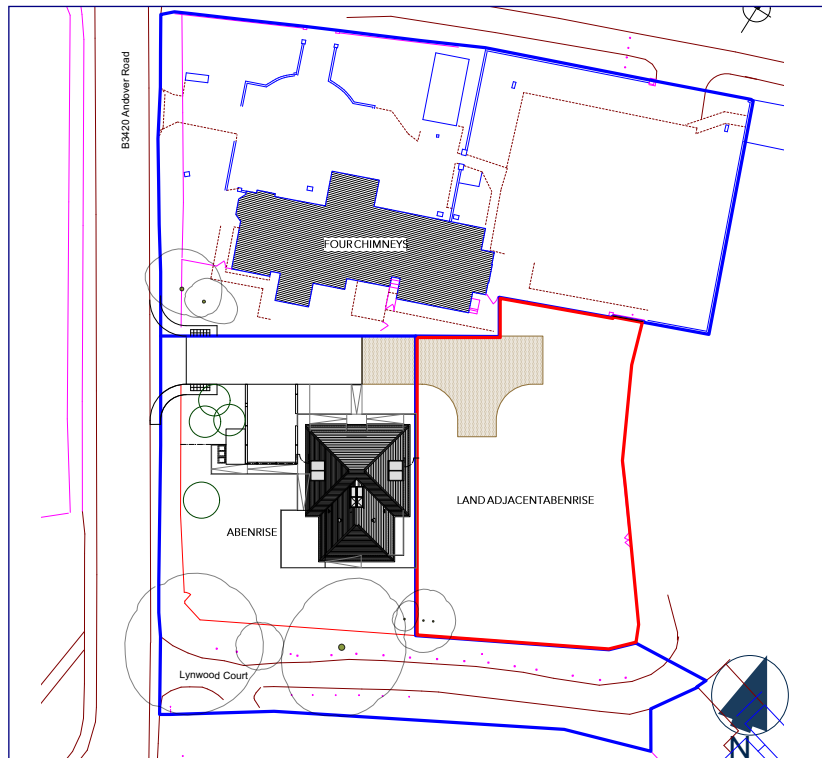


Land off Andover Road Winchester Hampshire SO22 6AB

For sale by informal tender. Freehold residential development opportunity with vacant possession. 0.107 ha / 0.264 ac



- Approx. 10 mins walk from Winchester Station (0.5 miles)
- Subject to planning permission
- For sale by informal tender
- Offers invited by noon Thursday 19 November 2020

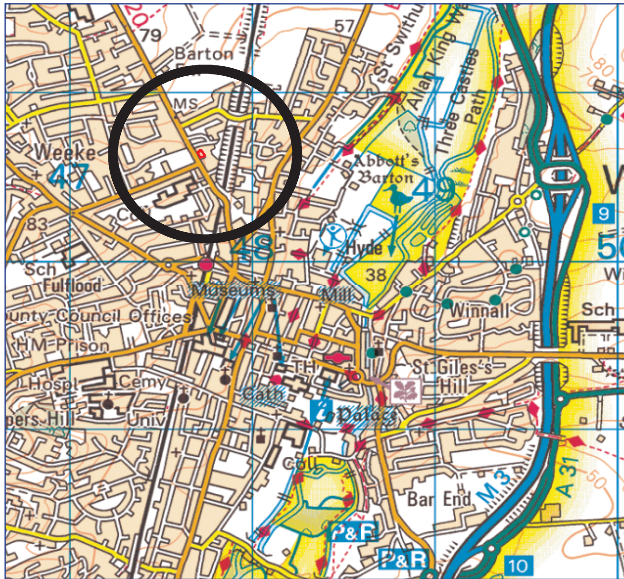


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Background Milesdown was a former Hampshire County Council (HCC) Childrens Home. This was demolished and a new, smaller home has been built on the part of the site releasing surplus land for disposal.

Location and Situation The site extends to circa 0.107ha / 0.264 acres and is situated on the eastern side of the Andover Road (B3420), less than one mile from the city centre and its extensive range of facilities and amenities.

Andover Road provides a direct link to the A34 in the north and conveniently located for B3047 (Worthy Road) which provides a direct link to the M3 in the north-east. Winchester railway station is located approximately 0.5 miles to the south and the no. 85 and no. 86 bus services provide links to Andover and Winchester.



The site is situated in a suburban area of the city. The immediate surrounding area is predominantly residential. Peter Symonds College and Henry Beaufort School are located within the vicinity of the site.

Site Description The developable part of the site is broadly square in shape and gently sloping comprising a cleared development site. It is bounded immediately to the west by the new childrens home; to the north by Four Chimneys Family Centre; to the east by residential properties, and to the south, a private lane which services residential properties.

Planning The Local Planning Authority (LPA) is Winchester City Council (WCC) and the former use class of the site was C2 (residential institutional). Initial pre-application discussions and correspondence have been undertaken with the LPA regarding potential development options for a residential scheme comprising three dwellings. HCC submitted a pre-app submission to WCC in October 2017. A copy of the submission and response is within the marketing pack.

It is recommended that prospective purchasers make their own enquiries in respect of planning and highway matters, especially if their proposals differ materially from the pre-application correspondence as the likelihood of the scheme achieving planning will be a key consideration when evaluating offers. It is essential that any offers submitted on a 'subject to planning' basis takes account of all relevant WCC planning policies.

Access Road This is private and there is no proposal for it to be adopted by the Highways Authority. The purchaser would be granted the necessary access rights over the existing section which currently serves HCC Abenrise. HCC shall reserve rights of access over

the extended access road for turning movements.

Services We understand that all main services are within reach of the property. Some service details are presented in the marketing pack but interested parties are advised to make their own enquiries to the relevant statutory undertakers regarding adequate provision.

Viewing The site can be viewed from the access road at any time by prior arrangement with either

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Deadline for bids: noon on Thursday 19 November 2020

Owing to Hampshire County Council's democratic decision making process, bids will be evaluated and reported to various briefings prior to a decision by the County Council's Executive Member for Economic Development, Human Resources and Performance. We will report back to bidders once we have a final decision which is not anticipated to be before February 2021

Invitation for Bids Sale is by way of Informal tender. Financial bids for the freehold interest together with other requested details are invited on a subject to contract only, or subject to planning and contract basis. Offers must be submitted on-line using the Corporate Standard Bid Form which is available on In-Tend via the link below. Please register for full access to the bid form and for further information about this opportunity.

<https://in-tendhost.co.uk/hampshire.aspx/Tenders/Appraisal2>

Disclaimer

These particulars do not form part of a contract. PBRS' Estates for themselves and for the freeholder of this property give notice that (1) the particulars are set out as a general outline for guidance for intending purchasers and do not constitute, nor constitute part of, an offer or contract (2) all descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (3) no person in the employ of Hampshire County Council has any authority to make or give any representation or warranty whatever in relation to this property. Maps reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. © Crown Copyright and database rights 2020. All rights reserved. HCC 100019180.

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