



BUILDINGS AND LAND AT OLD ALRESFORD

Development opportunity (STPP) and pasture land, Old Alresford, Hampshire SO24 9UR
For sale as a whole at online auction



DEVELOPMENT OPPORTUNITY (STPP)

Old Alresford, Hampshire

Old Alresford 0.7 miles | Alresford 1.3 miles | Winchester 8.6 miles

(Distances are approximate)

PAIR OF FORMER CHILDRENS HOME BUILDINGS SET IN 3.53 ACRES (1.43 ha) OF BEAUTIFUL ROLLING PASTURE LAND WITH DEVELOPMENT POTENTIAL (STPP)

An extraordinarily rare opportunity to acquire two former Childrens Home buildings (totalling 2,077 sq.ft / 193 sq.m), with potential for alternative uses (subject to planning) with a 2.80 acre (1.13 ha) paddock land and small area of woodland, on the edge of the popular "Southdowns" development in Old Alresford and outside the SDNP. In total extending to 3.53 acres (1.43 ha)

For sale as a whole by online auction, unless sold prior

SUMMARY

A pair of former school buildings located in a highly desirable area, immediately to the south of the Southdowns development at Old Alresford. To be sold at Auction on 22nd February 2024. The buildings may be suitable for a range of alternative uses, subject to the necessary planning consents. Please note the comment regarding the planning history of the site below. The land is an attractive, gently rolling, paddock, with small area of woodland, and provides huge amenity value.

To register for the Online Auction please go to the Bidx1 website, register and follow the instructions:- <https://bidx1.com/en/united-kingdom>

SITUATION

The buildings are situated in an idyllic spot with views to the south across the countryside. The buildings and paddocks are located on the outskirts of the village of Old Alresford and within 1.5 miles of the market town of Alresford with the Cathedral city of Winchester 8.6 miles distant to the west.

Being located in Old Alresford the property benefits from local amenities such as a village hall and church. The market town of Alresford offers wider facilities including tea rooms, restaurants, primary and secondary schools and shops.

The transport links are excellent with the M3 close by as well as direct rail access into central London from Winchester Station in just over an hour. Southampton airport is approximately 18 miles from the building and provides domestic and international flights.

THE BUILDINGS

Two buildings which formed part of the former Southdowns Children's Home. They are both of brick construction with concrete floors and corrugated fibre cement roofs.

Overall the buildings extend to approximately (2,077 ft² (193 m²))

Access to the buildings is via the Southdowns development access road.

PLANNING

The buildings could be converted to a wide range of alternative uses, potentially representing an opportunity for a replacement dwelling, or a change of use under the General Permitted Development Order (STPP).

In 2016 an application for conversion of the former classrooms/stores into a four bedroom single storey dwelling was made to the local planning authority (16/01120/FUL) which was refused at appeal. See:-

<https://www.winchester.gov.uk/planning> for further details.



GENERAL REMARKS AND STIPULATIONS

Method of Sale

The property is offered for sale as a whole by online Auction which will take place on 22nd February 2024.

Access

Access is from the Southdowns development private access road.

Services

We understand mains, water and electricity are connected to the buildings. There is a private drainage system for the Southdowns properties and we understand that the buildings connect to this. A monthly service charge of £40 is payable to the Southdowns Management Company, who maintain the communal drainage system.

Wayleaves & Easements

The property is sold subject to and with the benefit of all rights, including rights of way (whether public or private), light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and any other pipes, whether referred to or not.

Tenure and Possession

The property is sold Freehold with vacant possession.

Boundaries

The purchaser will be responsible for all boundary fences to the north, east and west.

Overage


No overage provisions for a change of use will be applied.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the selling agents and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Directions

From Winchester take the A31 towards Alresford. At the Alresford roundabout Take the Alresford Road (B3047) and follow the road into Alresford town centre, turn left onto Broad Street and head down the road towards Old Alresford. Continue through Old Alresford for 0.7 miles and the Southdowns development is on your right hand side as you leave the village.

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Postcode
SO24 9UR

Local Authority

Winchester City Council

www.winchester.gov.uk Tel: 01962 840222

EPC

The buildings do not require an EPC.

Viewings

By appointment with BCM LLP only.

Seller's Agents

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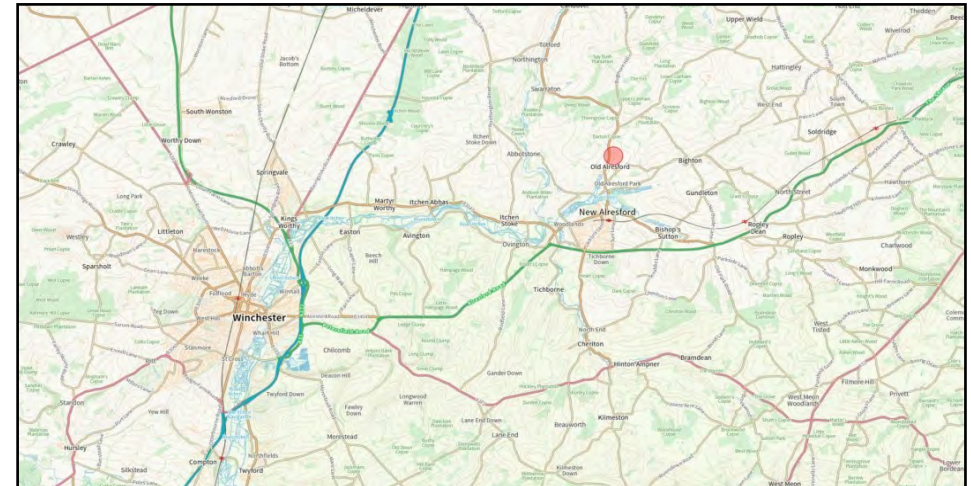
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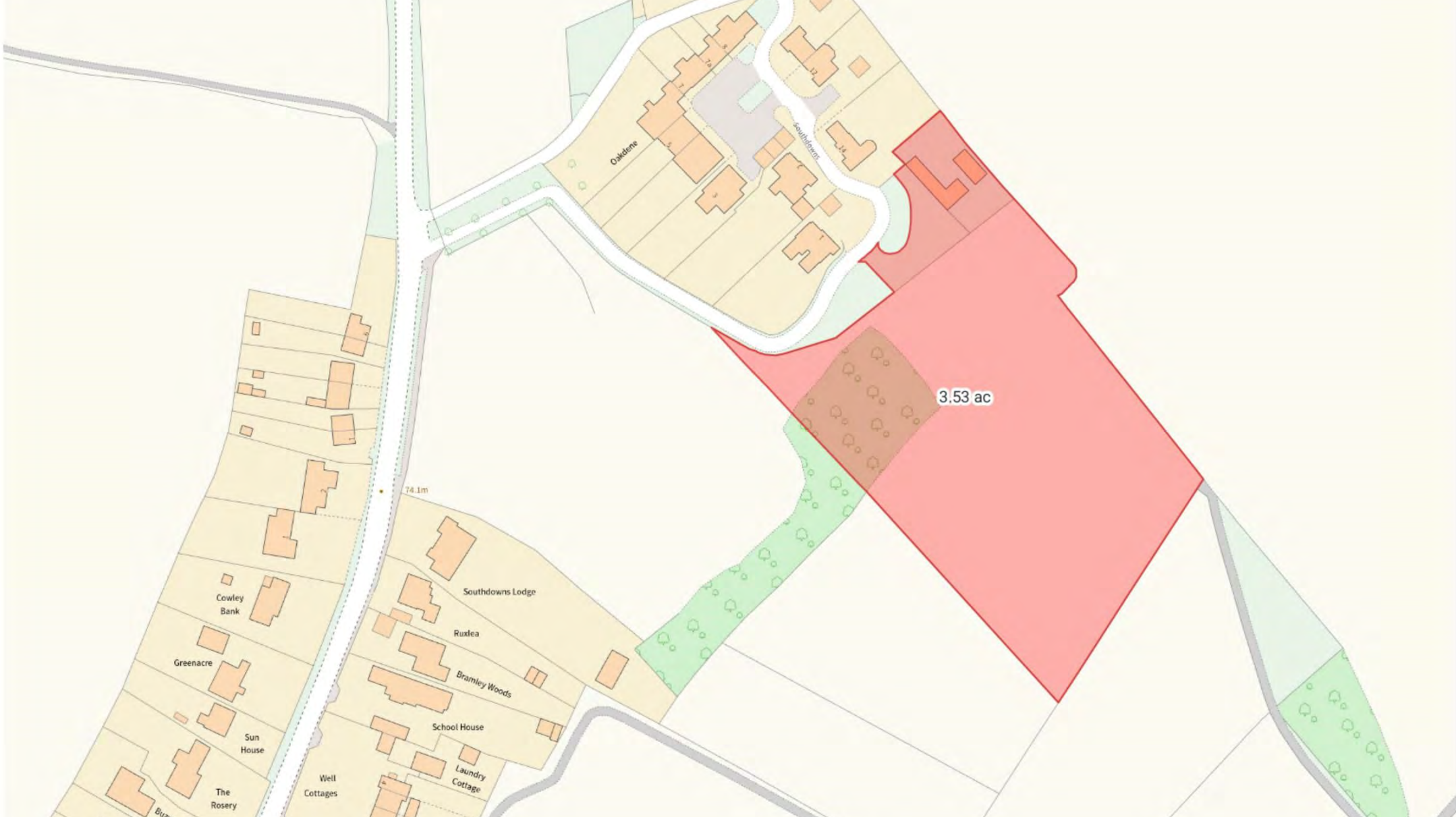


IMPORTANT NOTICE

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Particulars prepared January 2024 and photographs taken June 2023.



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