

FREEHOLD LAND FOR SALE- DEVELOPMENT OPPORTUNITY

Land to the side of the Fox & Hounds

Fair Oak, Hampshire, SO50 7HB



Key Highlights

- Site area of 0.207 acres (0.084 hectares)
- Excess car park surplus to pub requirements
- Potential for residential scheme
- Opportunity to convert to a variety of uses (STP)
- Freehold unconditional and conditional offers invited (STP)

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Location

The Fox and Hounds is located in Fair Oak which is a small village on the outskirts of Eastleigh, and near Southampton and Winchester. Its parish incorporates the neighbouring village of Horton Heath, which lies to the south.

The pub is located on the Winchester Road (B3354), situated to the north of Fair Oak and is surrounded by mainly large detached residential houses.

Tenure

Freehold subject to vacant possession.

Planning

The pub is not Listed and not in a conservation area. The property is positioned on the edge of a settlement boundary. The trees at the rear of the public house are subject to TPO's. All parties must satisfy their own enquiries.

Local Authority

Eastleigh Borough Council
www.eastleigh.gov.uk

Description

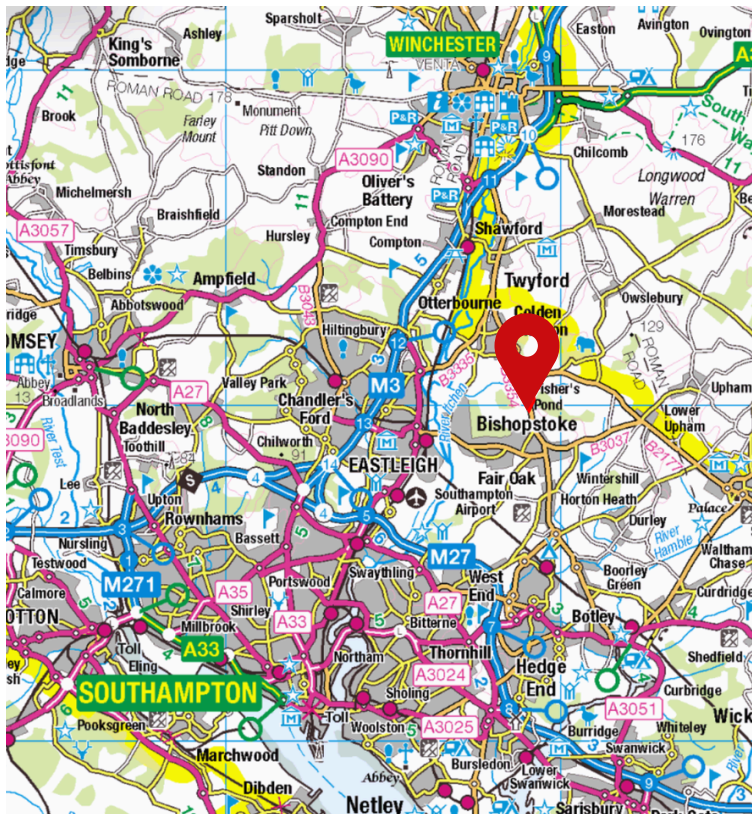
The overall site extends to 0.735 acres (0.181 hectares) and is irregular in shape with a relatively even topography. The building is traditional brick built with clay tiled clad in part. The property is two storeys in height and under a pitched clay tiled roof. Fenestration is wooden single glazed. The pub sits to the front right of the site with two parking areas positioned to the side of and rear of the pub. Beyond the area of tarmac car park at the rear of the pub is an excess lawned area with mature trees hugging the boundary.

We understand that the car park is underutilised and there is therefore an opportunity to remove the car park to the side of the pub and re-supply some of the lost parking provision at the rear. The site therefore being sold measures 0.207 acres (0.084 hectares) and comprises part tarmac and part lawned with immature hedgerows and trees surrounding.

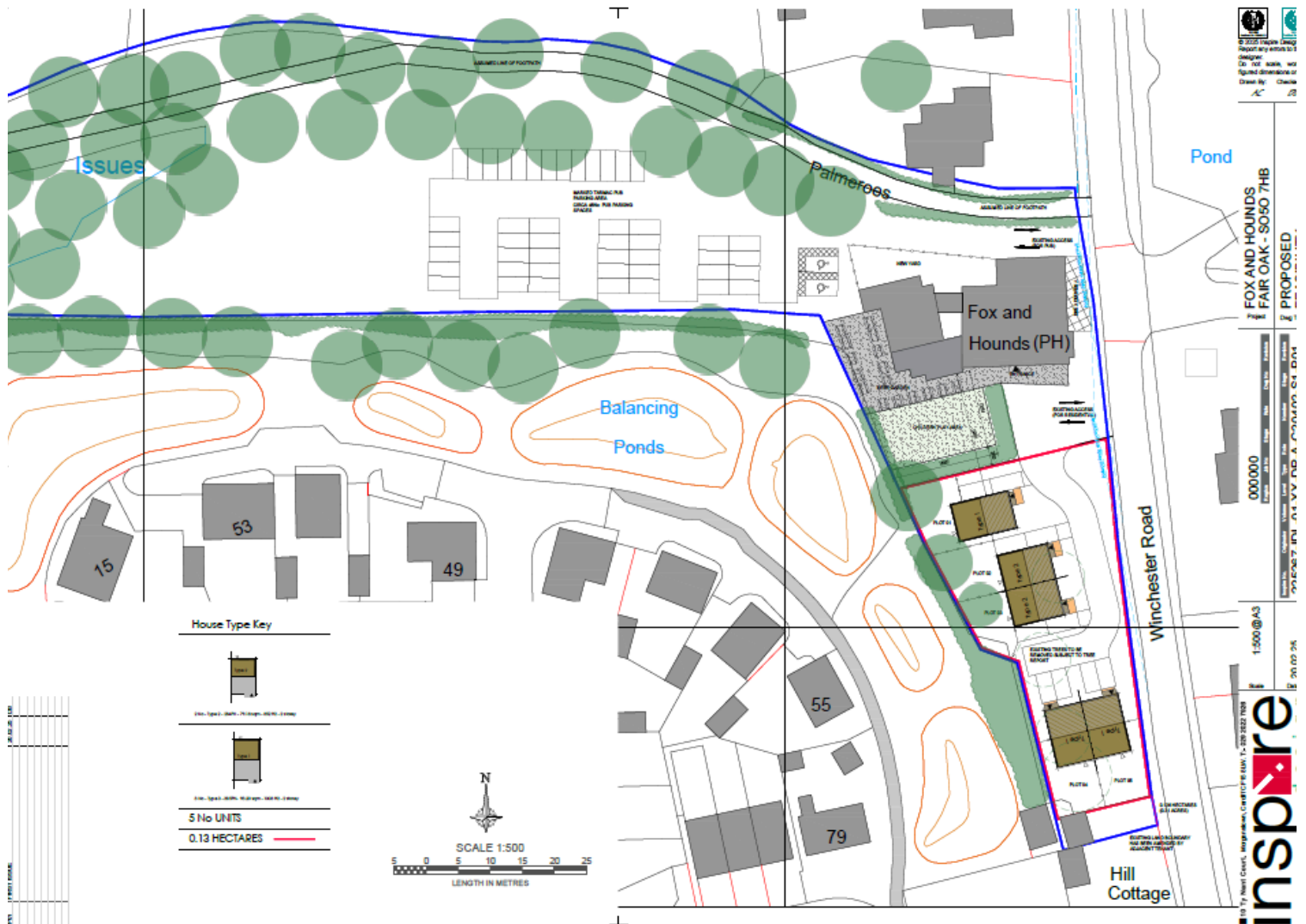
We provide below an indicative scheme for 5 units with an improved and increased car park at the rear of the public house.

WHAT3WORDS

LOCATION MAP



Site boundary for indicative purposes only



Indicative scheme for 5 houses only

Services & Rights

All parties are advised to make their own enquiries regarding the serviceability of the land. The rights to install utilities will also be granted.

Full rights of access and egress will be provided to the subject site via the pub car park, if applicable.

Guide Price

Offers are invited on an unconditional and conditional basis (STP). We have been instructed to invite best bids closing on the 25th February 2026 at 12 noon.

VAT

VAT may be applicable at the appropriate rate.

CONTACTS

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Viewings

Where appropriate, we recommend interested parties carry out a discreet inspection of the site. We kindly request that no approaches are made to the publican, staff or the business directly, where applicable.

AML

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.