



For Sale

Guide Price: £2m

Mixed Use Development Opportunity

Former Care Home



GREEN MEADOWS, GREEN LANE, DENMEAD, WATERLOOVILLE, HAMPSHIRE, PO7 6LW



A rare opportunity to acquire a former 42 bedroom, older persons home, situated in a prominent location near Hambledon Road

- Offered for sale on behalf of Hampshire County Council
- Circa 2.4 acres (0.97 hectares)
- Freehold with vacant possession
- Suitable for various uses - Residential Development (STPP), Care Home/Assisted Living, Commercial
- For sale by informal tender, inviting unconditional & conditional offers



Expressions of interest to be formally registered before:

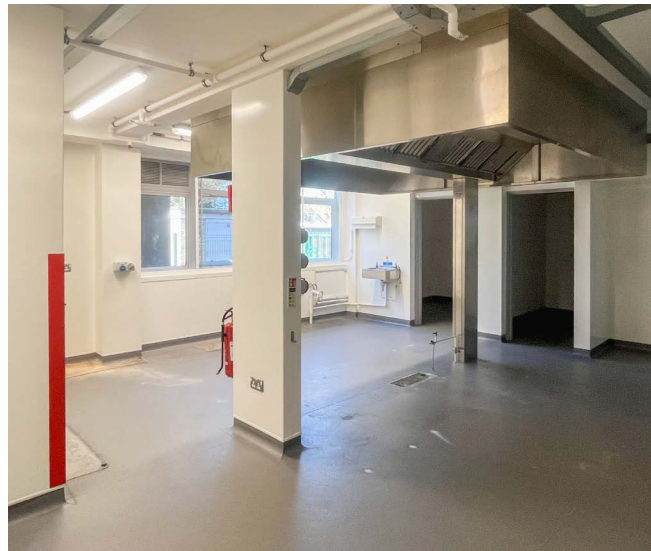
12:00 Noon, Friday 4th July 2025

Description

- Former Residential Care Home set across two storeys
- Situated on nearly a hectare of land (approx. 2+ acres)
- Comprises 42 care rooms within circa 25,000 sq ft of internal space
- Accommodation arranged over three wings of the building
- Includes private access from Green Lane and hardstand car parking
- Bordered by mature trees and soft landscaping
- Grounds reflect the semi-rural character of Denmead
- Features a wide bell-mouth junction for easy vehicular access
- Topography is mainly flat

Originally built circa 1970 and previously operated as:

- A day visit centre
- Long-stay care facility
- Respite care service
- All within a single-occupancy room layout





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Location

- Positioned on the eastern edge of Denmead, within the defined village boundary, less than 4 miles outside of Waterlooville
- Located less than 250 ft from Hambledon Road (B2150) via Green Lane, a quiet, low-density residential road
- Highly accessible yet surrounded by rural charm
- Approx. half a mile from both Denmead Infant School and Denmead Junior School
- Set in a prominent and desirable part of Hampshire

Denmead features:

- Historic roots dating back to the Middle Ages
- Sits east of Bere Forest, within an Area of Outstanding Natural Beauty
- Twinned with St. George les Baillargeaux, France

Well-connected by:

- Bus stations in Havant and Petersfield
- Train stations at Cosham and Fareham

Nearby attractions include:

- Butser Ancient Farm project
- Queen Elizabeth Country Park
- Popular commuter location with strong links to Portsmouth, Southampton, and Winchester

Notable demographic traits:

- Higher-than-average household income
- Above national median age, reflecting a mature, settled population

Planning

The local authority is **Winchester City Council**:

www.winchester.gov.uk // 01962 840222

Planning Reference Number	Description	Decision	Date Issued
23/01341/TPO	Ash tree - Reduce back 1x ash tree to the boundary line, to suitable grow points. It has been measured as an overhang of 3.35 metres. The tree is encroaching into the garden and blocking all light into garden. It is shedding lots of dead branches into the garden. Remove lowest southern small lateral branch back to main stem. (Amended)	Decided - Application permitted	Thu 20 Jul 2023



Tenure

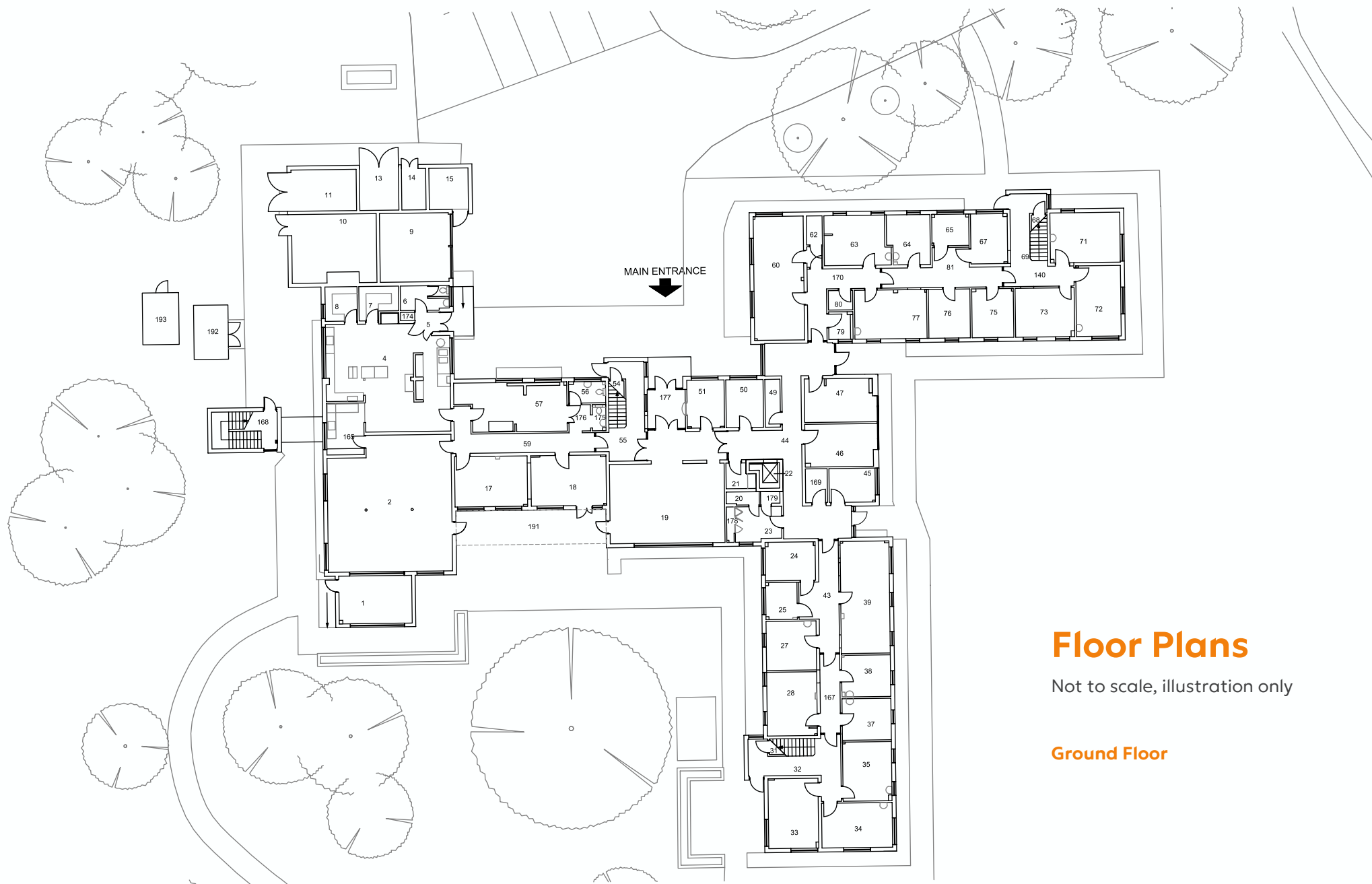
The property is held freehold under title number **HP893320**.

Accommodation

Approximate gross internal area:

Ground Floor	TBC sq ft // TBC sq m
First Floor	TBC sq ft // TBC sq m
Roof Void	TBC sq ft // TBC sq m

Total	TBC sq ft // TBC sq m
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Floor Plans

Not to scale, illustration only

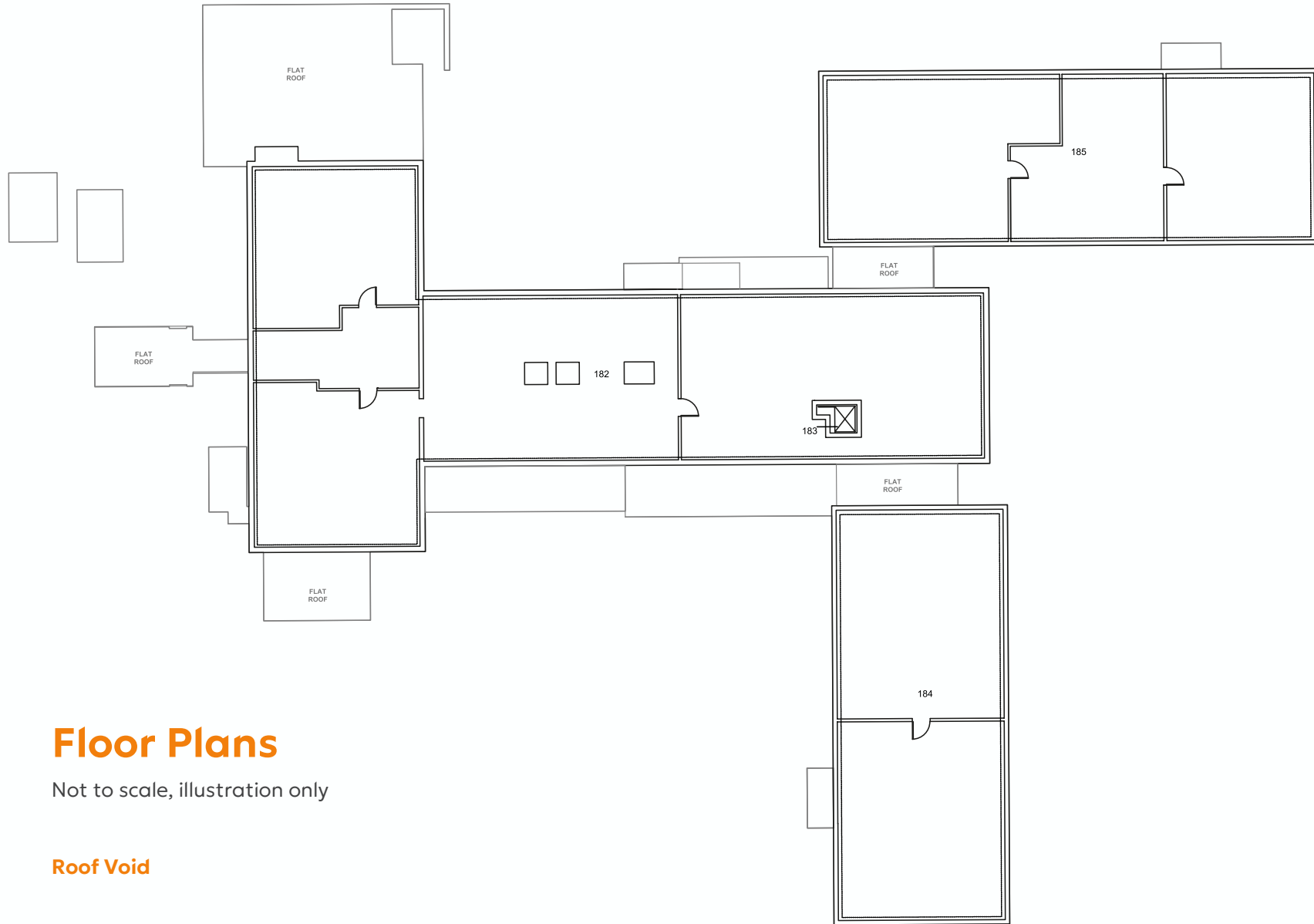
Ground Floor



Floor Plans

Not to scale, illustration only

First Floor



Floor Plans

Not to scale, illustration only

Roof Void

Data Room

A data room containing further detailed information relating to the Green Meadows is available on request.

Method of Sale

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

Expressions of interest to be formally registered with either Oliver Collier or Allan Pickering no later than **12:00 NOON FRIDAY 4TH JULY 2025**.

[Click here to email your offer](#)

Tenders should include the following:

- The amount to be offered for the property
- Buying entity
- 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 advice (for subject to planning bids)

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

VAT

We have been informed by our client that the premises are currently not elected for VAT.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC Rating

To be confirmed.

Further information/viewings

For further information, please contact the sole agents, **Goadsby**, through whom all negotiations must be conducted.



Oliver Collier

Land Negotiator

oliver.collier@goadsby.com

01202 550115



Allan Pickering

Divisional Director

allan.pickering@goadsby.com

01962 896146

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.

