

DEVELOPMENT OPPORTUNITY

GLEN LEE

Wavell Road, Bitterne, Southampton SO18 4SB



Boundary line for indicative purposes only

Key Highlights

- On behalf of Southampton City Council
- Freehold Development Opportunity for Housing with Care or Nursing Care for a variety of uses including Complex Nursing Care and Extra Care, subject to planning permission
- Southampton City Council would like to explore the opportunity for nomination rights
- Offers must include overage provisions
- The Property extends 1.72 acres (0.696 hectares)
- Former residential care home built in 1962, vacant since 2019
- Guide Price on Application
- Bid deadline: 12 noon on Thursday 6th August 2026

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1 Grosvenor Square
Southampton SO15 2BZ

023 8071 3900

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LOCATION

The Property is located within a Southampton City Council owned residential estate in the Bitterne area of Southampton, circa 3.4 miles (5.4 km) north east of the city centre.

The Property offers good communication links. Bitterne Train Station is located circa 1.1 miles (1.8 km) west of the Property and offers frequent direct trains to Southampton Central and Portsmouth & Southsea.

ACCESS

The Property is accessed via Wavell Road.

SERVICES

Interested parties are required to complete their own due diligence.

DESCRIPTION

Glen Lee is a former residential care home building built in 1962 with 12 car parking spaces. The building has been vacant since 2019.

The Property comprises a 33 bedroom detached part 2-storey with a pitched roof, part single-storey building under a flat roof.

The site is largely flat and is bounded by mature trees and fencing on all sides.

APPROXIMATE FLOOR AREA	SQ FT	SQ M
Basement	834.85	77.56
Ground Floor	9920.56	921.65
First Floor	6038.98	561.04
TOTAL	16,794.39	1,560.25

THE OPPORTUNITY

Development Opportunity.

The Glen Lee site has a history of adult services residential care. The Council is interested in disposing of the Site for Housing with Care or Nursing Care provision (a Compliant Bid). This could include services for complex health and/or complex behaviour needs.

Additionally, the Council wishes to explore the opportunity to secure nomination rights on the site, and understand the options in relation to this.

Bids are invited both with and without allowances for nomination rights.

Bids are invited for both Compliant and Non-Compliant bids, with priority to be given to Compliant bids.

For clarity:

- Compliant bids include Housing with Care or Nursing Care
- Non-Compliant bids comprise any other use

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PLANNING

The Property does not have any planning applications pending or granted for change of use.

LOCAL AUTHORITY

Southampton City Council
Civic Centre, Civic Centre Road,
Southampton SO14 7LY

Tel: 02380 833 006
www.southampton.gov.uk

PLANNING POLICY

- Local area of archaeological potential
- Local Plan 2006 + Core Strategy 2010
- The site is located in a Band 3 PTAL value area, a medium density PTAL location for which the appropriate net density level under the core strategy is 50-100 dph (policy CS5 of the Core Strategy).

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Southampton City Council adopted a CIL Charging schedule in September 2013. The new additional residential floor space is charged at £70 psm unindexed (£125 indexed for 2026).

CONSTRAINTS

Tree Preservation Order

- T2-799

ASBESTOS

An asbestos survey can be found in the data room

RAAC

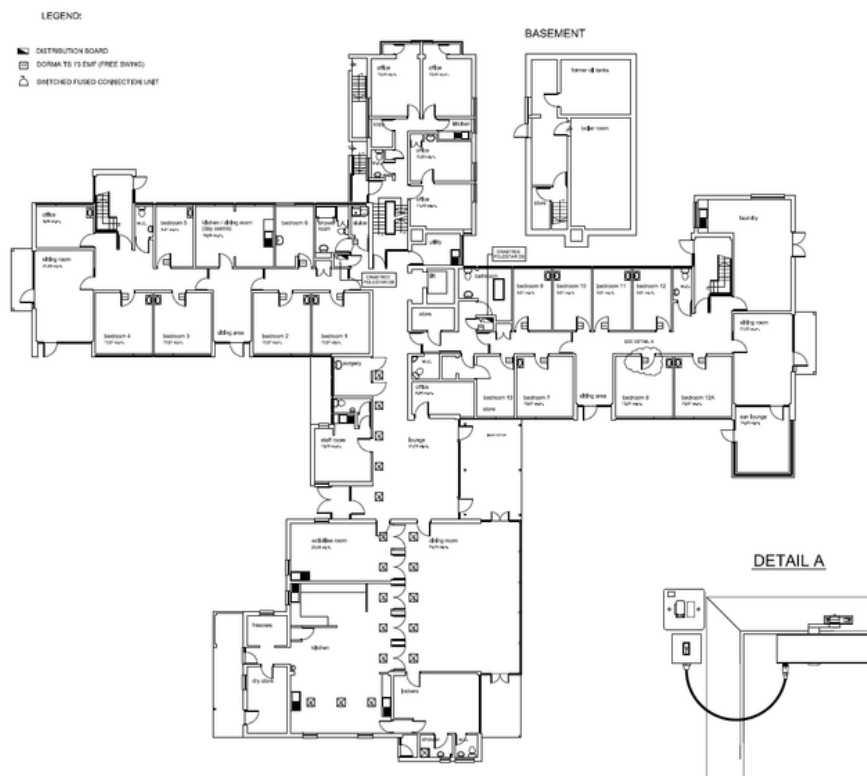
A RAAC identification survey can be found in the data room

TENURE

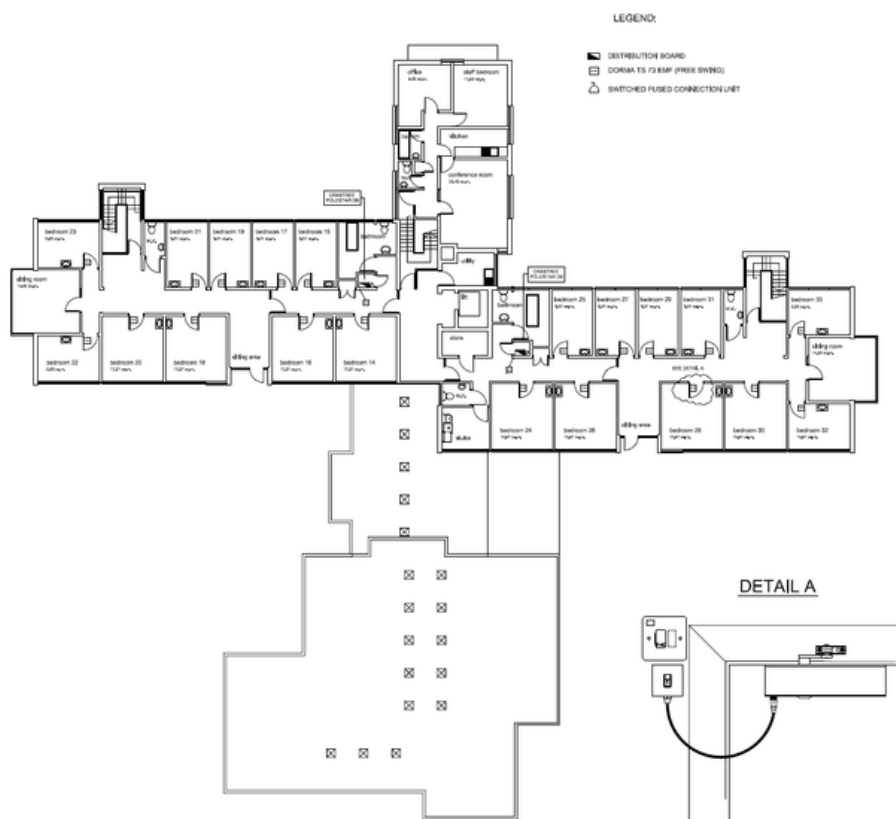
The Property is part of the title held under the Freehold Title number HP723402.

Copies of the Land Registry title documents can be viewed in the Data Room. Access available upon request.

The Property is to be sold subject to, and/or with the benefit of, any rights of way, leases, easements or restrictions, which may exist, whether or not mentioned in the particulars.



Ground Floor plan – Source: Southampton City Council Automatic Fire Door Closers



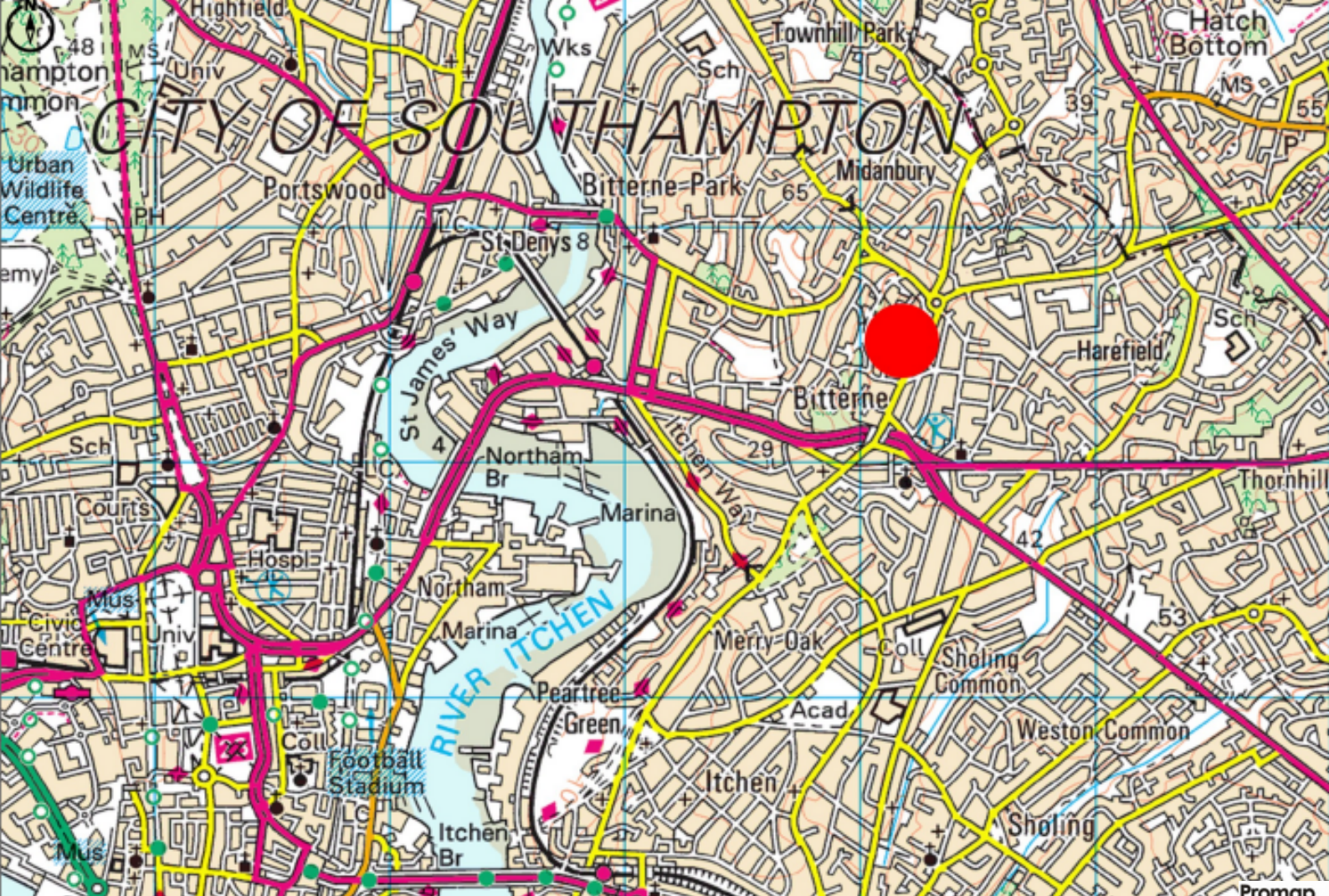
First Floor Plan – Source: Southampton City Council Automatic Fire Door Closers

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VAT

The Property is not opted for VAT.

EPC

The Property has an EPC rating of 44 B

OVERAGE

Bids must include provisions for a planning and trade-on overage.

WHAT 3 WORDS

///kicks.urban.drive

METHOD OF SALE

The Site is offered for sale by informal tender. Bids are invited on both conditional and unconditional bases.

Unconditional bids must include appropriate anti-embarrassment clauses within the contract. Conditional bids must include suitable overage provisions.

Bids should be submitted via email to Jonny Kiddle and Zara Chamberlain (email addressed provided below). All bids must be clearly marked 'Glen Lee'.

The Bid Deadline for bids is noon on Thursday 06 August 2026. Please note the vendor is not obligated to accept any bid. Top bids may have the opportunity for Best and Final.

VIEWINGS

Interested parties are to arrange a viewing by appointment only. Contact details below.

Prospective purchasers should be made aware that inspections are made entirely at their own risk and no liability is accepted by the owner or their agents.

DATA ROOM

For access to the data room containing the technical information, please contact Nita Patel at nita.patel@savills.com or Zara Chamberlain via the contact details below.

CONTACTS

For further information please contact:

Jonny Kiddle

jonny.kiddle@savills.com
07977 757 397

Zara Chamberlain

zara.chamberlain@savills.com
07816 184 088

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