

LOCKING PARKLANDS

WESTON-SUPER-MARE
BS24 7AA

FOR SALE / TO LET

NEIGHBOURHOOD SHOPPING /
RESTAURANT OPPORTUNITIES
OF INTEREST TO DEVELOPERS
& OCCUPIERS

700 - 8,094 sq m (7,535 - 87,126 sq ft)

Plots: 0.08 - 0.76 Ha (0.20 - 1.88 acres)



ST.MODWEN



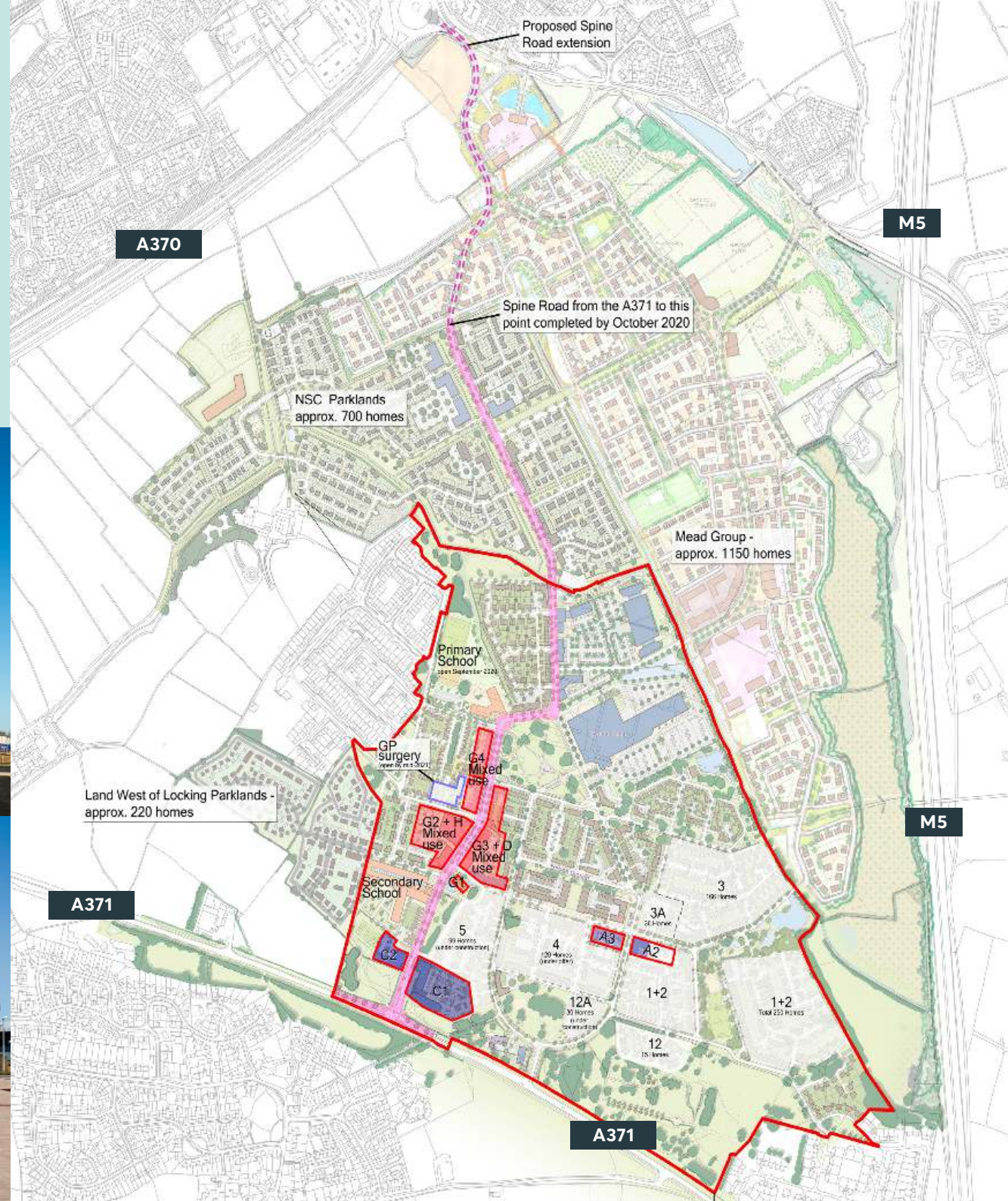
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LOCKING PARKLANDS IS A MIXED USE DEVELOPMENT IN BEAUTIFUL LANDSCAPED PARKLAND.

Weston Super Mare is a popular seaside town in North Somerset situated 18 miles south west of Bristol with a population of in excess of 76,000 people (2011 census).

Situated just off A371, approximately 4 miles south of Junction 21 of M5 Motorway and 5 miles east of the seafront.

Located on the former RAF Locking site, Locking Parklands is a 82 hectare (200 acre) mixed use development site and forms part of the Junction 21 Enterprise Area (www.j21.co.uk).



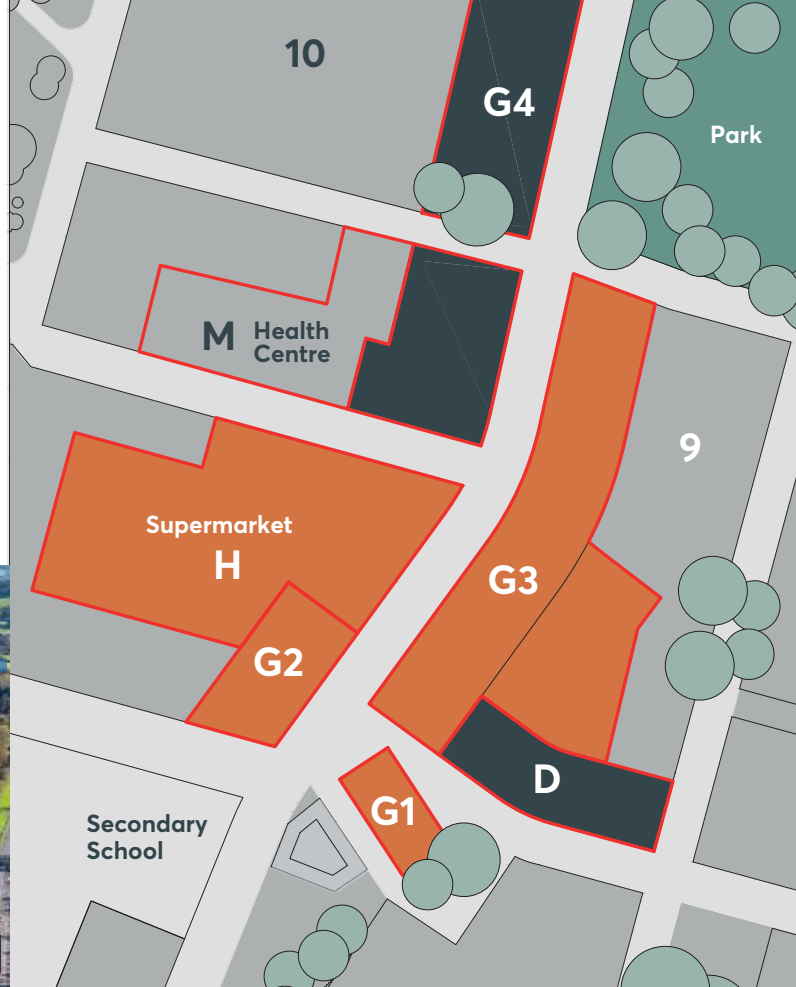
TURNING SPACES INTO PLACES.

DESCRIPTION

This mixed use development site comprises c.1,450 new homes, offices, leisure, primary and secondary schools, doctor's surgery and retail.

Retail will comprise a new food store with ancillary convenience shopping & restaurants.

The retail sites front the High Street which forms part of the new Spine Road which runs from the A371 through Locking Parklands and the adjacent North Somerset Council controlled development to the north. Eventually, it will be extended and link to the A370 at the West Wick roundabout.

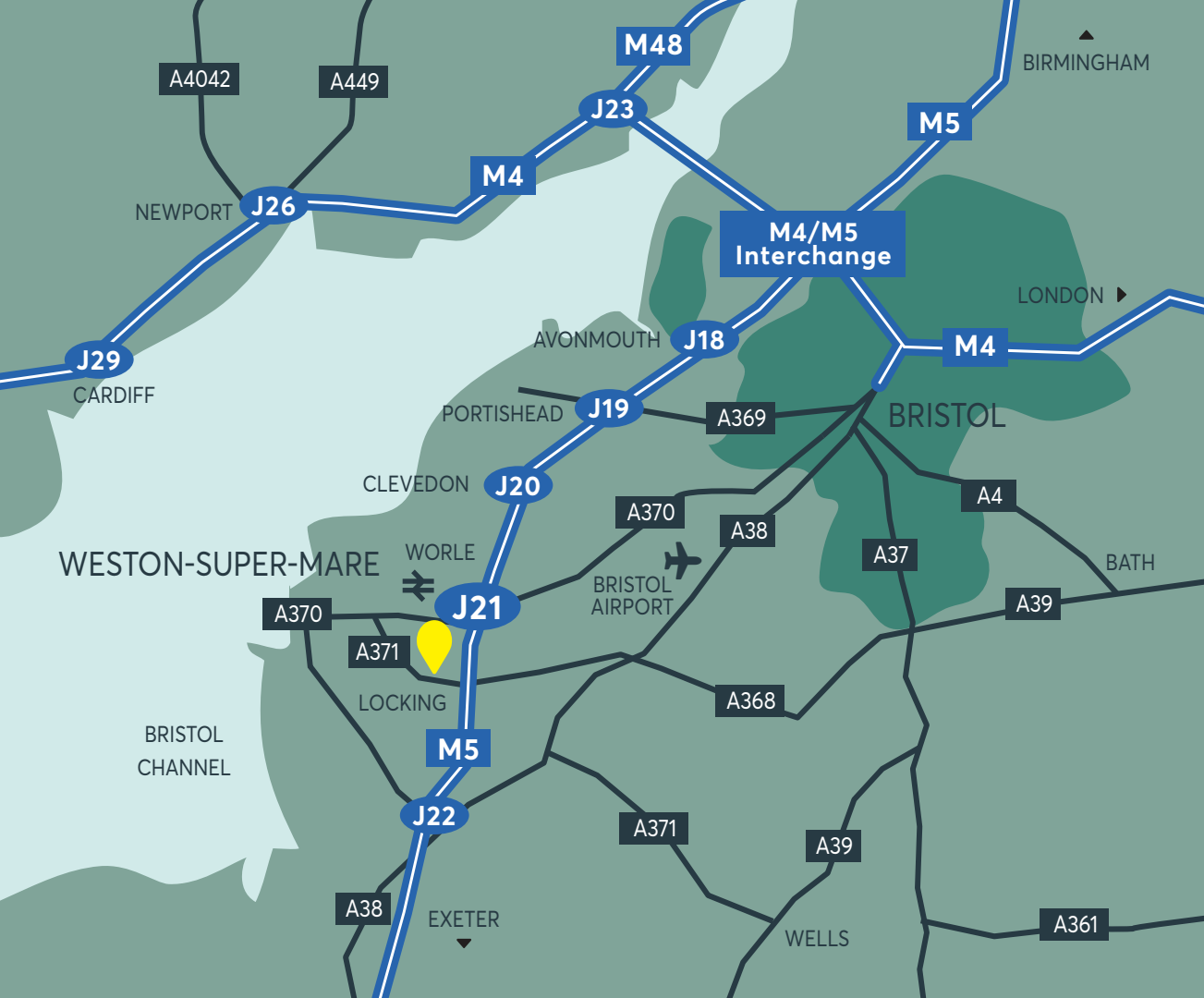


ACCOMMODATION

plots	sq ft	sq m	Hectares	Acres
G1	7,535	700	0.08	0.20
G2	17,535	1,629	0.16	0.40
G3*	55,651	5,170	0.76	1.88
H	87,126	8,094	0.76	1.88

The unit areas are indicative only. Measured on a G.E.A basis

*Does not include the area for a public carpark (2,424 sq m) shown separate between block G3 and D.



SITE SERVICES

Sites will be sold serviced with electricity, gas, water, sewerage and fibre broadband connections available on each plot.

PLANNING

Outline planning consent for up to 2.1 ha (5.39 acres) of retail, services, café, restaurant, drinking, takeaway and community uses has been secured for Classes A1, A2, A3, A4, A5, D1 and D2.

TENURE

The plots are available on a freehold basis for occupiers, developers and investors. Consideration will be given to pre-lettings.

FURTHER INFORMATION

Please contact the joint sole agents:

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