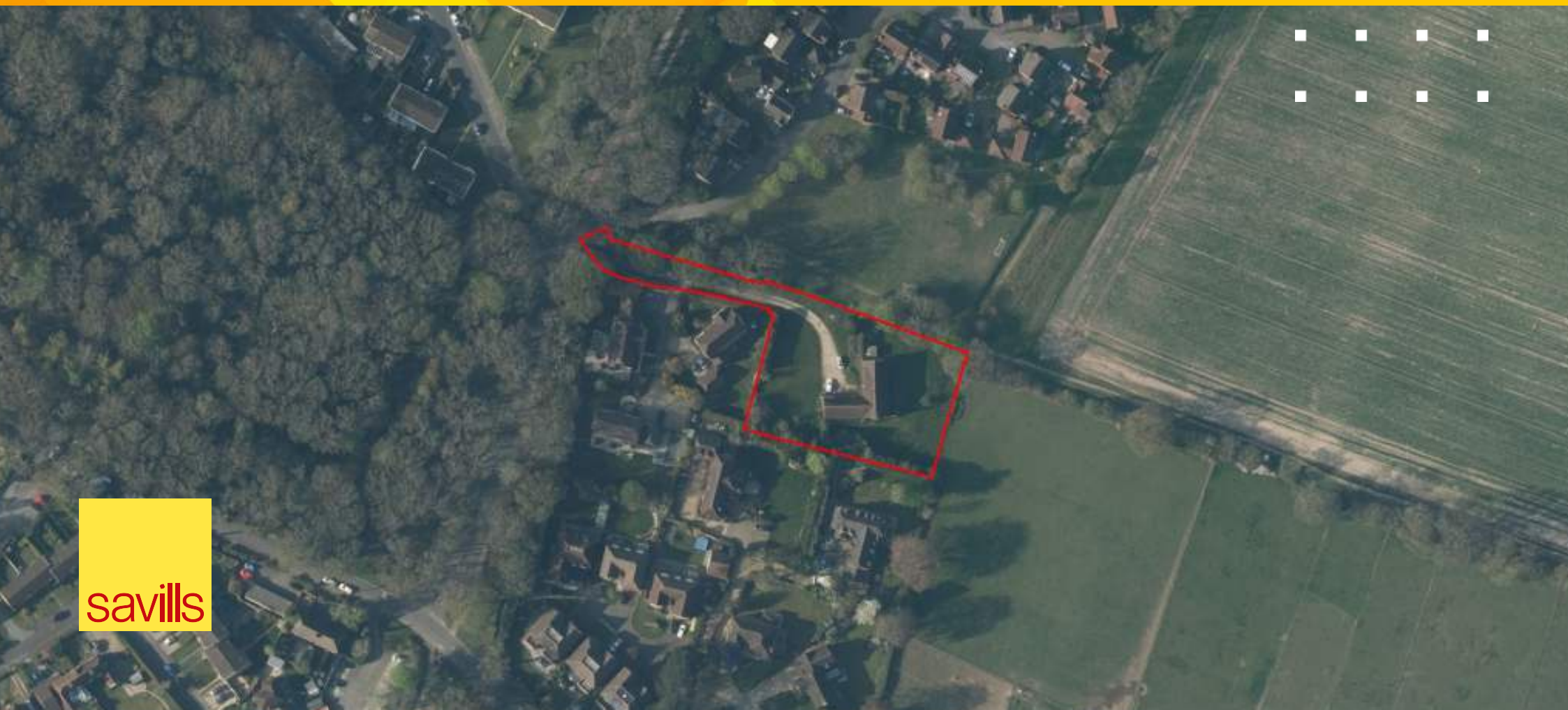


King Lea, 3 The Hollies

HARTLEY WINTNEY, HAMPSHIRE, RG27 8NF

Opportunity to acquire a unique residential development site in the highly sought-after village of Hartley Wintney

An aerial photograph of the Hartley Wintney village in Hampshire. The image shows a mix of residential buildings, green spaces, and a large field. A red outline highlights a specific area of land, likely the site for development. The background of the slide features a yellow and orange geometric pattern.

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KEY HIGHLIGHTS

- Approx. 0.87-acre site in a prime village location;
- Existing dwelling totals approximately 210 sq. m (2,260 sq. ft) with notable underlying value;
- Positive pre-application advice supporting residential development
- Potential for 3-4 dwellings (subject to planning);
- Located within the settlement boundary. No Green Belt, AONB, or Conservation Area constraints;
- Strong local housing market with high demand;
- Excellent connectivity to London and surrounding towns.
- Unconditional and Subject to Planning offers are invited by **noon on Thursday, 29th October 2026.**

EXECUTIVE SUMMARY

The property comprises a residential development opportunity located in the sought-after village of Hartley Wintney, Hampshire. The site extends to approximately 0.87 acres and currently contains a single detached dwelling (Kings Lea) set within a well-defined plot, offering potential for redevelopment, subject to obtaining the necessary planning consents.

The site is positioned on the northern edge of the village, within an area characterised by a transition between established residential development and open countryside. This edge-of-settlement location provides an attractive balance between accessibility and outlook. The site falls within the defined settlement boundary and within the administrative area of Hart District Council.

Pre-application advice has been obtained from Hart District Council, confirming that residential development is acceptable in principle. A scheme of up to four dwellings has been considered, with the Council indicating that a reduced scheme of approximately three dwellings is likely to be more appropriate, subject to design, layout and technical considerations.

Hartley Wintney benefits from good connectivity via the A30, with access to Junction 5 of the M3 motorway located approximately 3.5 miles to the southwest. Rail services are available from Hook and Winchfield stations, both providing direct connections to London Waterloo. The village offers a range of local amenities including shops, schools and community facilities, supporting its continued demand as a residential location.

Overall, the site represents an opportunity for a small-scale residential scheme in an established and well-connected village location, subject to the necessary consents being obtained.

LOCATION

The Hollies is situated in Hartley Wintney, a desirable village in the Hart District of Hampshire, under the jurisdiction of Hart District Council in the southeast England region. It is located approximately 2 miles (3 km) west of Hook, 4 miles (6 km) east of Fleet, 9 miles (14 km) east of Basingstoke, and 11 miles (18 km) south of Reading.

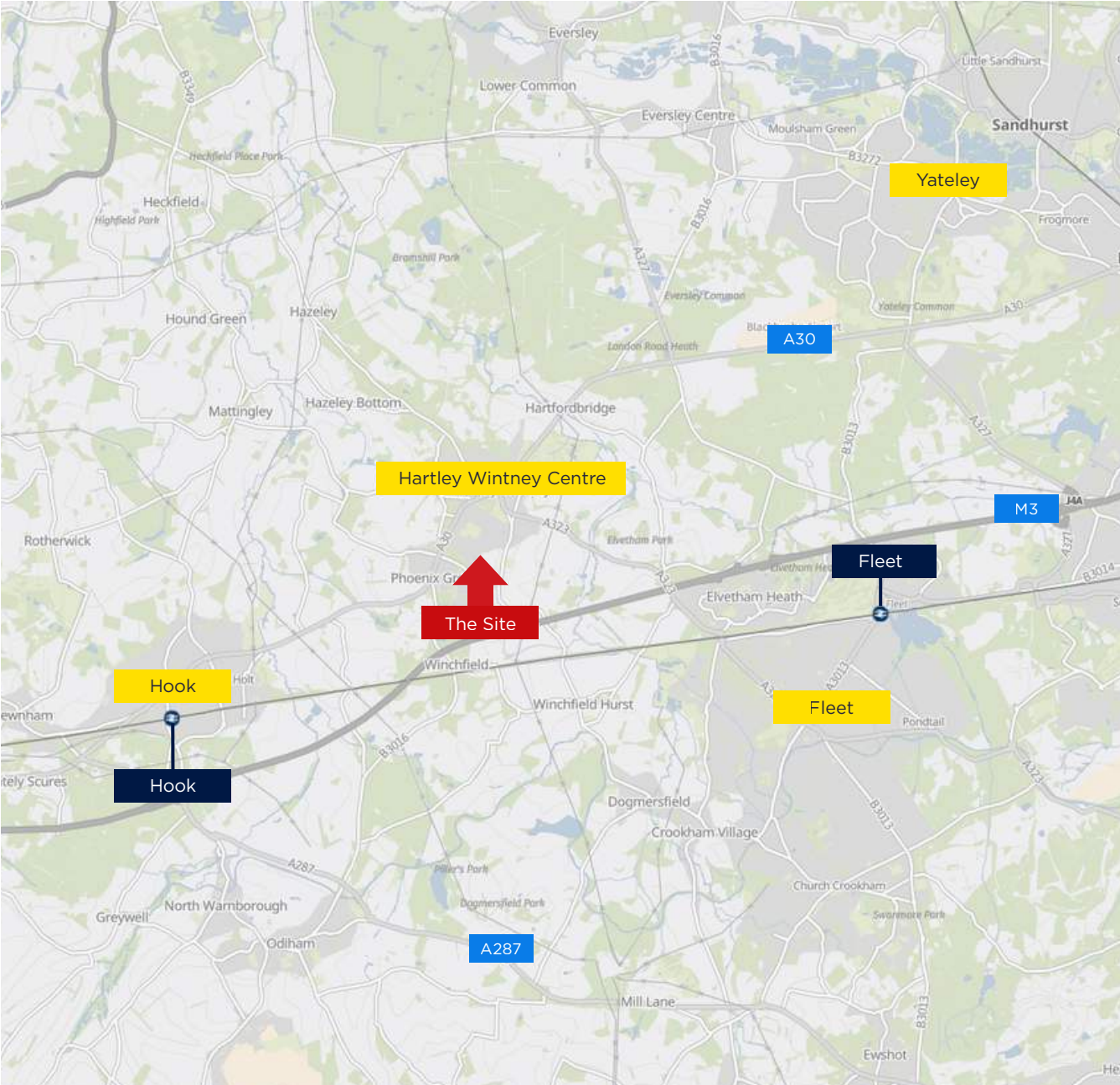
The village has good road connections via the A30, which runs through Hartley Wintney, which provides access to Junction 5 of the M3 motorway (located approximately 3.5 miles/5.6km southwest) in approximately 20 minutes, providing convenient access to London, Heathrow Airport, and the wider region.

Public transport is also good, with nearby Hook railway station located approximately 2.5 miles (4 km) southwest and Winchfield station located approximately 1 mile (1.5 km) south, offering regular southwestern Railway services to London Waterloo, Basingstoke, and Woking, with journey times to London of around one hour.

Hartley Wintney provides a range of local amenities, including shops, cafes, pubs, a golf club, a cricket green, and medical services. A primary school is within walking distance from the site, and there is access to several secondary and independent schools within the surrounding area.

The adjacent map shows the site in context with the wider area.

Town	Distance
Hook	2 miles (3 km)
Fleet	4 miles (6 km)
Farnham	9 miles (14 km)
Basingstoke	9 miles (14 km)
Reading	11 miles (18 km)
London Gatwick	33 miles (53 km)
London Heathrow	23 miles (37 km)



Savills Maps Extract showing the site in its wider context, indicative only.

THE PROPERTY

The Property is situated on the northern fringe of Hartley Wintney, a sought-after village within the administrative area of Hart District Council in Hampshire.

The site occupies a semi-rural position just beyond the main residential fabric of the village, where built development transitions into open countryside. It is located within convenient reach of the village centre, which offers local shops, schools, green space, and access to the A30 and M3 motorway network. The area is characterised by low-density development, mature trees, and open views, consistent with the edge-of-settlement landscape setting.

The parcel comprises a single, rectangular area of brownfield land held under freehold title and comprises a single dwelling (referred to as Kings Lea) set within a 0.87-acre plot bordered on several sides by hedging and mature trees.

To the north, the land adjoins an agricultural field following by a housing estate; to the east, open fields and agricultural land; and to the south, it backs onto the rear gardens of established residential properties. The western boundary fronts onto a private lane (The Hollies), which provides the site's primary point of access. The access road also provides access to three neighbouring properties – Tanakayu, Holly House and Chanterlands, which retain rights of access.

EXISTING ACCOMMODATION

The site currently comprises a single detached dwelling known as Kings Lea (currently occupied by the Vendor) which totals approximately 210 sq. m (2,260 sq. ft) GIA. The property sits centrally within the plot and is capable of being retained or demolished as part of a redevelopment scheme, subject to the necessary consents being obtained.

TITLE AND OWNERSHIP

The land is held under the following Title numbers:

- HP457627 - 'King Lea', hatched red on the adjacent plan;
- HP630627 - 'Northern Strip', hatched orange on the adjacent plan;
- HP447928 - 'Access Land', hatched blue on the adjacent plan.

All three Titles are owned freehold by the Vendor. Copies of the relevant Title documents are available to download via the Information Pack.

RESTRICTIVE COVENANT

A restrictive covenant affects the property, details of which are included within the Information Pack. The Vendor has taken legal advice in this regard, and the matter will be addressed during the legal process by way of indemnity insurance.



Existing property (King Lea), facing south-east (taken 02.04.2026)



Promap Extract showing the Site, split into its three Titles, indicative only.



Access lane, facing north (taken 02.04.2026)



Existing property, facing east (taken 02.04.2026)



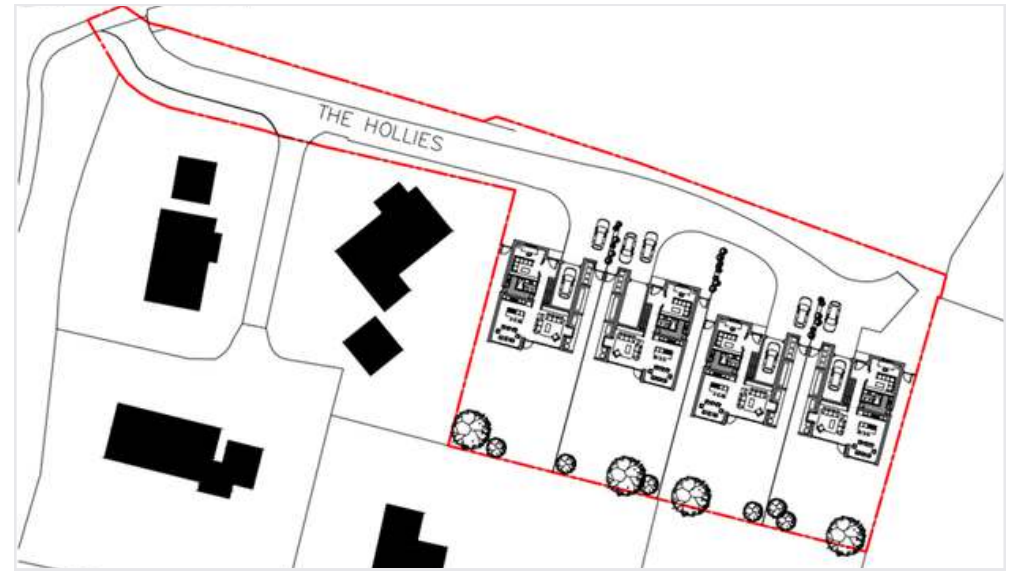
Land to the rear, facing south (taken 02.04.26)



Land to the front, facing north-west (taken 02.04.26)



Hart District Council Policy Map Extract, indicative only.



Pre-Application Scheme 25/01867/PREAPP

PLANNING OVERVIEW

The site falls within the administrative area of Hart District Council and is located within the Hartley Wintney Neighbourhood Plan area, forming part of the wider development plan framework.

Planning policy is governed by the Hart Local Plan (2032), alongside the Hartley Wintney Neighbourhood Plan, which provides guidance on design, density and development within the village. Hart District Council is currently progressing a new Local Plan to supersede the 2032 plan, with consultation ongoing.

The site is not located within the Green Belt, an Area of Outstanding Natural Beauty, or a Conservation Area, and there are no listed buildings within the site. The site lies within Flood Zone 1 (low risk of flooding), although it falls within a wider flood alert area associated with the River Hart.

Residential development within the district may also be subject to Thames Basin Heaths SPA mitigation requirements, where applicable.

PRE-APPLICATION ENQUIRY

A pre-application enquiry (ref. 25/01867/PREAPP) was submitted in September 2025 for the erection of four dwellings.

The Council's pre-application response indicated that the principle of residential redevelopment is acceptable. Comments related primarily to the layout, density and design of the illustrative scheme, with the officer advising that these matters could be addressed through a revised proposal. The response also indicated that a reduced scheme of approximately three dwellings, adopting a softer and more sensitive design approach, would be more likely to gain planning consent.

PRE-APPLICATION VISUALS/CGI'S



CGI, facing south-east (indicative only).



North Elevation, Plots 3 and 4 (indicative only).



South-east Isometric (indicative only).



South Elevation (indicative only).



South facade 3D render (indicative only).

METHOD OF SALE

Unconditional and Subject to Planning offers are invited by **noon on Thursday, 29th October 2026** for the freehold interest of the property.

Please note that the Vendors will not be obliged to accept the highest or any other offer.

So that we are able to appraise all offers on a like for like basis accurately, please provide the following information in support of your bid:

- Basis on which your offer is made;
- Level of offer;
- Details of any further information required, or investigations to be carried out prior to exchange, including anticipated timescales for such works;
- Details of any conditions attached to your proposal, along with the requirements to satisfy them;
- Anticipated timescales for achieving planning permission if applicable;
- Specification of any proposed uplift or overage provision contained within your offer;
- Details of how you propose to fund the purchase, along with confirmation that your bid has received board or equivalent approval. If not, please set out the approval process and anticipated timescales;
- Confirmation that you are happy to cover the Vendor's reasonable agent's fees, payable on exchange of contracts if conditional;
- Anticipated timeframes for exchange and completion of contracts;
- Your proposed exchange deposit;
- Any other information that you feel should be taken into consideration in the assessment of your bid. For example, recent experience of delivering schemes of this nature in the vicinity, or experience working with Hart District Council.

INFORMATION PACK

An online information pack is available which contains all relevant planning, legal and technical information. Please contact Lucy Glover to gain access.

All parties will need to confirm that they have reviewed the contents of the information pack in detail before submitting an offer.

VIEWING ARRANGEMENTS

Access to the site is **strictly by appointment only** and will be arranged on a first-come, first-served basis. Viewing dates have been scheduled, and access will not be available outside of these times.

To arrange a viewing, please contact Lucy Glover (lucy.glover@savills.com).

The property is currently occupied. Any unaccompanied access will be considered trespass.

Prior to inspecting the site, we strongly recommend discussing any points that may affect your interest in the site, so that a wasted journey is avoided.

Neither the vendors nor their agents will be responsible for any damage or loss caused to any potential purchasers, their agents or consultants whilst on site.

SERVICES

Interested parties are advised to make their own enquiries of the supply companies with respect to their specific requirements in relation to service connection and capacity.

VACANT POSSESSION

The Property is currently occupied by the Vendor. Vacant Possession is to be provided on completion of contracts.

EPC

The historic EPC rating for the Property is E (expired 2023).

LEGAL

Parties are advised to take legal advice when considering the title and all other aspects of this opportunity.

VAT

The Vendor has not elected to charge VAT on the sale of the site.

AML

The successful bidder will be required to satisfy all requirements before exchange of contracts.



Access lane, facing east (taken 02.04.2026)

King Lea, 3 The Hollies

Hartley Wintney, Hampshire, RG27 8NF



Site entrance, facing south-east (taken 02.04.2026)

IMPORTANT NOTICE

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2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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Designed and produced by Savills Marketing: 020 7499 8644 | 06.08.2026

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