

Winton House

NETHER WALLOP, STOCKBRIDGE, HAMPSHIRE

FOR SALE: Grade II Listed country property with modern extensions, set in c. 10.6 acres



savills



KEY HIGHLIGHTS

- Former facility for youth rehabilitation, prior to which it was an elderly care home
- Circa 1830's Grade II listed country property with modern additions
- Grade II listed converted stable apartments
- In all extending to 25,572 sq ft GIA (2,375.7 sq m)
- In all 10.62 acres (4.29 hectares)
- The property provides an opportunity for an alternative institutional, educational, leisure or residential use, subject to planning

THE PROPERTY

The Property includes the main house, converted stables, garaging and outbuildings all of which are positioned to the south of the site and provide accommodation of 25,572 sq ft (2,375.7 sq m) GIA excluding garaging and outbuildings. The converted stables 'The Coach House' has been partially converted into office accommodation.

Winton House was established as a care home in 1972 by way of a sympathetic conversion of the main house and closed in April 2022 due to the operator refocussing its dementia services.

The accommodation was extended in the early 2000's. Winton House was bought by a Child and Adolescent Mental Health Services (CAMHS) care home operator in December 2022 who began a refurbishment of the main house, Coach House and grounds.

Additionally, the Property benefits from attractive grounds, including an area of woodland, formal gardens and car parking.

The Property extends to approximately 10.62 acres (4.29 hectares) and benefits from two existing vehicular and pedestrian access points from Five Bells Lane and Farley Street.

LOCATION

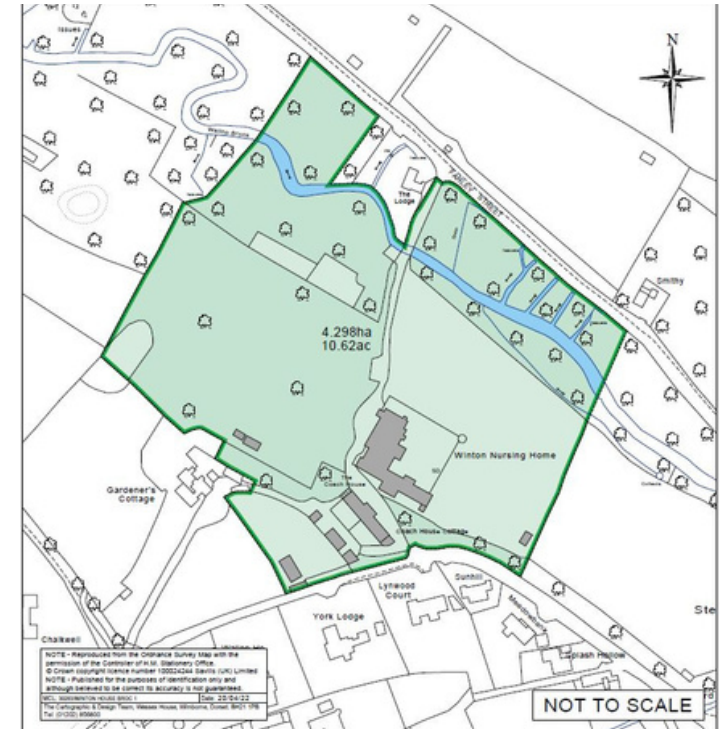
The delightful village of Nether Wallop is located in the Test Valley approximately 4.7 miles northwest of the town of Stockbridge and 8 miles southwest of Andover.

Nether Wallop is one of three villages that are known as The Wallops, with the other two being Over Wallop and Middle Wallop. Nether Wallop consists of several historic thatched cottages, featuring in many non-fictional books and most notably the BBC's television adaption of Agatha Christie's Miss Marple.

The cathedral city of Salisbury is 12 miles west of Nether Wallop, via the A30, with the cathedral city of Winchester being 15 miles east via the B3049.

Grateley Station is only 6 miles from the property offering a direct rail service to London Waterloo (1hr 20 mins) with Salisbury and Winchester also with regular direct rail services to London Waterloo (Winchester 1hr and Salisbury 1hr 28 min). Good road connections to the M3 via Winchester and the A303 to the north linking the West Country and via the A34 the Midlands.





Winton House

Winton House is constructed of brick with stone dressings and flint decoration under a gabled tiled roof. The building was designed by Winchester based architect Owen Browne Carter (1806-1859). He designed a number of public buildings, such as The Corn Exchange in Winchester and several townhouses and estates, in particular Nork House in Nork Park in Banstead, Surrey.

The accommodation extends to 21,759 q ft (c. 2,021 sq m) arranged from ground to second floor and includes a purpose built extension added in the early 2000's.

The current owner has begun a refurbishment of the building, thus providing an excellent blank canvas for a variety of future uses

The Former Stables : 'The Coach House'

The former stables date from the mid 1900's and have been converted into office accommodation within the last year. The upper floor comprises of newly refurbished meeting and break out areas.

Prior to this, they comprised of two sheltered apartments (The Coach House and Garden Cottage), which had been converted in the late early 2000's. The accommodation extends to 3,813 sq ft (354.23 sq m).

The Coach House and Garden Cottage are located some 10 meters to the south west of Winton House and are constructed of knapped flint and brick elevations under a gabled tiled roof.

Title and Tenure

The freehold interest in the Property will be sold with vacant possession. The titles included are HP720896 and HP731407.

A separate freehold parcel of land that adjoins the property is held under title number HP655929 (not shown on the estate plan) and is not immediately included in this sale, but could be available subject to separate negotiation.



PLANNING

Winton House currently falls under Planning Use Class C2.

The home, together with The Coach House and Garden Cottage, are located outside the Nether Wallop Settlement Boundary and inside the Over Wallop Conservation Area. These buildings are Grade II listed.

All Buildings are located outside the flood plain.

Savills Planning has prepared a Planning Options Appraisal which is available at:

<https://sites.savills.com/wintonhouse>

The appraisal considers four potential development options, namely:

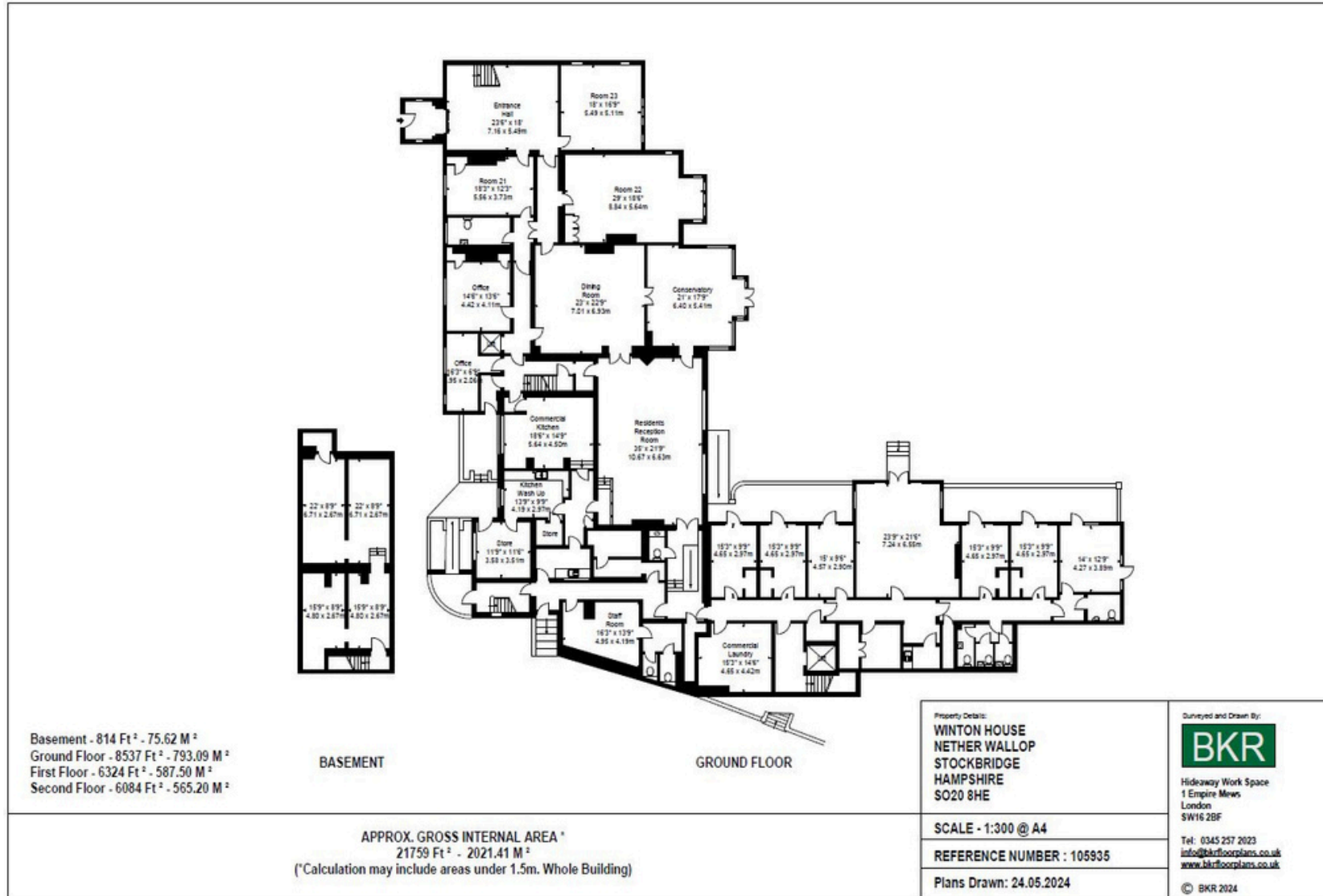
- Residential (C3)
- Hotel (C1)
- Retirement/Senior Housing (C2/C3)
- Education (F1a)





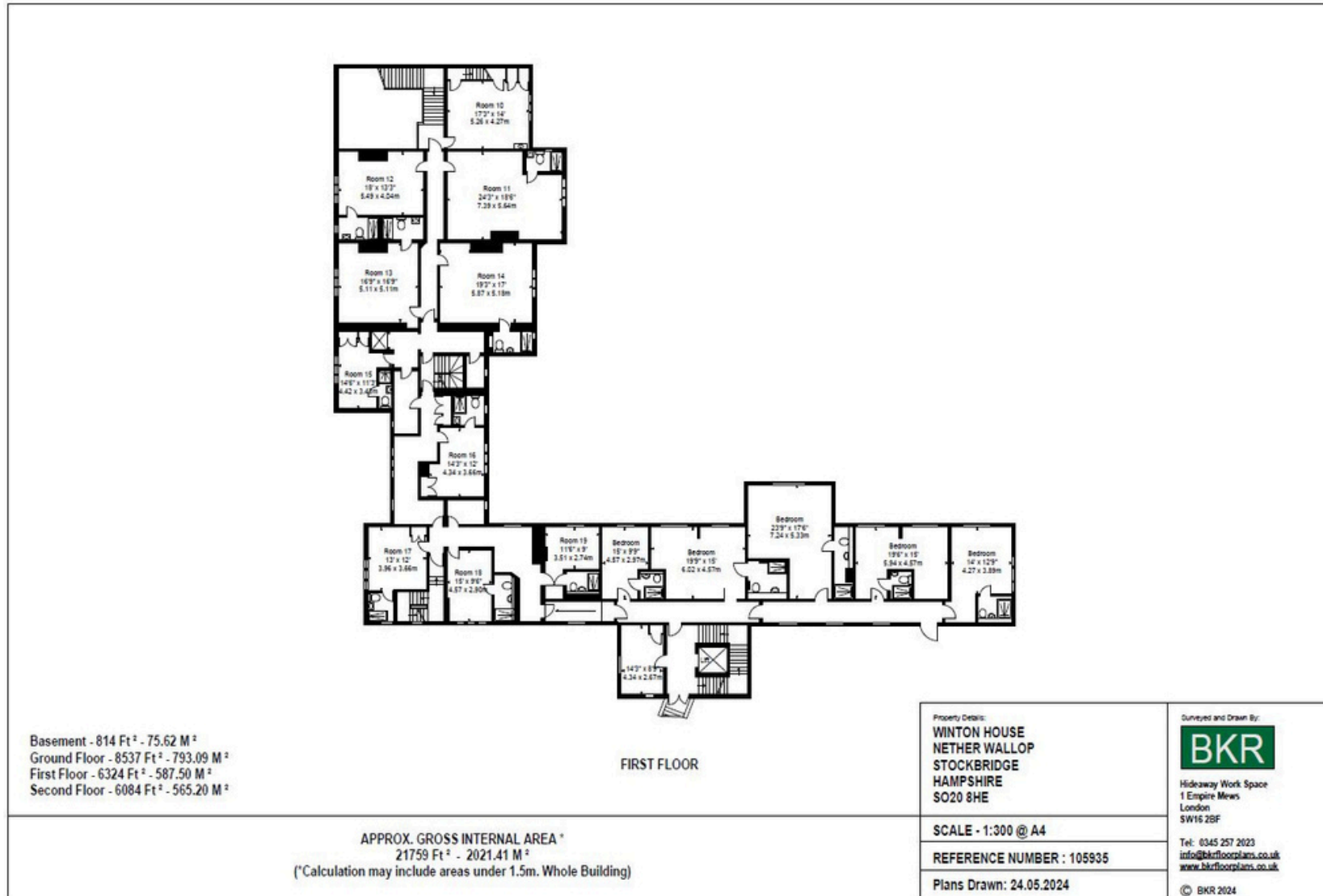
ACCOMMODATION

Winton House - Ground Floor and Basement



ACCOMMODATION

Winton House - First Floor



ACCOMMODATION

Winton House - Second Floor



SECOND FLOOR

Basement - 814 Ft² - 75.62 M²
 Ground Floor - 8537 Ft² - 793.09 M²
 First Floor - 6324 Ft² - 587.50 M²
 Second Floor - 6084 Ft² - 565.20 M²

APPROX. GROSS INTERNAL AREA *
 21759 Ft² - 2021.41 M²
 (*Calculation may include areas under 1.5m. Whole Building)

Property Details:
 WINTON HOUSE
 NETHER WALLOP
 STOCKBRIDGE
 HAMPSHIRE
 SO20 8HE

Surveyed and Drawn By:
BKR
 Hideaway Work Space
 1 Empire Mews
 London
 SW16 2EF

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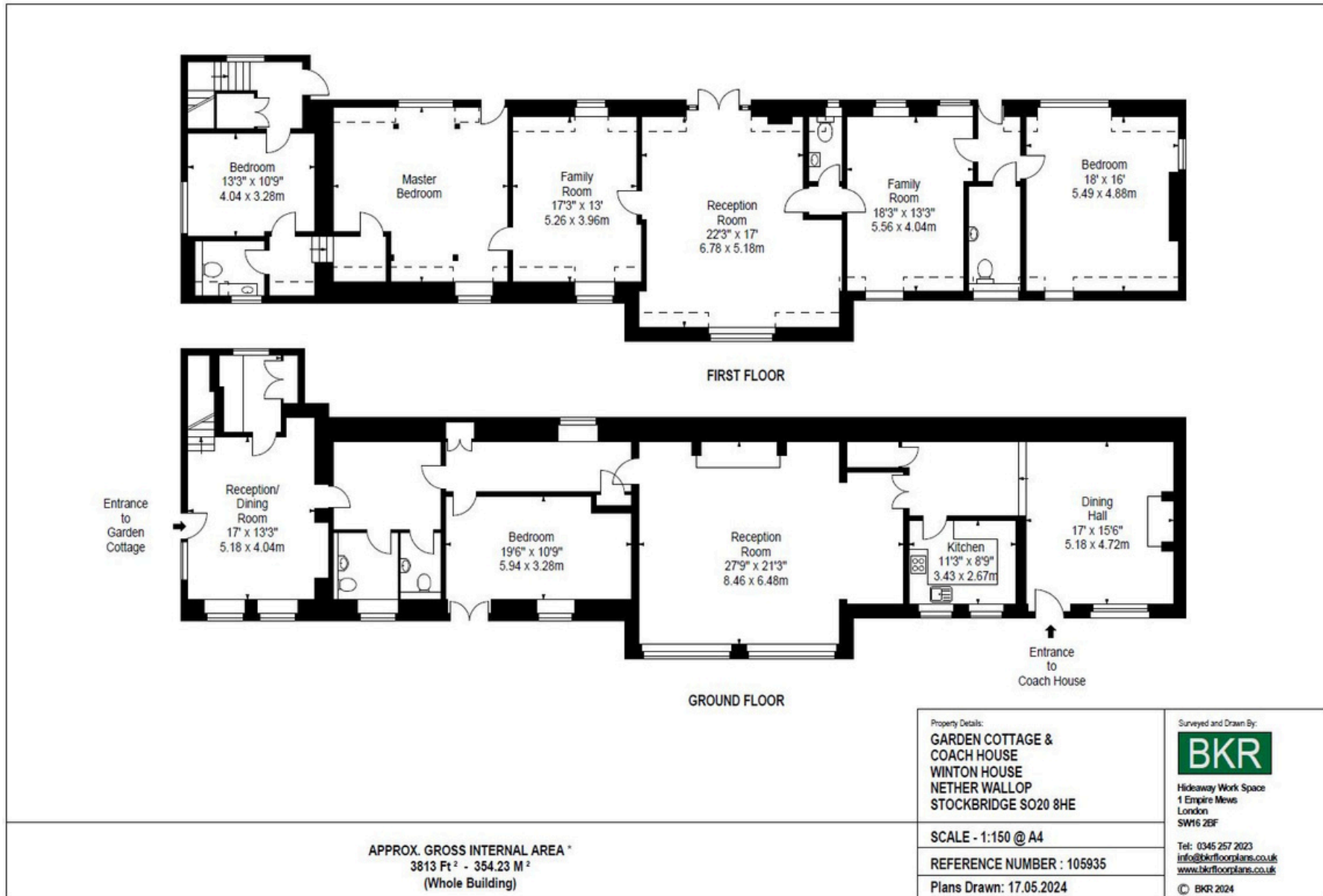
SCALE - 1:300 @ A4

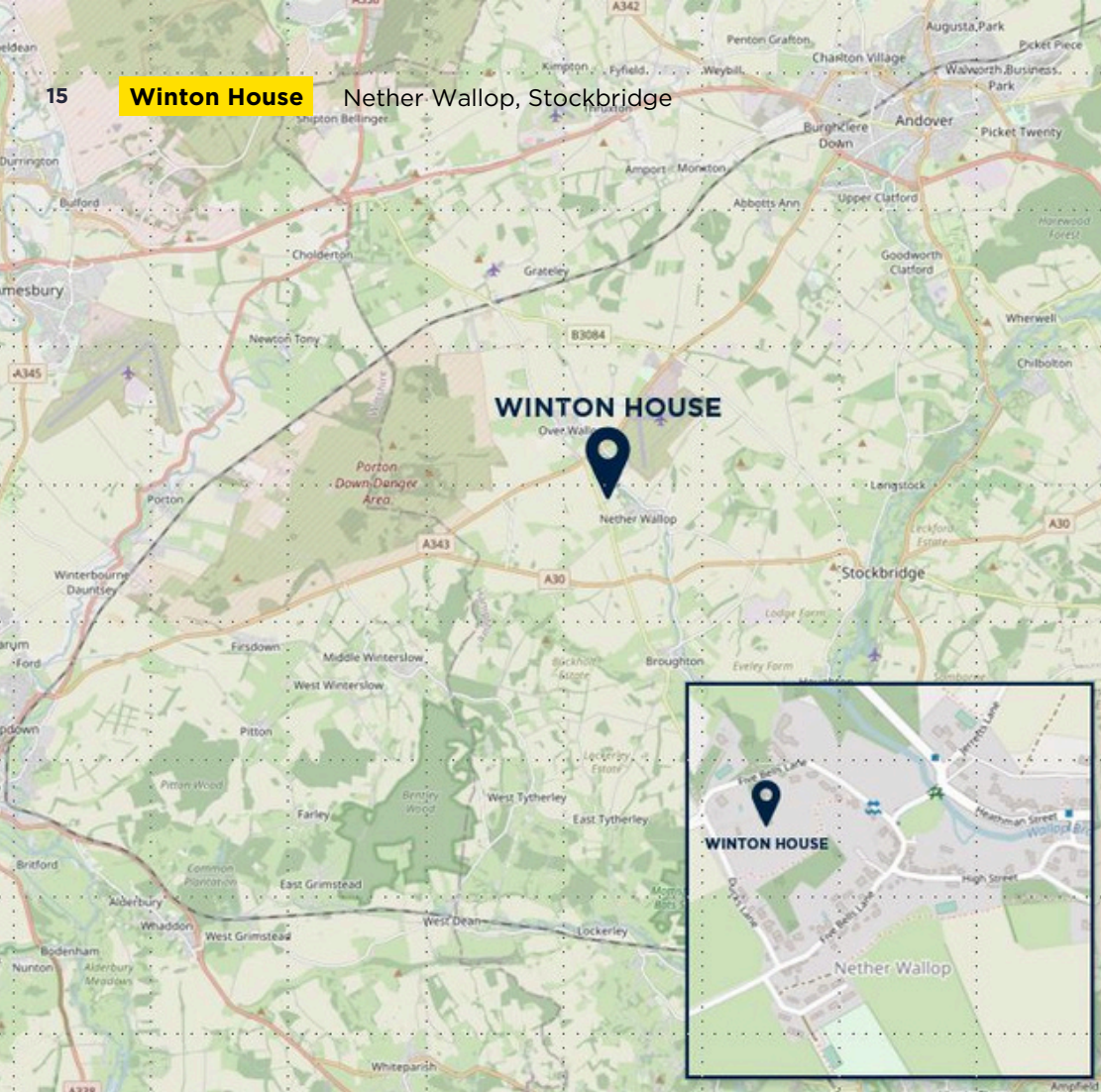
REFERENCE NUMBER : 105935

Plans Drawn: 24.05.2024

ACCOMMODATION

The Coach House and Garden Cottage





VAT

The Property has not been elected for VAT.

DATA ROOM

Further information relating to the site is available for download from our online data room: The Property has not been elected for VAT.

<https://sites.savills.com/wintonhouse>

METHOD OF SALE

The Property is offered for sale by informal tender unless sold prior. Offers are invited for the freehold interest on both a conditional and unconditional basis.

Please note that the Vendor reserves the right not to accept the highest or any offer, withdraw the site from the market or to alter the method of sale at any time.

VIEWINGS

Viewings are strictly by appointment only.

CONTACT

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