

Asda Development Land Opportunities - Batch 2

(store remains unaffected)

Surplus Land For Sale Nationwide

- Long Leasehold (up to 250 years)
- Sold with Vacant Possession
- Subject to Planning
- Suitable for a mix of uses (STP)
- Approx. 0.7 to 5 acres

The ASDA logo is displayed in white, bold, sans-serif capital letters within a dark blue oval 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 opportunities
- ❑ Sold on up to 250 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	Havant	Larchwood Ave., Bedhampton, Havant PO9 3QW	732 spaces	3.20 acres (+1.81 acres)
2	Chelmsford	Chelmer Village Centre, Chelmsford CM2 6RE	240 spaces	1.37 acres
3	Edinburgh Chesser	3 New Mart Rd, Edinburgh EH14 1RJ	280 spaces	0.68 acres
4	Glasgow Govan	500 Helen St, Glasgow G51 3HR	511 spaces	3.97 acres
5	Edinburgh Leith	2 Sandpiper Dr, Leith, Edinburgh EH6 6NX	245 spaces	0.52 & 0.30 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.

Note that where there are two plots per site, we would consider bids on an individual and collective basis.

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 utmost 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 - up to 250-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, Petrol Filling Station to be outlined and reflected in bids (Purchaser Costs).
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. The Purchaser shall be responsible for all planning costs (CIL, S106, S278 etc) associated with the development including any associated with Asda retained land. The Purchaser shall indemnify the Vendor.

Price

Conditional offers are invited, subject to contract. Please note that we require a minimum and aspirational price as part of any offer.

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 up to 250 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 contact Newsteer for access to the data room. Where information is not supplied it will be the responsibility of the purchaser to conduct their own due diligence.

To view further Asda sites please visit:

<https://newsteer.co.uk/asda-properties>

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 29th August 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:

Ross Bettridge MRICS

M: 07768 800 067

E: ross.bettridge@newsteer.co.uk

Jonny Stevenson MRICS

M: 07710 379 006

E: jonny.stevenson@newsteer.co.uk

<https://newsteer.co.uk/>

Office Address

20 Farringdon Street, London, EC4A 4AB

July 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.

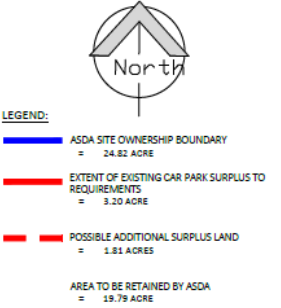
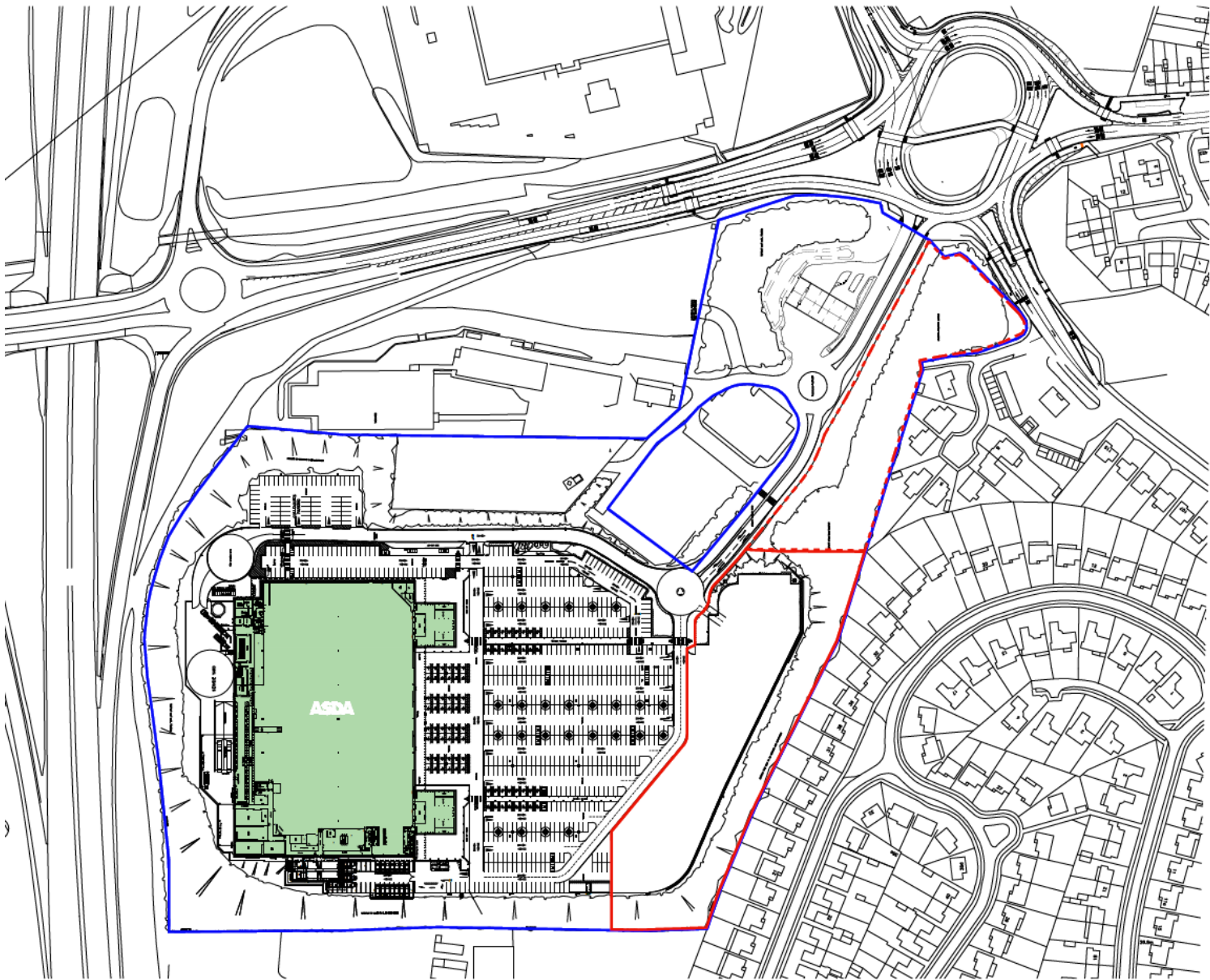
Anti-Money Laundering: To comply with our legal responsibilities for Anti Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

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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Havant



Existing Standard Spaces	= 968
Existing Accessible spaces	= 48
Existing P&C Spaces	= 32
Click and Collect	= 2
Total	=1050
Retained Standard Spaces	= 650
Retained Accessible Spaces	= 48
Retained P&C Spaces	= 32
Click and Collect	= 2
Total	= 732
Spaces lost	= 318

BLUE LINE DERIVATIVE ONLY - REFER TO LAND REGISTRY PLAN FOR DETAILS

Please note that all information is for information only and should not be relied upon for any legal or financial purposes. The information is provided for your information only and should not be relied upon for any legal or financial purposes. ALL are used to help you to make your own decisions. We do not warrant the accuracy of the information. SALES FLOOR PLANS are shown as existing areas. Plan is based on the most up to date information.

LAYOUT MAY HAVE BEEN PRODUCED FROM PDF INFORMATION ONLY AND MUST BE VERIFIED

ASDA
Feasibility Team

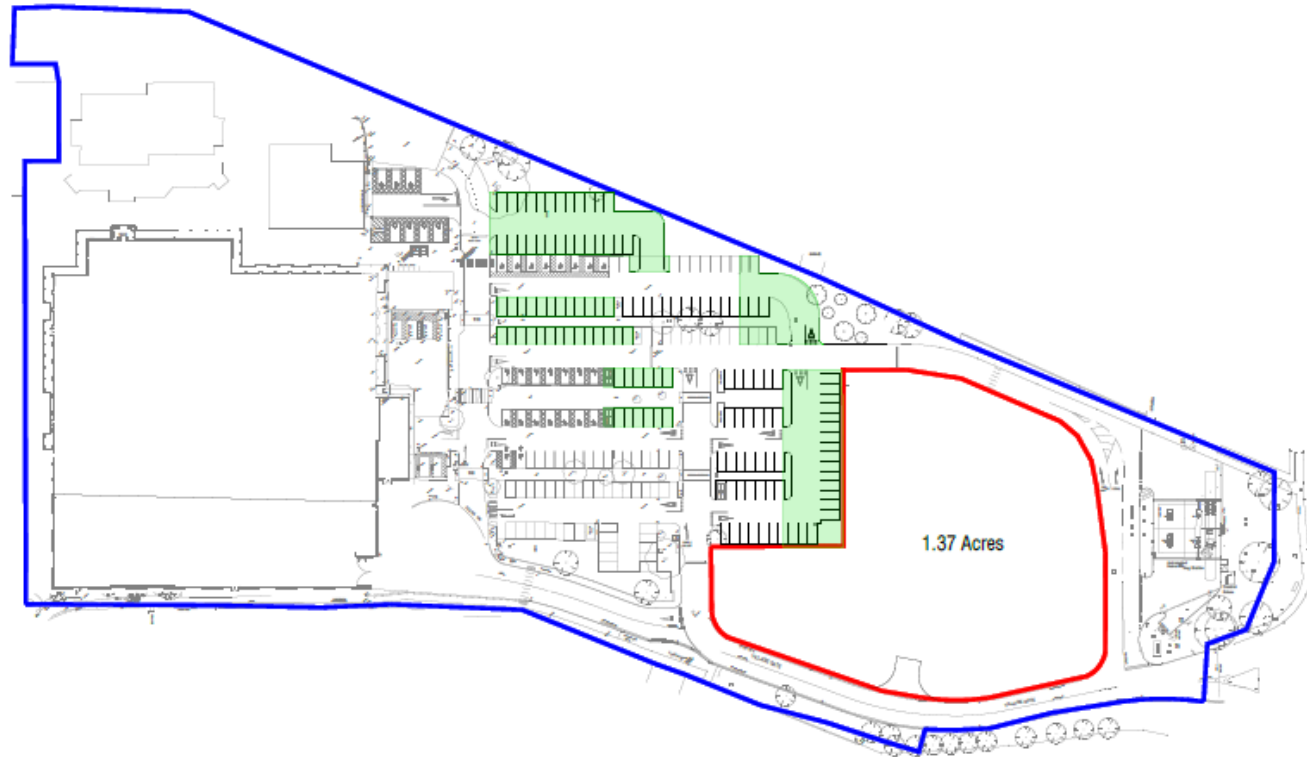
ASDA House
Great Wilson Street
Leeds
LS11 5AD

Project

Asda Havant

date	June 25	drawn	MB
scale	1:2000 @ A3		
diag no.			

Chelmsford



LEGEND:

- ASDA SITE OWNERSHIP
BOUNDARY 8.37 ACRE
- EXTENT OF EXISTING CAR PARK
SURPLUS TO REQUIREMENTS
1.37 ACRE
- AREA TO BE RETAINED BY ASDA
7 ACRE
- Areas changed within Car Park

Existing Standard Spaces	=324
Existing Accessible spaces	= 34
Existing P&C Spaces	= 23
Click and Collect	= 2
Car Wash	= 8
Total	=391

Retained Standard Spaces	=207
Retained Accessible Spaces	= 17
Retained P&C Spaces	= 14
Click and Collect	= 2
Car Wash	= 0
Total	=240

Spaces removed =151

THIS LAYOUT IS BASED ON THE EXISTING LAYOUT AND IS NOT A GUARANTEE OF THE FINAL LAYOUT. THE LAYOUT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE LAYOUT IS NOT A GUARANTEE OF THE FINAL LAYOUT. THE LAYOUT IS NOT A GUARANTEE OF THE FINAL LAYOUT. THE LAYOUT IS NOT A GUARANTEE OF THE FINAL LAYOUT.

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Feasibility Team

ASDA House
Great Wilson Street
Leeds
LS11 5AQ

Project

Asda Chelmsford

date April 25 drawn SW

scale NTS @ A3

file no. TILBURY-ASDA-GF-DR-4-002-SA

The map shows a proposed development site located at the intersection of New Mart Road and Slateford Road. The site is outlined in blue. A red outline within the site indicates a 0.68-acre area. The map shows existing buildings, parking lots, and surrounding roads. Labels include 'NEW MART ROAD', 'SLATEFORD ROAD', '0.68 ACRE', 'FACTORY', and 'STORE'.



Existing Standard Spaces	=338
Existing Accessible spaces	= 32
Existing PMC Spaces	= 21
Click and Collect	= 2
Total	=391
Retained Standard Spaces	=243
Retained Accessible Spaces	= 17
Retained PMC Spaces	= 16
Click and Collect	= 4
Total	=280
Spaces removed	=111

[illegible]

ASDA
Feasibility Team

Asda Chesser

date **April 25** drawn **01**

scale **MTS @ A3**

diag. no. **CHESSE-ASDA-QF-OR-K-002-0**



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Govan



- LEGEND:
- ASDA SITE OWNERSHIP
BOUNDARY 15.94 ACRE
 - EXTENT OF EXISTING CAR PARK
SURPLUS TO REQUIREMENTS
3.97 ACRE
 - AREA TO BE RETAINED BY ASDA
11.97 ACRE

Existing Standard Spaces	= 983
Existing Accessible spaces	= 32
Existing P&C Spaces	= 20
Click and Collect	= 2
Total	=1037
Retained Standard Spaces	= 457
Retained Accessible Spaces	= 29
Retained P&C Spaces	= 23
Click and Collect	= 2
Total	= 511
Spaces removed	= 526

THIS LAYOUT IS A PRELIMINARY DESIGN AND IS NOT A CONTRACT DOCUMENT. IT IS FOR INFORMATION ONLY AND MUST BE VERIFIED. THE LAYOUT MAY HAVE BEEN PRODUCED FROM PDF INFORMATION ONLY AND MUST BE VERIFIED.

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LS11 5AD

Project

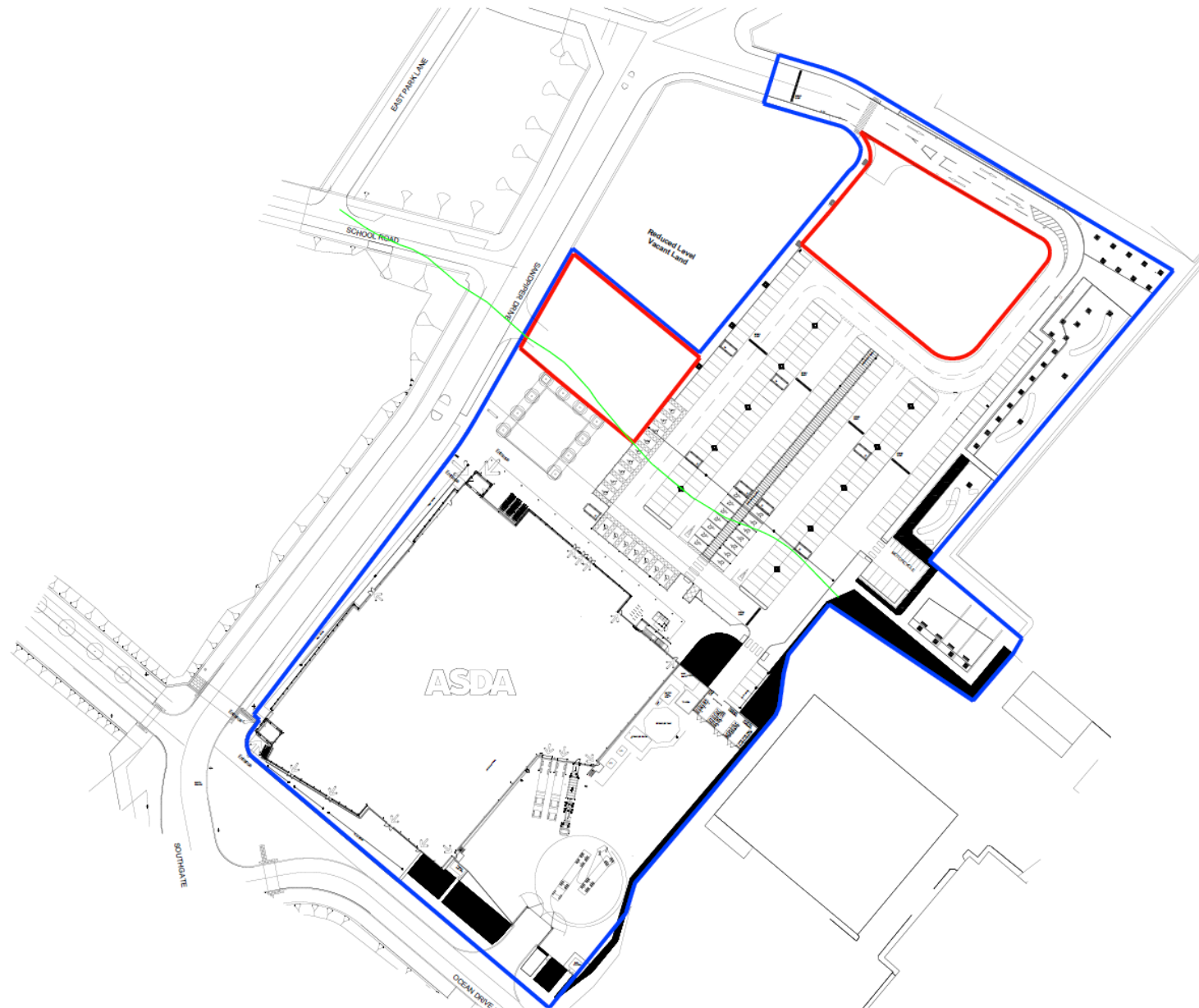
Asda Govan

date April 25 drawn SW

scale NTS @ A3

dig no. GOVAN-ASDA-GF-OR-K-001-SC

Leith



LEGEND:

ASDA SITE OWNERSHIP
BOUNDARY 6.88 ACRE

EXTENT OF EXISTING CAR PARK
SURPLUS TO REQUIREMENTS
0.52 ACRE & 0.3 ACRE TOTAL
0.82 acre

AREA TO BE RETAINED BY ASDA
6.06 ACRE

Existing Standard Spaces=	258
Existing Accessible space=	16
Existing P&C Spaces	= 14
Total	= 288

Retained Standard Spaces	= 215
Retained Accessible space	= 16
Retained P&C Spaces	= 14
<u>Total</u>	<u>= 245</u>

Spaces removed =43

ALCOHOL-INDUCED — 400 mg/kg 40% EtOH for 20 min

Effect on the dynamics of alcohol consumption by female rats in the home-pollard test

400 mg/kg EtOH for 20 min before the test

ALCOHOL-INDUCED — 400 mg/kg 40% EtOH for 20 min

LAYOUT MAY HAVE BEEN PRODUCED FROM INFORMATION ONLY AND MUST BE VERIFIED

ASDA
Feasibility Team

Project

Asda Leith

date April 25 drawn SB

NTS @ A3

LEITH-ASDA-GF-DR-K-001-SC



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