCRIPTION

The proposed development opportunity is the construction, development and operation of the new retail garden centre with shared facilities as above with the site leased to the successful operator by Gosport Borough Council. Such development is subject to planning, however the principle of this use on the site, subject to all details, is consistent with the planning authority's strategic guidance. More detailed information can be obtained upon request.

## ACCOMMODATION

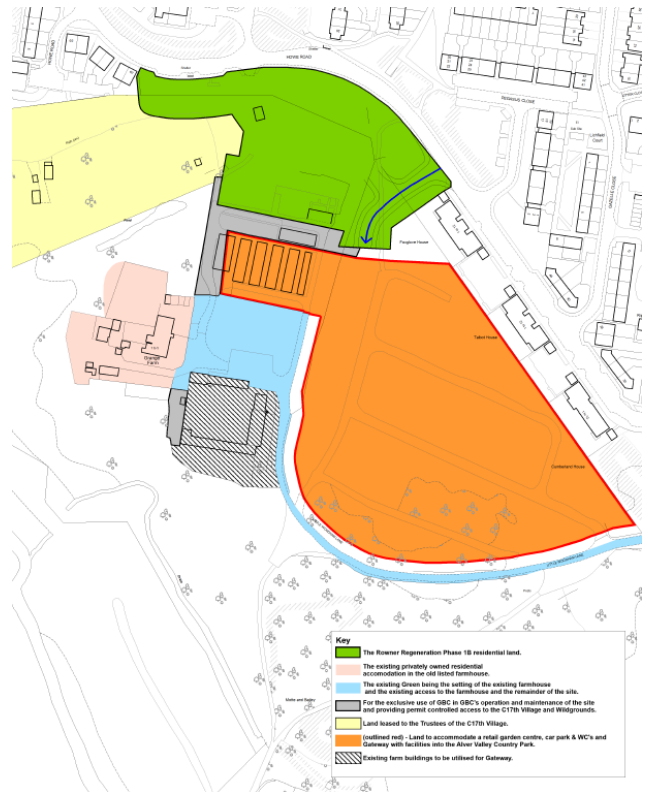
The land coloured orange and outlined in red comprise 5.87 acres / 2.38 hectares (5.18 Acres / 2.10 Hectares is usable)

## TERMS

The council will enter into a new 99 year lease with no premium, at a rent of £10,000 pax, with 5 yearly reviews, or 2% of annual turnover, whichever is the greater.

The successful operators will design & build the scheme and bear all legal, professional and other development costs.

## LOCATION PLAN



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## OTHER COSTS

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

Unless stated, all prices and rents are quoted exclusive of VAT.

## DISCLAIMER

**Holloway Iliffe & Mitchell Limited**

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## VIEWING

Strictly by appointment  
with sole agents

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As responsible landlords, our client has regard to the recommendations of the Code of Practice for Commercial Leases in England & Wales. If you are professionally represented, you should ask your advisor for a copy. Alternatively, the document can be found at [www.leasebusinesspremisses.co.uk](http://www.leasebusinesspremisses.co.uk) or be obtained from The Royal Institution of Chartered Surveyors (Tel: 020 7343 3806) in accordance with the code, our client is willing to consider alternative lease terms to those proposed. If you wish to suggest different terms, please set these out clearly in your reply. Please bear in mind however that variations may affect the level of rent proposed.