



**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 2027 (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

The site plan, location and sizes of units are indicative, and may vary subject to demand. Buildings can be partitioned into smaller units.

	sq ft	sq m
Building A - C-store	5,813	540
Building B	4,413	410
Building C	4,736	440
Building D	3,229	300
Building E	3,337	310
Building F	4,413	410
TOTAL	25,941	2,410

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 2027 (TBC).

CONDITION ON DELIVERY

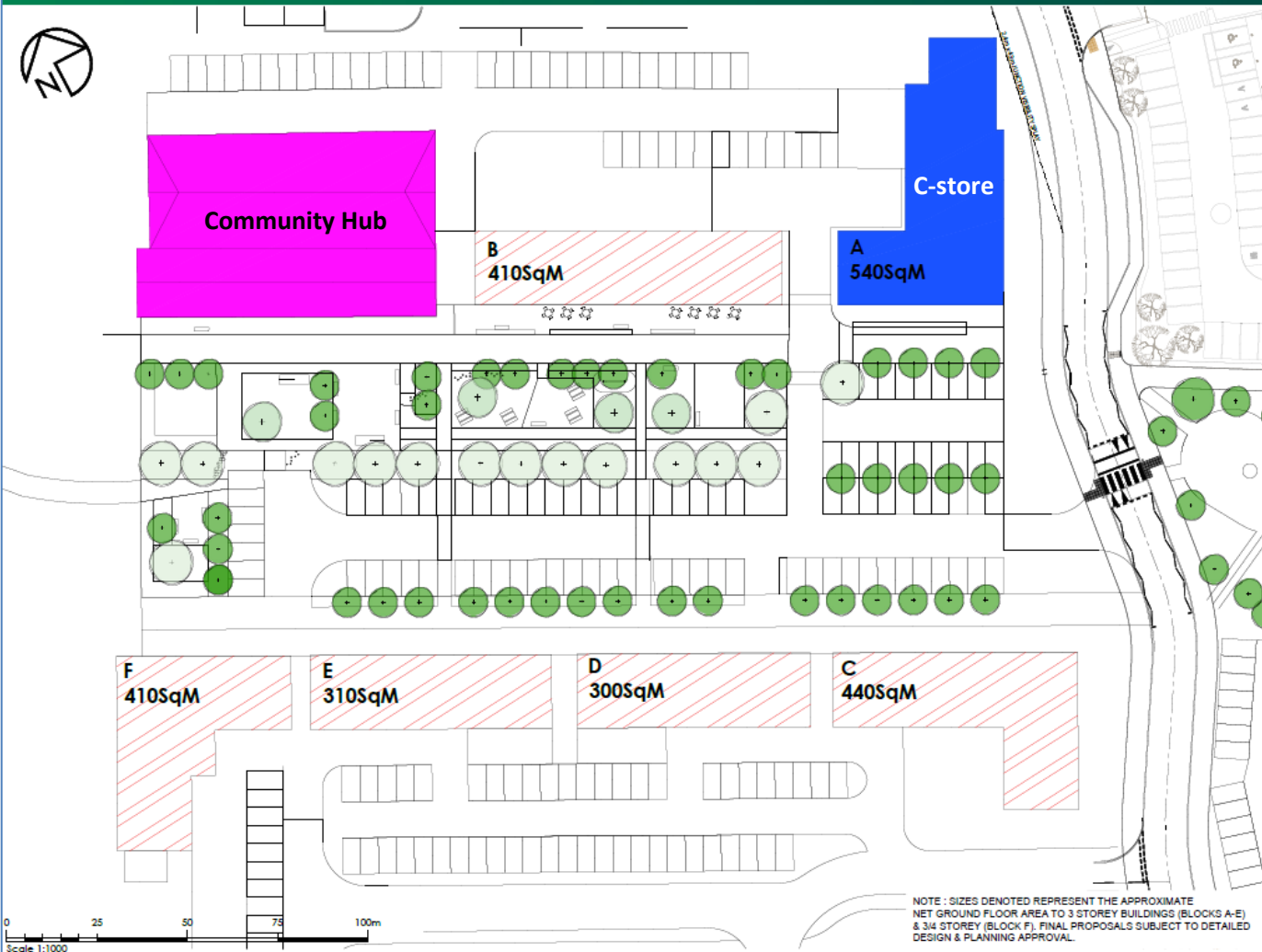
Shell and core.

June 2024



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LOCAL CENTRE - ILLUSTRATIVE LAYOUT : GROVE AIRFIELD, WANTAGE



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