



STRATEGIC RESIDENTIAL DEVELOPMENT OPPORTUNITY

Land at Church Lane, Colden Common, Winchester, Hampshire, SO21 1TR



LAND AT CHURCH LANE

Colden Common, Winchester,
Hampshire, SO21 1TR

For Sale – Strategic residential
development opportunity

Residential development opportunity

Approximately 8.69 hectares (21.49 acres)



DESCRIPTION

We are instructed to invite offers for the Land at Church Lane, Colden Common.

Overall the land extends to 8.69 hectares (21.49 acres) of which 0.82 hectares (2.04 acres) has been allocated for development.

The land adjoins the village of Colden Common with road frontage onto Church Lane, a 30mph zone. The land is greenfield, level whilst gently sloping to the south and is currently permanent pasture. The land is bordered by mature hedgerows.

The land has good development potential and is outside of the South Downs National Park, with good access to the road network. It is adjacent to existing residential development.

LOCATION

The Site is located within the village of Colden Common, approximately 6 miles south of Winchester city centre and within the administrative area of Winchester City Council (WCC). Colden Common lies on the edge of the South Downs National Park and has experienced steady residential growth in recent years, reflecting its strong commuter appeal and semi-rural character.

Church Lane leads to the B3335 (Highbridge Road) to the west, providing access to Highbridge and Eastleigh. The B3354 (Main Road) to the east provides access to Winchester and the M3 motorway (junction 11) to the north and Fair Oak to the south.

Eastleigh and Southampton are respectively 3 miles and 10 miles to the southwest. Southampton airport lies approximately 4.5 miles to the southwest. Mainline railway services are available at Shawford station, circa 3 miles to the north, and Eastleigh station, approximately 3 miles to the southwest, both providing regular services to London Waterloo, Winchester and Southampton.

PLANNING

Phase 1 land – This area is delineated edged in red on the aerial image and fronts onto Church Lane. It extends to approximately 0.82 hectares (2.04 acres) and has been allocated for development in the adopted Winchester City Council Local Plan 2020 – 2040. The site was promoted to WCC under SHELAA site reference CC15 and has been adopted as Policy CC4. The adopted plan acknowledges that the site is suitable for an indicative 10 dwellings.

Phase 2 land – This area is delineated edged in blue on the aerial image, lies immediately to the south of the Policy CC4 land and extends to approximately 7.87 hectares (19.45 acres). This area was promoted to the 2025 WCC SHELAA and Call for Sites under site reference CC15b. Whilst not allocated in the adopted plan, the Council will be required to demonstrate an ongoing five-year housing land supply with a 20% buffer, presenting an opportune moment to promote the site to the new 2026 – 2044 local plan.

GENERAL REMARKS

Method of Sale

Phase 1 is being offered for sale by either an Unconditional or Conditional Contract.

In respect of Phase 2, offers are invited for a Conditional Contract, Promotion or Option Agreement.

Offers for the property should, as a minimum, have reference to the following points:

- The type of agreement you are proposing and for which Phase
- The conditions attached to any offer
- Initial term and any extension period
- Premium on signing the Agreement
- Your development proposal
- Any planning costs, deductible costs and caps
- Exercise price and Minimum Price Calculation
- Contribution to professional fees
- Your solicitor's details

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.

Rights of Way

There are no public rights of way crossing the land.

IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- 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.
- Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- 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 whatever in relation to this property.
- 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 included in the sale nor with regards to parts of the property which have not been photographed.
- 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.

Services

We understand that mains services are available in Church Lane.

VAT

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

Local Authority

Winchester City Council
www.winchester.gov.uk
t 01962 840222

Directions

From Junction 11 of the M3 take the B3335 south, passing through the village of Twyford. Continue through Colden Common taking the second exit at the roundabout into Church Lane. Continue for about 0.5 miles and the land will be found on your left after the last dwelling, No. 85.

Viewings

By appointment with BCM Wilson Hill only.

Selling Agent

Alastair Wilson, BCM Wilson Hill
01962 763916
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NB: These particulars are as at 04/08/26.



Winchester

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