



**NEIGHBOURHOOD RETAIL CENTRE
WELLINGTON GATE
GROVE
OX12 0GW**

**New neighbourhood development in
popular area of Grove, at the former
Grove Airfield**

- Commercial and retail uses
- Convenience store
- Flexible sizes
- Currently estimated delivery Q1/Q2 2028 (TBC)

LOCATION

The Neighbourhood Retail Centre is to be located within the new development of 2,500 dwellings on the former Grove Airfield, called Wellington Gate.

Grove is located approximately one mile northwest of Wantage, an attractive market town; about 13 miles south-southwest of Oxford, and about 55 miles west-northwest of London.

There are two bus routes connecting Grove with the city centre of Oxford, and one with Didcot which offers direct train links into London, Paddington.

DESCRIPTION

The site has an allocation for about 2,500 homes, associated services and facilities, including a secondary school, primary schools, a local centre, open space featuring a community park.

The project is in its early stage of development, with varied sizes of residential units being developed, with approximately 700 houses completed and planned delivery of 100 – 110 new homes per annum.

The primary school is now operational; one secondary school is targeting to start phasing students in from December 2025 with another one to follow. A playground is located in the central part of the development.

The retail units are designed at ground floor level, with the upper floors proposed as residential units. Currently one of the units is designed for convenience store, with retail use for the other blocks to be confirmed.

ACCOMMODATION

	sq ft	sq m
Block 1 - C-store	4,069	378
Block 1 - Retail	2,024	188
Block 2 - Retail	1,098	102
Block 2 - Retail	1,044	97
Block 2 - Retail	1,076	100
Block 3 – Nursery	5,931	551
Block 4 - Retail	1,076	100
Block 4 – Retail	1,615	150
TOTAL	17,933	1,666

TERMS

We are encouraging pre-letting commitments with full terms to be discussed.

VAT

Exclusive of VAT where chargeable. The building will be elected for VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

DEVELOPMENT

Subject to Planning. Site plan, images and unit sizes are indicative only.

Currently estimated delivery Q1/Q2 2028 (TBC).

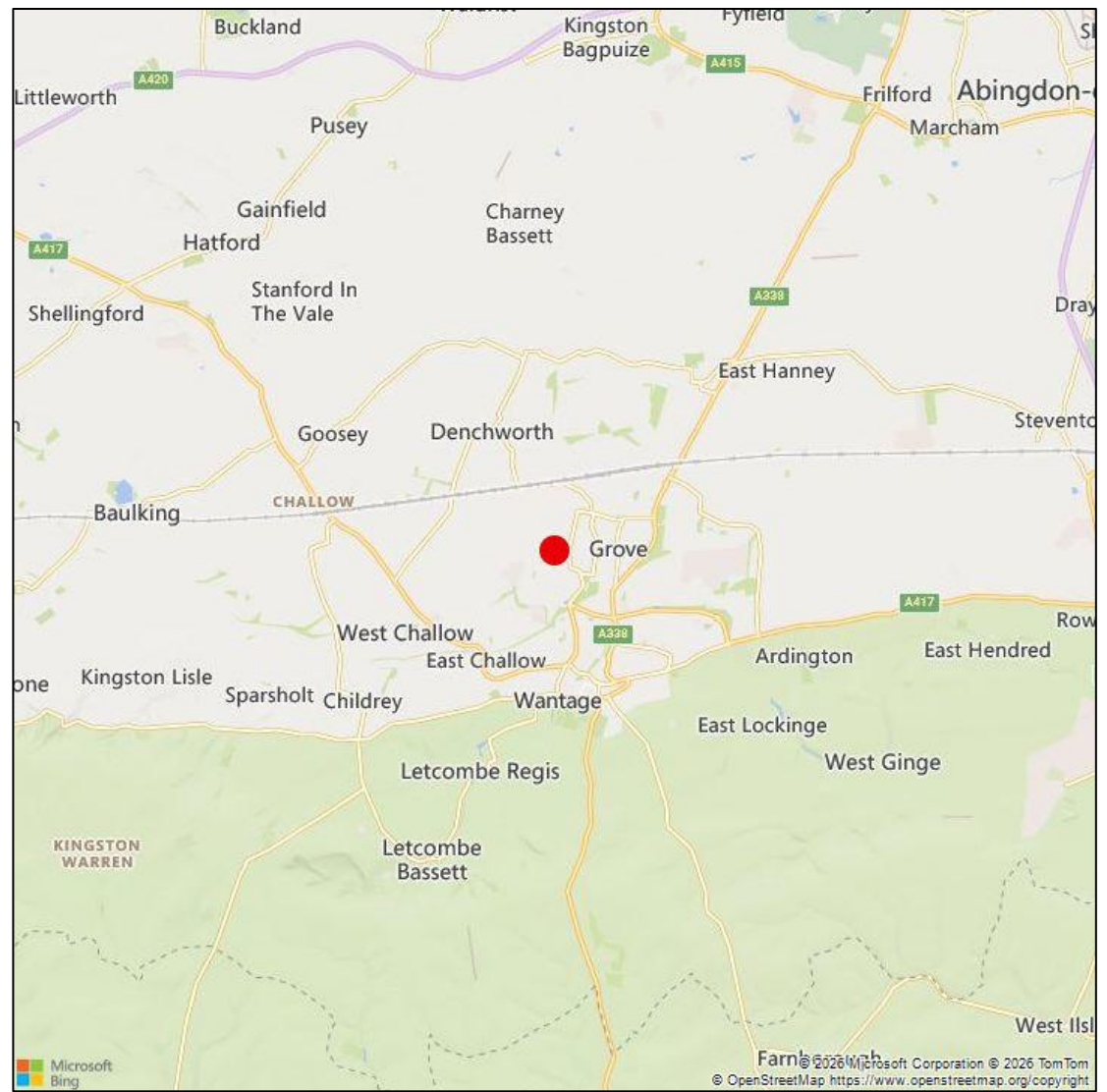
CONDITION ON DELIVERY

Shell and core.

June 2024



Site plan, images and unit sizes are indicative only and are subject to planning.



Contact Details

Elliot Lusby-Park
elliott.lusbypark@carterjonas.co.uk
 M: 07920 456 225
 Mayfield House, 256 Banbury Road
 Oxford, OX2 7DE

Jon Silversides
jon.silversides@carterjonas.co.uk
 M: 07720 537 141
 Mayfield House, 256 Banbury Road
 Oxford, OX2 7DE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. All classifications, measurements, descriptions, and other information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations, warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Carter Jonas