



For Sale or Lease

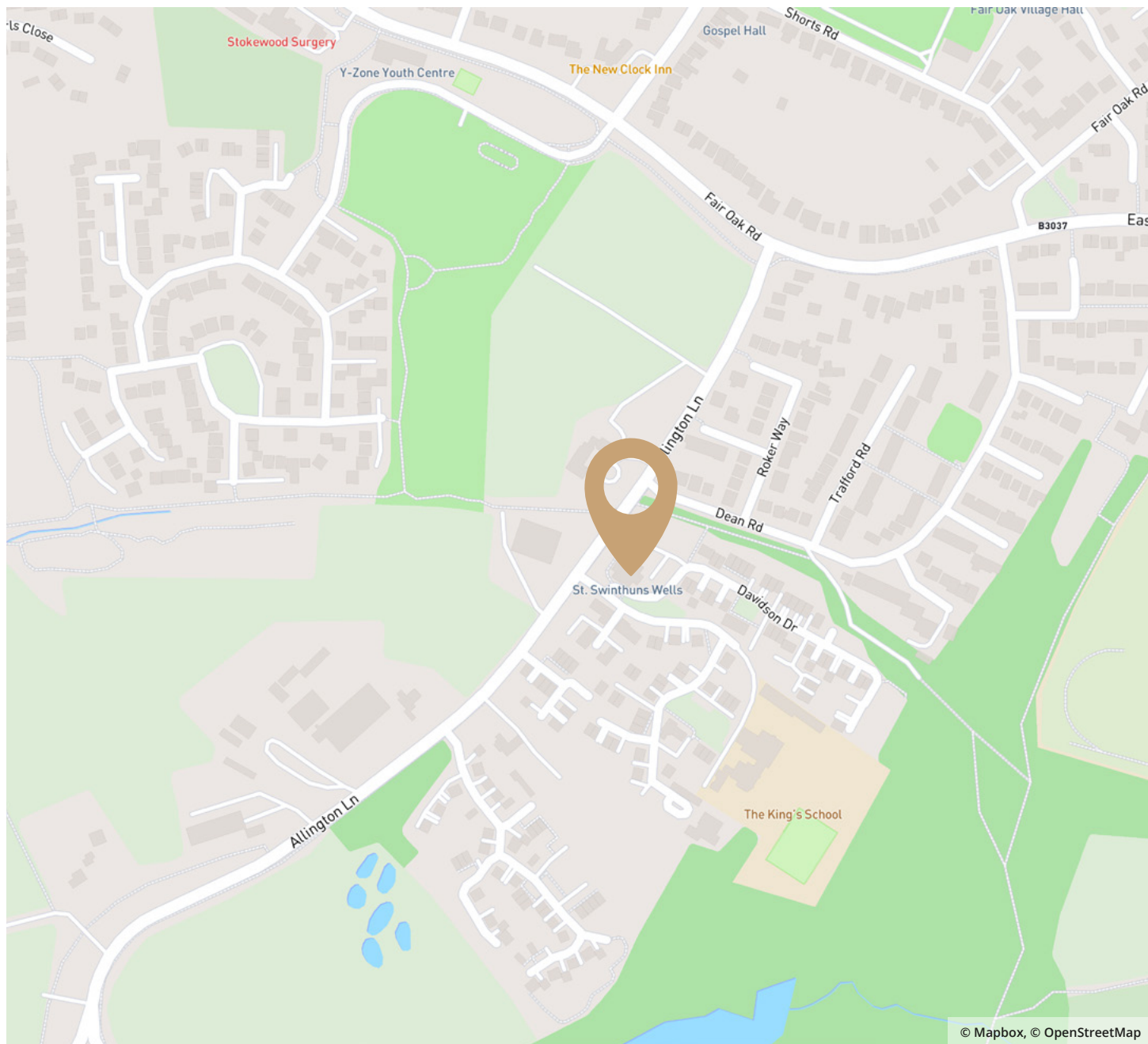
Former Church

Offers Invited On A Conditional And Unconditional Basis

Existing Community Use and Mixed Use Development Opportunity



ST SWITHUN WELLS CHURCH, ALLINGTON LANE, FAIR OAK, EASTLEIGH, SO50 7DB



A rare opportunity to acquire a former church site, situated in a prominent location with easy access to Fair Oak Road

- Offered for sale on behalf of Catholic Diocese of Portsmouth
- Approx. 0.65 acres (0.26 hectares)
- Freehold with vacant possession of the main buildings
- Suitable for various uses (STPP)
- Residential Development, Care Home/Assisted Living, Commercial and Community use
- For sale by informal tender, inviting unconditional & conditional offers
- Car park leased until 2027

Initial offers to be formally submitted before:

12:00 Noon, Friday 25th September 2026



ST SWITHUN WELLS CHURCH, ALLINGTON LANE, FAIR OAK, EASTLEIGH, SO50 7DB

Site Area

- Approximately 0.65 acre (0.26 hectares)
- Gross Internal Area of Building Approx. 3,194 sq ft (296.6 sq m)

Property Description

- Single storey church building of brick construction with pitched tiled roof
- Laid out as a large open plan hall with ancillary rooms
- Two WC's and a kitchen

Landscape Features

- Large hardstand car park comprised of c.40 spaces
- Some individual trees to the site borders
- Street facing landscaped frontage

Additional Details

- We are informed that there is currently a License in place relating to the car park on-site. We are advised that the License will run until 31st August 2027, although there is a break provision at any time requiring three months' notice.
- We are informed that there is a restrictive covenant held against this site relating to the exclusive use of the property as a Roman Catholic Church with presbytery. The seller will discuss the release or variation of the covenant with the beneficiary once an offer has been selected.
- Prospective purchasers should seek their own relevant legal advice in regard to the above 2 points.

Location

Prime Access

- Access to Allington Lane, a road linking Fair Oak to the east of Southampton
- Close vicinity to the B3037 – the primary transport route linking Eastleigh, Bishopstoke, Fair Oak and Lower Upham
- Convenient access to both the M3 at Junction 12/13 and M27 Junction 5 providing excellent transport links across Hampshire including the cities of Winchester, Southampton and Portsmouth

Fair Oak Village

- A charming village characterised by significant rural space, despite being so conveniently located to nearby towns and the borough of Eastleigh.

Nearby Amenities

- Stokewood Surgery, Fair Oak Junior and Infants' Schools
- Knowle Park public green space
- Itchen Valley Country Park

Tenure

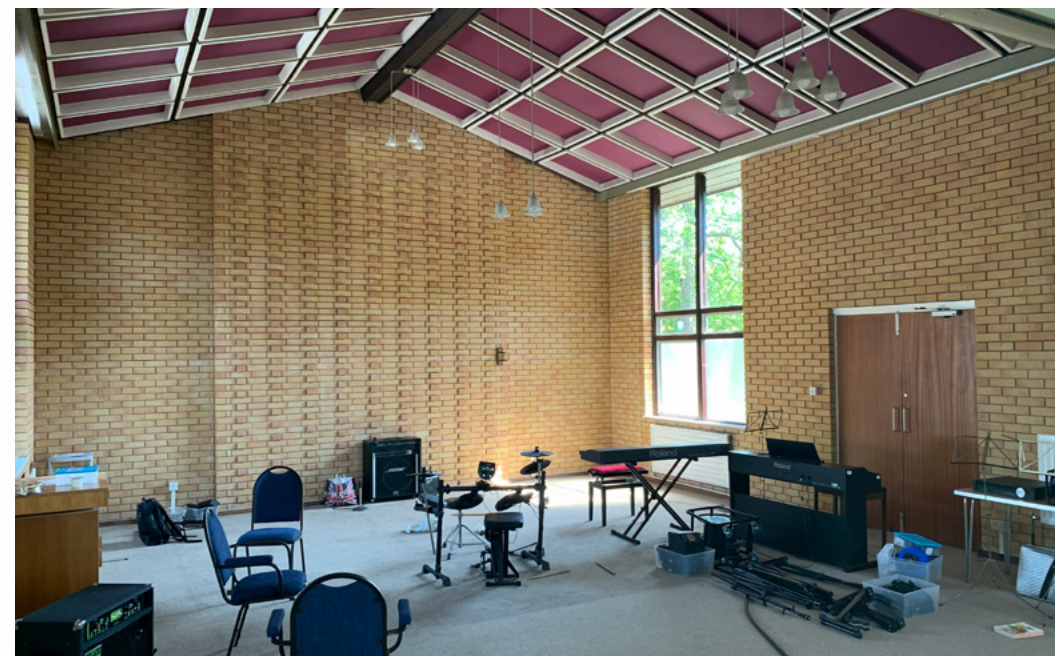
The property is held freehold under title number **HP622853**.

Planning

The local authority is Eastleigh Borough Council:

<https://www.eastleigh.gov.uk/> // 02380 6880000

- St Swithun's Church is located within the local settlement boundary in the Eastleigh Borough Council local plan



Data Room

A data room containing further detailed information relating to St Swithuns Church 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.

Initial offers to be formally submitted with either Oliver Collier or Allan Pickering no later than **12:00 NOON FRIDAY 25TH SEPTEMBER 2026**.

[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)
- Confirmation that the data room documents have been read and understood

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

N/A

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

07350 455038



Allan Pickering

Divisional Director

allan.pickering@goadsby.com

07956 665669



Amy Baker

Senior Surveyor

amy.baker@goadsby.com

07771 977221

IDENTIFICATION

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.

