



For Sale

Guide Price: £2m

Mixed Use Development Opportunity

Former Care Home



BISHOP'S WALTHAM HOUSE, FREE STREET, BISHOP'S WALTHAM, HAMPSHIRE, SO32 1EE



A rare opportunity to acquire a former older persons home, situated in a prominent location backing on to the B3035

- Offered for sale on behalf of Hampshire County Council
- Circa 2.63 acres (1.07 hectares)
- Freehold with vacant possession
- Suitable for various uses - Residential Development (STPP), Care Home/Assisted Living, Commercial
- For sale by informal tender, inviting unconditional & conditional offers

Expressions of interest to be formally registered before:

12:00 Noon, Friday 4th July 2025

Site Area

- Over a hectare of land (more than 2.5 acres)

Building Size

- Over 25,000 sq ft of accommodation

Current Layout

- Single rooms facility

Landscape Features

- Variety of mature trees
- Undulating green space, particularly to the south-western elevation

Additional Features

- Approx. 350 sq ft section of the site houses an electrical substation
- Substation belongs to Southern Electric Power Distribution PLC





BOUNDARY LINE APPROXIMATE

BISHOP'S WALTHAM HOUSE, FREE STREET, BISHOP'S WALTHAM, HAMPSHIRE, SO32 1EE



Location

Prime Access

- Situated off Free Street, just off the B3035 (Lower Lane) — the main arterial route linking Bishops Waltham to Meonstoke

Stunning Surroundings

- Enjoy elevated views across the South Downs National Park, offering a tranquil and picturesque setting

Market Town

- Bishops Waltham is a historic medieval town, rich in character and amenities, including boutique shops, cafes, and local services

Excellent Connectivity

- Ideally located between Winchester and Portsmouth, the property offers outstanding transport links across Hampshire

Nearby Amenities

- Train services available from nearby Botley Station
- Both Infant and Junior schools located just a few hundred metres from the site

Tenure

The property is held freehold under title number **HP893435**.

Planning

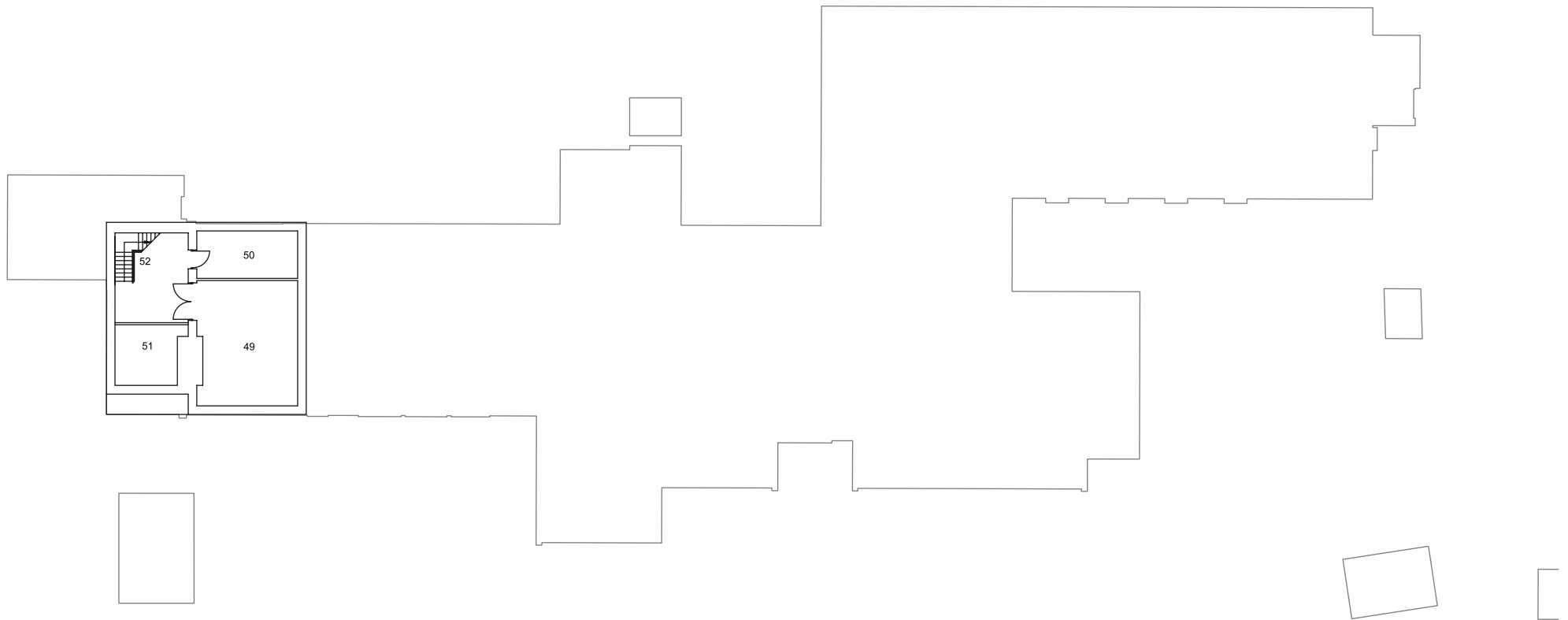
The local authority is Winchester City Council:

www.winchester.gov.uk // 01962 840222

| Planning Reference Number | Description | Decision | Date Issued |
|---------------------------|---|---------------------------------------|-----------------|
| 21/00924/TPC | 3x Ash trees - reduce in height by 4-5 metres. | Decided - That no objection be raised | Fri 07 May 2021 |
| 18/02483/TPC | <p>T42 Ash. Remove the lowest two limbs on the eastern aspect over the generator and water tank to provide a suitable clearance height. Minor pruning to clear potential obstruction/damage to the telephone/emergency cables by approx. 1 metre. Severance of the Ivy at the base of the tree.</p> <p>T43 Sycamore. Crown lift to 4m above ground level over the generator and water tank to provide a suitable clearance height. Severance of the Ivy at the base of the tree.</p> <p>Woodland edge 1. (Beech). Cut back canopies on the west side to clear the building by 3m, to remove obstruction to the building.</p> <p>Woodland edge 2. (Mixed broadleaves). Crown lift the trees along the eastern edge to 4m above ground level to improve light to the rooms & garden</p> | Decided - That no objection be raised | Fri 16 Nov 2018 |
| 16/02636/TPC | Crown lift to gurtter height line of Beech, Ash, Hazel & Sycamore trees that are located on the Southern boundary of Nortbrook Bower. | Decided - That no objection be raised | Mon 05 Dec 2016 |

Floor Plans

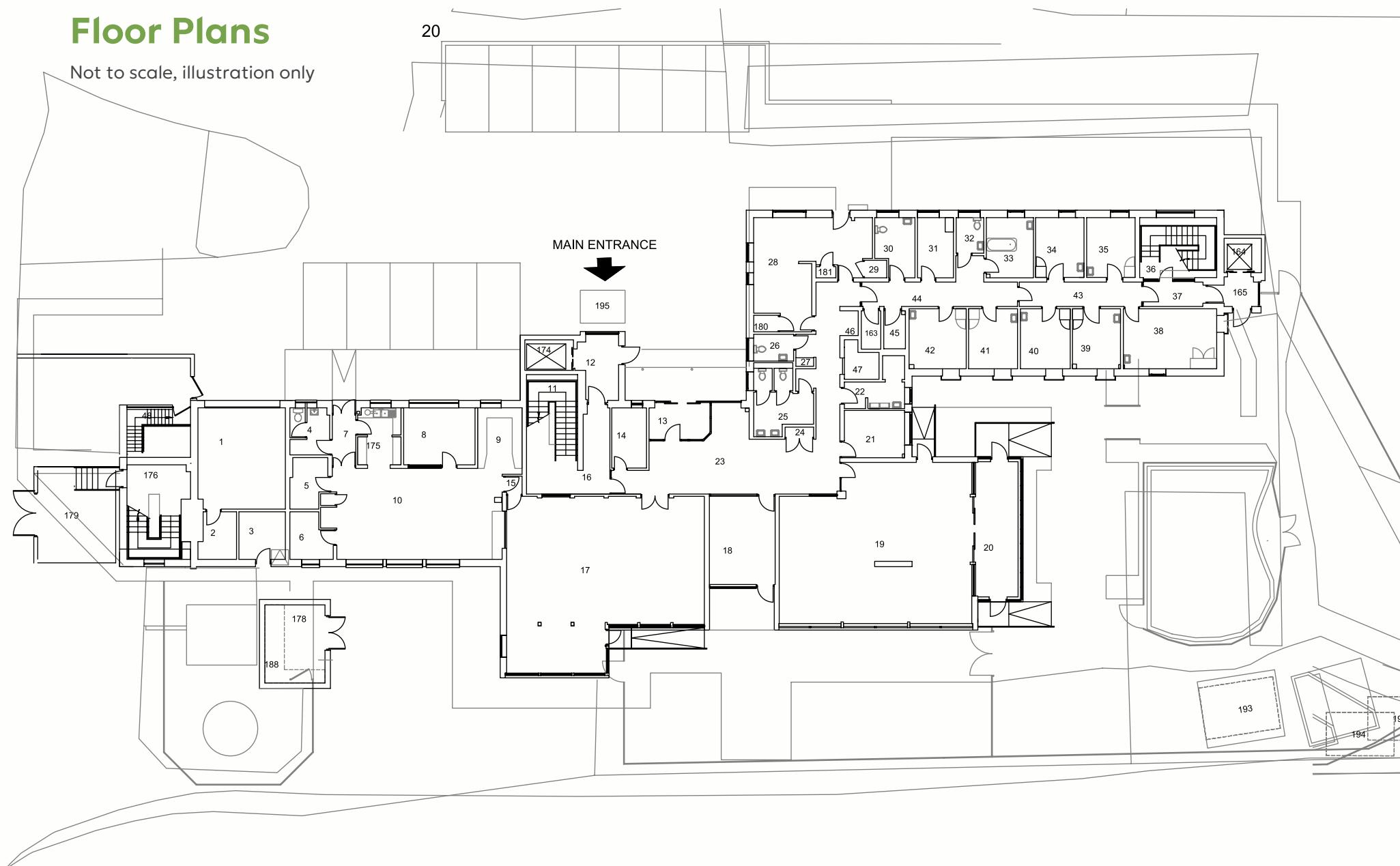
Not to scale, illustration only



Basement

Floor Plans

Not to scale, illustration only

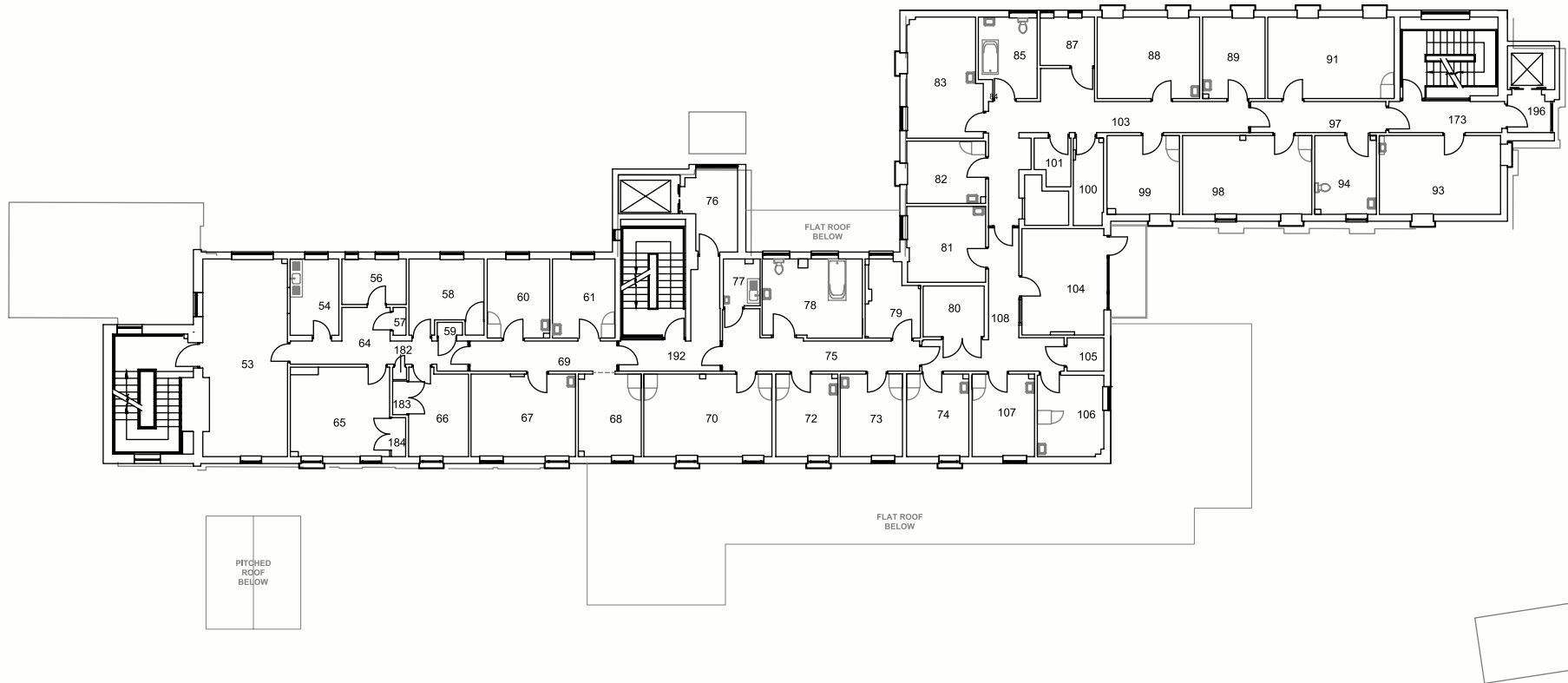


Ground Floor

BISHOP'S WALTHAM HOUSE, FREE STREET, BISHOP'S WALTHAM, HAMPSHIRE, SO32 1EE

Floor Plans

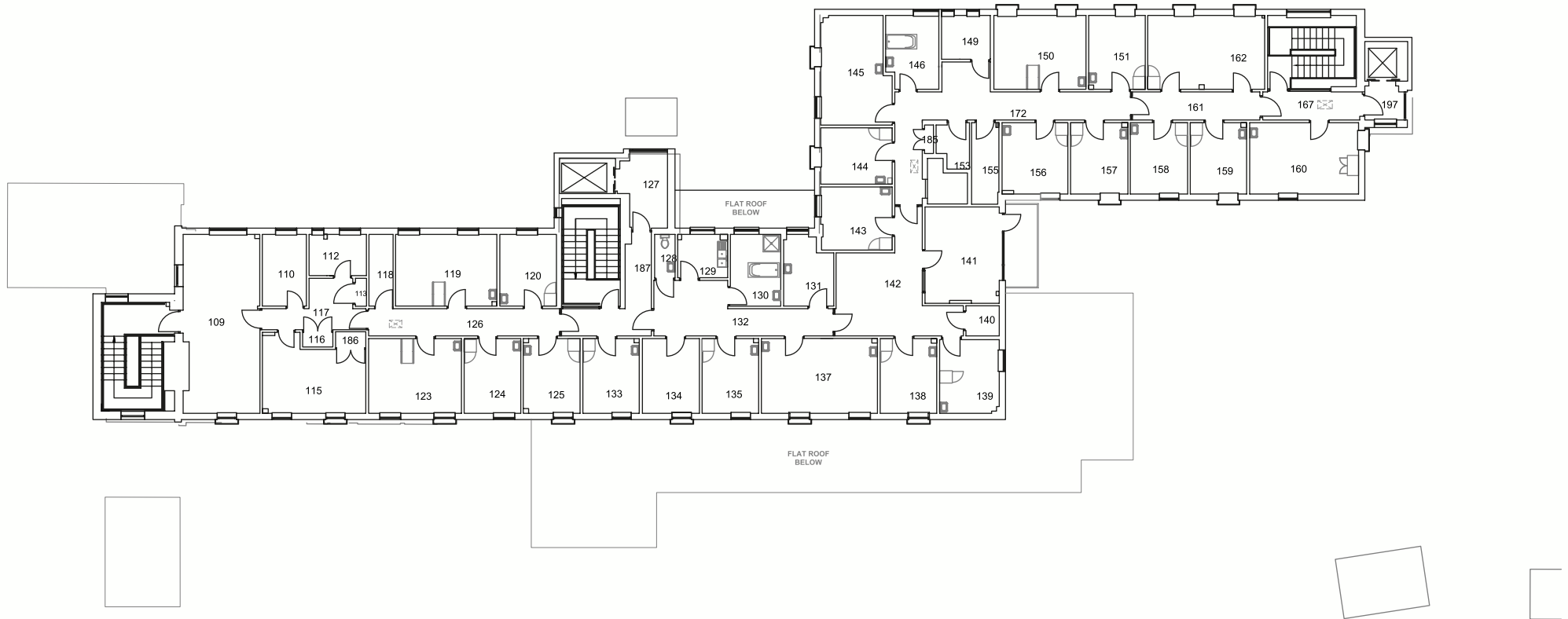
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First Floor

Floor Plans

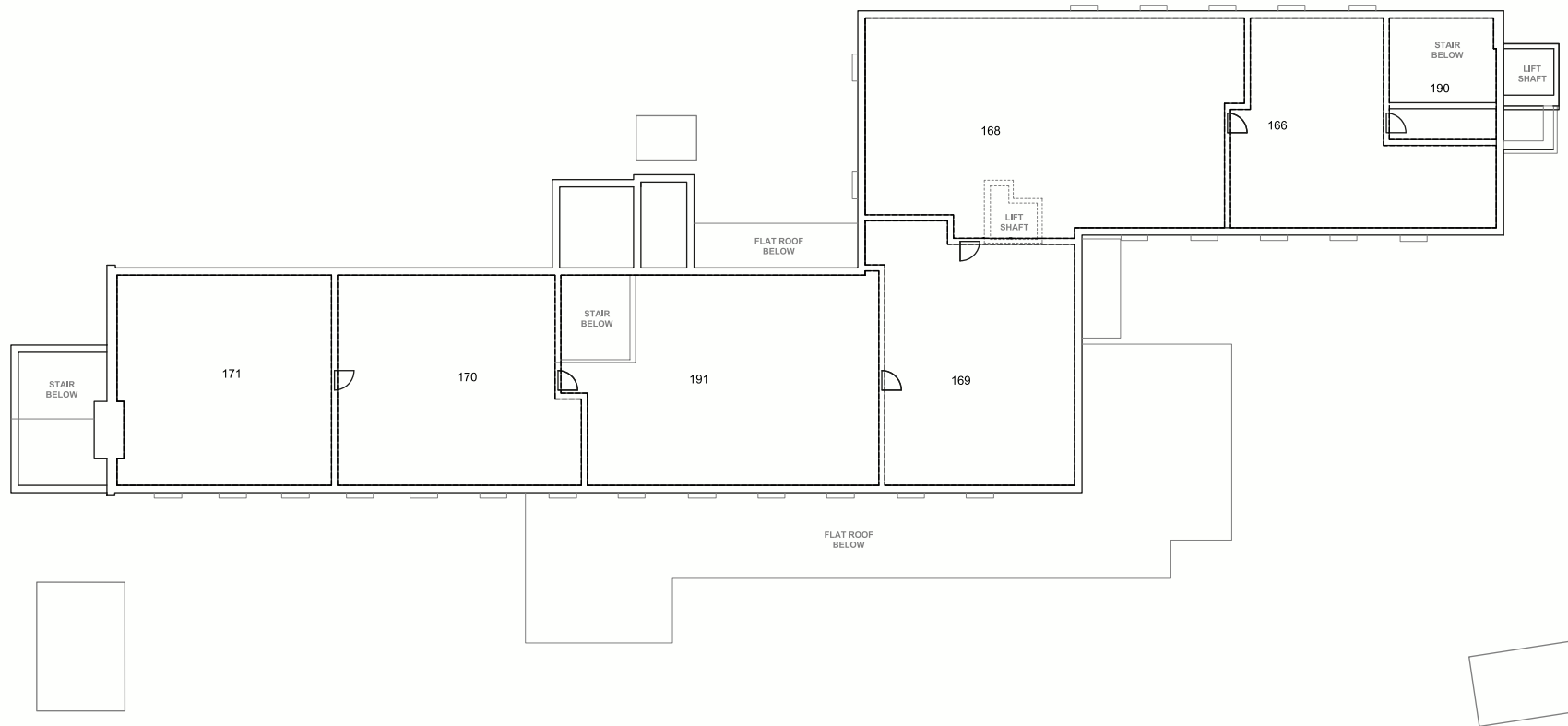
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Second Floor

Floor Plans

Not to scale, illustration only



Loft Space

Data Room

A data room containing further detailed information relating to the Bishop's Waltham House is available on request.

Method of Sale

Tenders are invited by way of Informal Tender for the freehold interest with vacant possession on an unconditional or conditional basis.

Expressions of interest to be formally registered with either Oliver Collier or Allan Pickering no later than **12:00 NOON FRIDAY 4TH JULY 2025**.

[Click here to email your offer](#)

Tenders should include the following:

- The amount to be offered for the property
- Buying entity
- Proof of funding
- Solicitor's details
- Confirmation of Board approval, if required
- Exchange and completion timescales
- Level of deposit to be paid
- Sketch plan and planning advice (for subject to planning bids)

The vendor reserves the right not to accept the highest or any offer.

VAT

We have been informed by our client that the premises are currently not elected for VAT.

Legal Costs

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

EPC Rating

C - 71

Further information/viewings

For further information, please contact the sole agents, **Goadsby**, through whom all negotiations must be conducted.



Oliver Collier

Land Negotiator

oliver.collier@goadsby.com

01202 550115



Allan Pickering

Divisional Director

allan.pickering@goadsby.com

01962 896146

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

