

Asda Development Land Opportunities

(store remains unaffected)

Surplus Land For Sale Nationwide

- Long Leasehold (125 years)
- Sold with Vacant Possession
- Subject to Planning
- Suitable for a mix of uses (STP)
- 1 to 4 acres

The Asda logo, consisting of the word "ASDA" in a bold, sans-serif font, is enclosed within a dark blue oval. The logo is positioned in the lower right quadrant of the image, overlapping the green geometric background.

ASDA

Newsteer
REAL ESTATE ADVISERS

On behalf of Asda Stores Limited

Newsteer is pleased to offer for sale a portfolio of 5 DEVELOPMENT OPPORTUNITIES across existing Asda stores.

- ❑ Available individually, or as a package.
- ❑ 5 development sites
- ❑ Sold on 125 year long leaseholds
- ❑ Located within trading Asda Superstore Car Parks
- ❑ Sites suitable for both residential and commercial uses (STP)

For Further Information please visit newsteer.co.uk/asda-properties

Prospective parties are welcome to carry out unaccompanied site visits to Asda, however we ask that you be discreet and under no circumstances should you approach any members of staff or customers with regards to this matter.

Property Information



	Store	Address	Asda Final Required Car Parking	Disposal Area (approx.)
1	Lower Earley	Chalfont Way, Lower Earley, Earley, Reading RG6 5TT	415 spaces	1.88 acres
2	Slough	Telford Dr, Slough SL1 9LA	350 spaces	1.00 acre
3	Burgh Heath	Reigate Rd, Burgh Heath, Banstead, Tadworth KT20 5NZ	400 spaces	1.00 acre
4	Tilbury	Thurrock Park Way, Tilbury RM18 7HJ	400 spaces	4.05 acres
5	Cardiff Coryton	Longwood Dr, Coryton Roundabout, Cardiff CF14 7EW	350 spaces	1.95 acres

The Opportunity

Asda have identified parcels of surplus car parking and land across their estate and are looking to dispose of these opportunities subject to planning.

We have provided indicative redline plans, which illustrates a location that we believe to be market facing that protects the operational integrity of each site. These are indicative only and Asda would welcome alternative approaches and design whilst incorporating the principles of their operational requirements.

The plans also indicate the car parking requirements that we have at each store, all proposals (including enabling car park works) should adhere to these minimum car parking spaces and the Car Park Design Guide.

Parties should include within their proposals all works related to any car park and access alterations that are required.

Operations

A build programme and method statement will be required. Timings should not restrict the Vendors' current business and should specifically not impede their operations at any time. Customer and staff safety is of upmost importance and must be taken into account by all proposals put forward.

Bidders should consider how Asda customers and staff will access and use the store and keep in mind delivery routes and times (delivery access is required 24 hours a day).

Proposals should carefully show how any development shall interact with the store during and post construction.

All costs associated with the development outside that of the Vendors' own consultants' fees and fit out costs should be borne by the purchaser. The purchased site should be available for the Vendor's use at no cost until the commencement of construction works.



Headline Terms

1. Bids shall be made on a minimum Price with a top up overage.
2. Long leasehold - 125-year lease.
3. 10% deposit on exchange of contracts and the remainder to paid upon completion.
4. Commencement of detailed planning application for the identified use within 6 months of exchange of contracts.
5. Commencement of meaningful development within 3 months of the Purchaser obtaining satisfactory detailed planning consent.
6. Size, height, siting of buildings and boundary wall treatments to be agreed with the Vendor ahead of any planning application to insure visibility and compatibility with the existing store. Any existing footways to be retained.
7. The cost of relocation of any Asda services; recycling, AMPR, CCTV to be reflected in bids.
8. The Purchaser will be responsible for cost of highways solutions both within the Asda site and offsite including any necessary upgrading required for service vehicles. Highways solutions to be agreed with the Vendor prior to exchange of contracts.
9. The purchased site will be available for the Vendors use during until commencement of construction works.
10. A time and method statement with regards to the required development works. The agreed timings should restrict the impact upon the Vendors current business and should specifically not impede their trade during their busy trading times (to be confirmed).
11. All advertising placed on the purchased site during, and post construction shall be agreed with the Vendor in advance.
12. All parties shall be responsible for all planning costs associated with the development including any Asda retained land.

Price

Conditional offers are invited, subject to contract.

Planning

Each site is being sold without the benefit of planning permission. All parties should make their own enquiries direct through the relevant local council planning departments.

Tenure

The sites are being sold on a long leasehold for a term of 125 years. The properties are sold subject to all third party rights, easements and statutory designations currently passing.

Legal Costs

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

VAT

VAT is applicable.

Additional Information

Please visit newsteer.co.uk/asda-properties for additional information on each of the subject sites. Asda will endeavour to supply as much information as they can on each site. Where information is not supplied it will be the responsibility of the purchaser to conduct their own due diligence.

Bid Procedure

The sites are offered for sale by informal tender as a whole or individually with a closing date for offers by **12.00pm on 7th March 2025**. The Vendor is seeking offers conditional on planning basis.

- Offers should be made on the outlined sites detailed within these particulars.
- All multiple offers should reflect an individual price on a site-by-site basis.
- Indicative site layout proposals to be included for all sites.
- All operational requirements related to the proposed development to be allocated within the purchasers site boundary.

Viewings

No formal viewings will be available during the marketing of this site. Prospective parties are welcome to carry out unaccompanied site visits to Asda, however we ask that you be discreet and under no circumstances should you approach any members of staff or customers with regards to this matter.



Contact

For further information please contact Ross or Jonny on the below:

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Office Address

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January 2025

Important Notice

1. This information is intended as a general outline only for the guidance of intending purchasers and does not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Intending purchasers should not, however, rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to their correctness.
3. No persons in the employment of Newsteer has any authority to make or give any representation or warranty whatsoever in relation to any of these properties.
4. Unless otherwise stated, prices or rents quoted are exclusive of VAT.

Anti-Money Laundering: To comply with our legal responsibilities for Anti Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.



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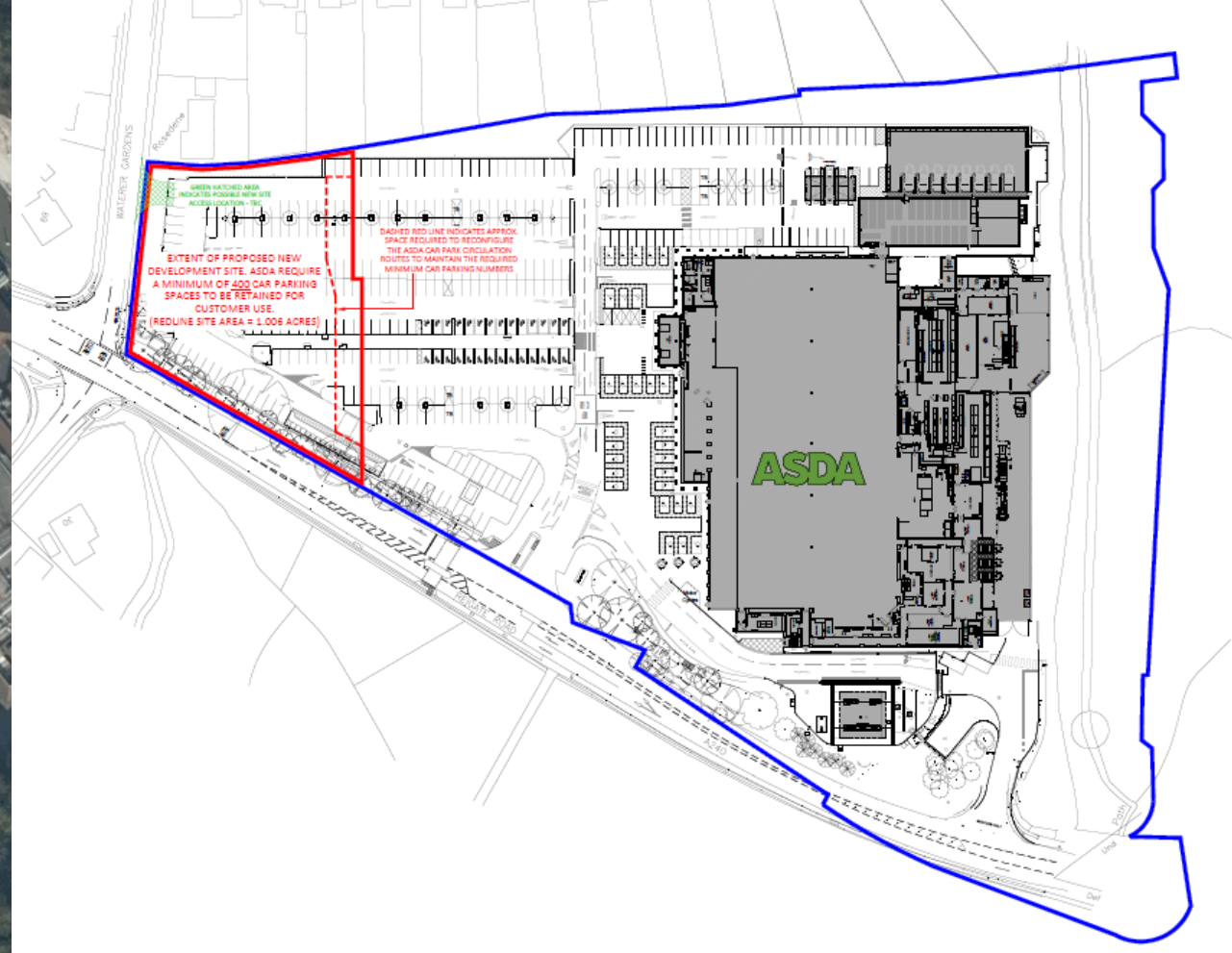
Lower Earley



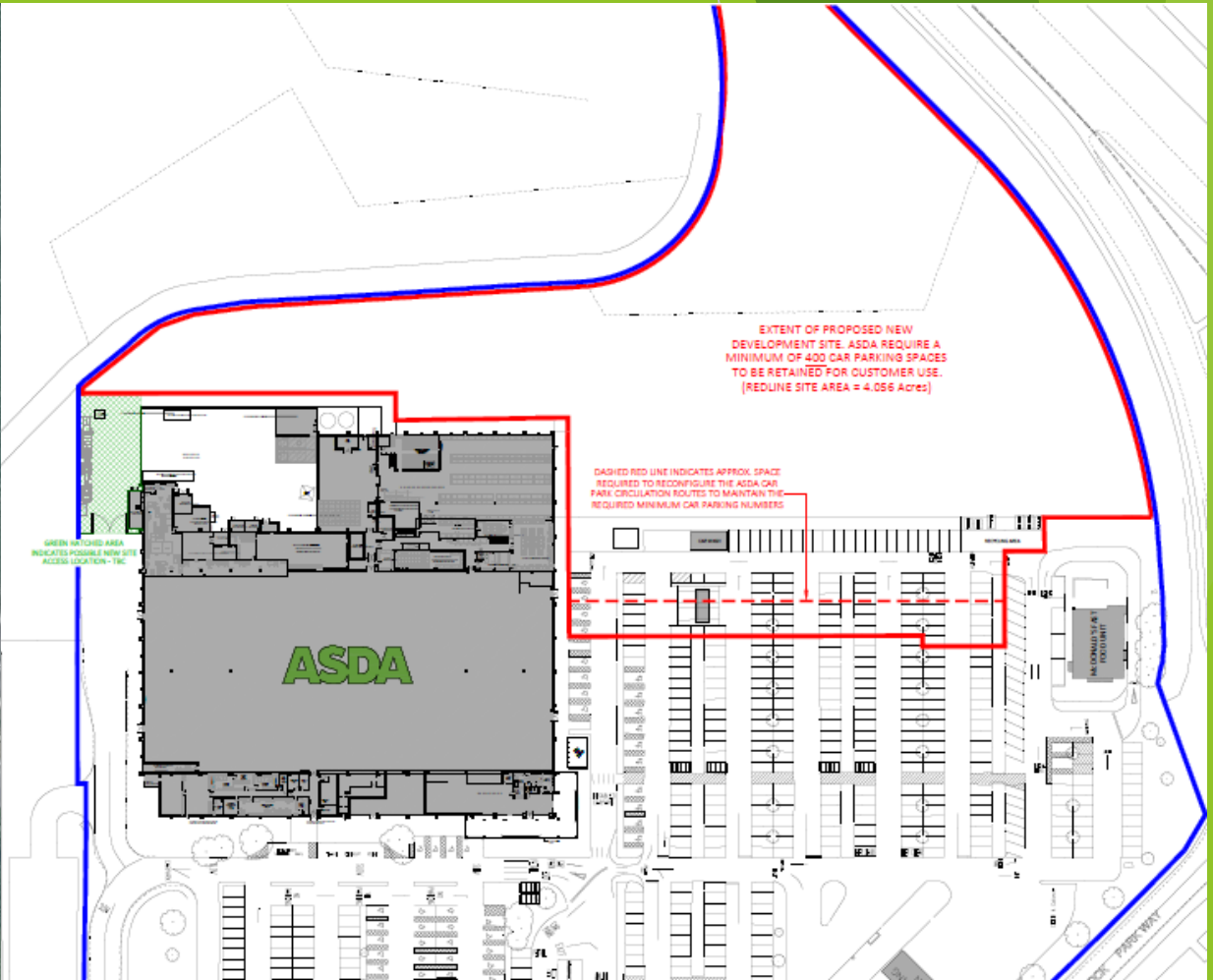
Slough



Burgh Heath



Tilbury



Cardiff

