

STRATEGIC RESIDENTIAL DEVELOPMENT OPPORTUNITY

West Side of Durley Road, Horton Heath, SO50 7DY

BCM Wilson Hill

Land on the West Side of

Durley Road, Horton Heath, Hampshire, SO50 7DY

Residential development opportunity in the village of Horton Heath.

Description
Located on the edge of Horton Heath, the land extends to 4.15 hectares (10.25 acres). The land has development potential with good access to the road network. The land is level with a slight slope to the South and bordered by mature hedgerows. The site adjoins a residential development to the west with open countryside to the east.

Location
The site is located within the village of Horton Heath, approximately 5 miles east of Eastleigh and within the administrative area of Eastleigh Borough Council.

Southampton sits 8 miles southwest and Winchester 9 miles north. Southampton airport lies approximately 6 miles to the southwest. Mainline railway services are available at Eastleigh approximately 3.5 miles northwest and Hedge End circa 2 miles south, both providing regular services to London Waterloo, Winchester and Southampton.

Planning
The area is delineated in red on the aerial image and has been allocated for residential development in the adopted Eastleigh Borough Local Plan 2016 to 2036.
The site was promoted to EBC under Strategic Land Availability Assessment site reference SLAA-7-52-C and has been adopted under Policy FO1. The adopted plan acknowledges that the site is suitable for approximately 73 dwellings.

Method of Sale
The site is being offered for sale by either an unconditional or conditional contract. Offers for the property should, as a minimum have a reference to the following points:

- The type of contract you are proposing
- The conditions if any attached to the offer
- Deposit on signing the Agreement
- Your development proposal
- Contribution to professional fees
- Your solicitor's details

The Bid Deadline for offers is noon on Friday 15th January. Please note that our client is not bound to accept the highest offer or any offer during this process. No offers linked to any other offer will be accepted.

Right of Way
There are no public rights of way crossing the land.

Services
We understand that mains services are available in Durley Road but interested parties should make their own enquiries.

VAT
At present no option to tax for VAT has been made but the vendors reserve the right to do so.



Local Authority
Eastleigh Borough Council
www.eastleigh.gov.uk
t: 023 8068 8000

Access
The site can be assessed off Durley Road.

Viewings
By appointment with BCM Wilson Hill only.

Selling Agent
Alastair Wilson, BCM Wilson Hill
01962 763916
awilson@bcmwilsonhill.co.uk

Shannon Wateridge, BCM Wison Hill
01962 765073
swateridge@bcmwilsonhill.co.uk

NB: These particulars are as at October 2026







IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that:

1: These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact

2: Applicants must rely on their own enquiries by inspection or otherwise on all matters

3: The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties in relation to this property

4: Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are include in the let nor with regards to parts of the property which have not been photographed

5:Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order- nor have BCM Wilson Hill tested them

Sales - Winchester
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