

# For Sale **Guide Price: £2.5m**

Mixed Use Development Opportunity of a Former  
43 Bedroom Care Home in Winchester City Centre



## Brendon House

Park Road, Winchester, **SO23 7BE**

# Summary

A rare opportunity to acquire a 43 bedroom former care home facility situated in the heart of Winchester within close proximity to the City Centre



- The property is offered for sale on behalf of The Brendoncare Foundation
- Total site area – approximately 1.23 acres (0.49 hectare)
- Current Use Class - C2
- Freehold with vacant possession
- Suitable for various uses - Residential Development, Care Home/Assisted Living, Education, Commercial (s.t.p.p.)
- For Sale by Informal Tender, inviting unconditional and conditional offers

Closing Date For Offers: **12:00 Noon, Friday 15<sup>th</sup> November 2024**



## Description

The original building to the front of the site extends to **18 bedrooms** with lounges, kitchen and bathroom facilities set over three floors. The top floor comprises a two bedroom, self contained flat accessed via the East elevation, and benefits from garages and separate parking area. There is a grand central staircase and high ceilings throughout the ground floor with access to the substantial landscaped gardens to the rear.



In the **1980s**, the building underwent expansion to the rear of the site, adding additional office accommodation along with rooms to accommodate the needs of its current occupants, the Brendoncare Foundation, which provides care services. The single storey rear extension accommodates **25 bedrooms**, commercial kitchen, a communal sitting room, bathrooms and two lower level one bedroom flats. There is also substantial parking on-site.



## Location

The site extends to approximately **1.23 acres** and is within the Winchester City Council Settlement Boundary. It is situated in a highly desirable residential and commercial area, with proximity to scenic spots like St. Giles Hill and excellent transport links to Winchester city centre. The site is also within catchment of Kings and Westgate secondary schools, and Peter Symonds Sixth Form College.

Moreover, the property boasts excellent connectivity, with access to the M3 and M27 motorways, mainline train stations, and Southampton Airport. Additionally, there is a variety of bus services ensures good travel links, while Winchester offers various shopping, dining, and entertainment options.

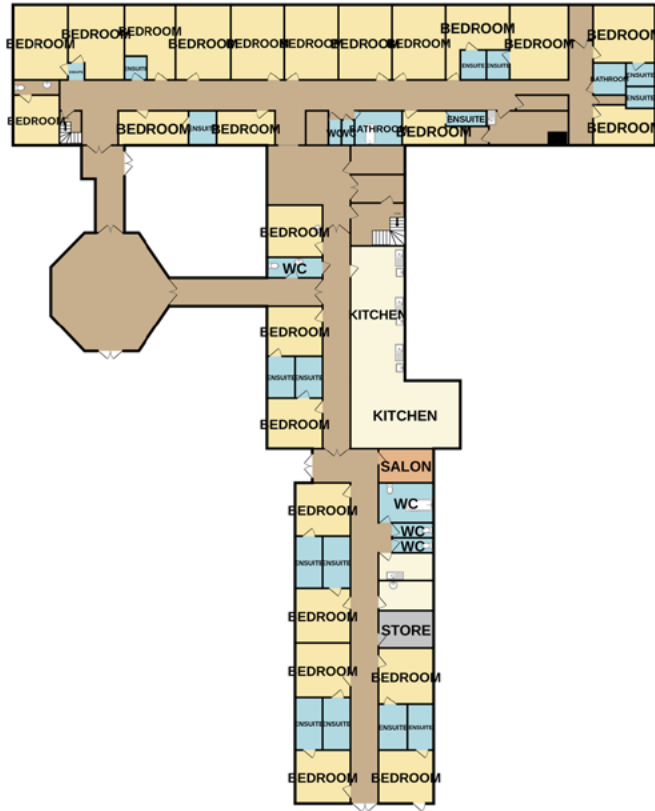
### Approximate travel times by train:

London Waterloo	56 minutes
Southampton Central	15 minutes
Bournemouth	45 minutes
Poole	1 hour 2 minutes

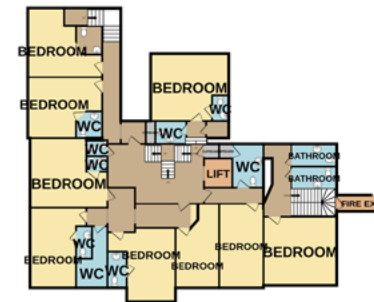


# Floor Plans

Rear Extension



Front 3 Storey Building



## Accommodation

From plans provided we understand the property extends to the following approximate floor areas.

Front 3 storey building	7,650 sq ft	710 sq m
Rear extension	9,350 sq ft	868 sq m
<b>Total size approximately</b>	<b>17,000 sq ft</b>	<b>1,578 sq m</b>

This floor plan is for guidance only and is not to scale.

All parties are advised to make their own enquiries as to the configuration and size of the property.

# Planning

The local authority is **Winchester City Council**: [www.winchester.gov.uk](http://www.winchester.gov.uk) . Planning history detailed in the following schedule.

Planning Reference	Description	Decision	Date Issued
<a href="#">11/01270/FUL</a>	Proposed demolition of single storey extension and replacement with two storey extension plus alterations to door and window openings	Grant of planning permission	12 <sup>th</sup> September 2011
<a href="#">83/00381/OLD</a>	Erection of single storey extension to provide office accommodation and geriatric nursing/residential wing	Grant of planning permission	11 <sup>th</sup> May 1983
<a href="#">81/00413/OLD</a>	Erection of 2 storey extension	Grant of planning permission	21 <sup>st</sup> JULY 1981
<a href="#">78/00568/OLD</a>	Erection of extension to provide bay and lobby	Grant of planning permission	30 <sup>th</sup> March 1978
<a href="#">77/00980/OLD</a>	Erection of a double garage	Grant of planning permission	11 <sup>th</sup> July 1977

## Data Room

A data room containing further detailed information relating to Park Road is available, **please contact the agents to access the data room.**

## Method of Sale

Tenders are invited by Informal Tender for the freehold interest with vacant possession on an unconditional or conditional basis.

Offers are to be submitted in writing to either Thomas Greenfield or Allan Pickering no later than **12:00 NOON FRIDAY 15<sup>th</sup> November 2024.**

**[Click here to email your offer](#)**

### **Tenders should include the following:**

- The amount to be offered for the property.
- 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 advise (for subject to planning bids)

The vendor reserves the right not to accept the highest or any offer.

## VAT

We have been informed by the sellers that the site is currently not elected for VAT.

## Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

## EPC Rating

B - 46

## Viewings

Strictly by prior appointment through the sole agents Goadsby, through whom all negotiations must be conducted.



### **Allan Pickering**

Divisional Director

[allan.pickering@goadsby.com](mailto:allan.pickering@goadsby.com)

01962 896146 // 07956 665669

### **ANTI MONEY LAUNDERING REGULATIONS**

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.