

For Sale - Freehold Disposal

Development Opportunity

Cornerways & Merrydale, Kings Worthy, Winchester SO23 7QS



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Site boundary for indicative purposes only

Key Highlights

- Former care home and children's home
- Site area of approximately 3.138 acres (1.27 hectares)
- Allocated for about 45 dwellings or dwelling equivalents (net)
- C3 residential and C2 care potential (STP)
- Within the Kings Worthy settlement boundary
- Unconditional and STP offers invited
- Bid deadline: 12 noon on Thursday 9 July 2026

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LOCATION

The property is located on Church Lane in Kings Worthy, approximately 2 miles (3km) to the north of Winchester.

Kings Worthy provides a range of local amenities including a primary school. Winchester city centre lies approximately 2 miles to the south.

The A34 and M3 provide access to Southampton, Basingstoke and the wider South Coast. Winchester railway station offers direct services to London Waterloo, with journey times from approximately one hour.

The surrounding area is predominantly residential in character, with agricultural land beyond.

DESCRIPTION

The property comprises a former care home (Cornerways) and children's home (Merrydale), extending to approximately 3.15 acres (1.276 hectares).

Cornerways is located to the front of the site and has been vacant since 2012. Merrydale is situated to the rear and is currently occupied on a short-term basis by a property guardian service.

The site constitutes previously developed land with two buildings set within areas of hardstanding and grass. The boundaries are defined by mature trees, providing a well-contained site. Access is taken from Church Lane.

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PLANNING CONTEXT

The property falls within the administrative area of Winchester City Council.

The site is allocated for residential development under the Winchester District Local Plan 2020-2040 (Policy KW1 - Cornerways & Merrydale), for about 45 dwellings or dwelling equivalents (net), and lies within the defined settlement boundary of Kings Worthy.

The allocation identifies the site as a previously developed (brownfield) opportunity within the built-up area, suitable for redevelopment. The property also offers potential for C3 residential and / or C2 care uses, subject to obtaining the necessary consents.

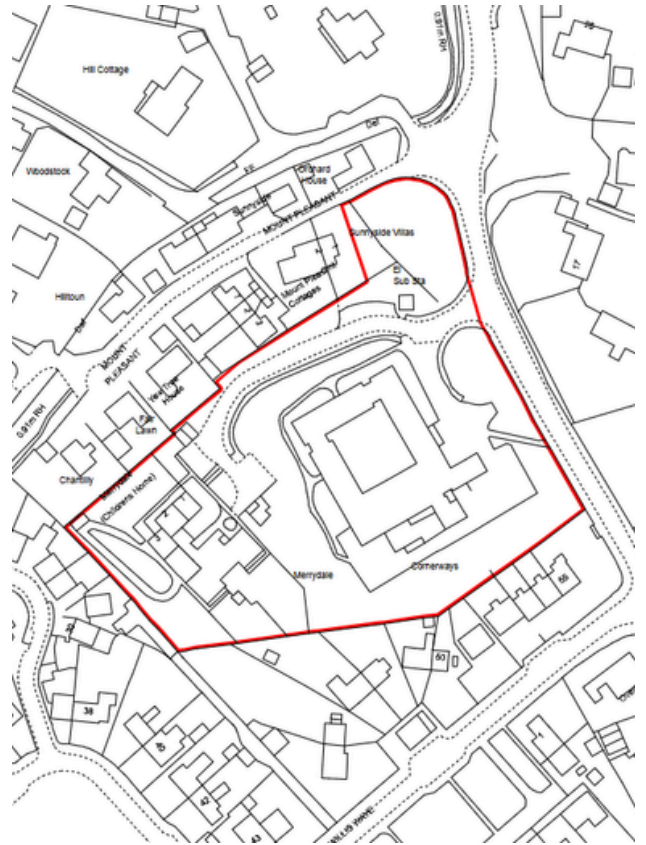
Further details of pre-application discussions are available within the data room.

ENVIRONMENTAL

The site is located entirely within Flood Zone 1. A Flood Risk Assessment has been prepared and is available within the application data room.

From our review of Winchester City Council's online mapping system and the Tree Survey (2023), there are no Tree Preservation Orders affecting the site.

SITE PLAN



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METHOD OF SALE

The site is offered for sale by informal tender on both an unconditional and subject to planning basis. Offers should be submitted via email to Jack Sadler (email address provided below). All offers must be clearly marked 'Cornerways & Merrydale, Kings Worthy, Winchester SO23 7QS'.

ACCESS

The property is accessed from Church Lane, which provides both vehicular and pedestrian access.

VIEWINGS

Interested parties must arrange a viewing by appointment only.

TENURE

The site is offered freehold with vacant possession and is registered under Land Registry Title Number HP783189, subject to a small electricity substation lease.

UTILITIES

A services plan is available within the data room.

BID DEADLINE

12 noon on Thursday 9 July 2026.

EPC

Available upon request.

VAT

The property is not elected for VAT.

ADDITIONAL INFORMATION

For access to the dataroom please contact Nita Patel
nita.patel@savills.com

LOCAL AUTHORITY

Winchester City Council
City Offices, Colebrook Street
Winchester, SO23 9LJ

01962 840 222
www.winchester.gov.uk

CONTACTS

For further information
please contact:

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