

FORMER BAR END DEPOT WINCHESTER

Redevelopment Opportunity
Residential/Convenience Store/Care*

FREEHOLD

Bar End Road Winchester SO23 9NP

*Refer to Emerging Local Plan on page 5



On behalf of Winchester City Council





Aerial photograph looking north west over the M3 towards the Bar End Depot with Winchester Cathedral in the distance.

BAR END DEPOT Bar End Road Winchester SO23 9NP

 **Vail Williams**
023 8082 0900
vailwilliams.com

On behalf of Winchester City Council



LOCATION

The former Bar End Depot is located a short distance from the centre of Winchester and less than a mile from the M3 making it the perfect location for a number of different redevelopment opportunities.

The city has a strong retail offering for a centre of its size, with the prime retailing pitch being the pedestrianised High Street and The Brooks shopping centre, adjacent to the High Street, providing a secondary retail location. Occupiers within the city include a mixture of national and local retailers, with representation from Marks & Spencer and Sainsbury's amongst others.

Industrial estates tend to be located around the Winnall junction of the M3, with a particularly strong representation from trade counter and quasi-retail occupiers. Winchester sits immediately to the west of the M3, which provides links to London (68 miles) and Southampton (14 miles), accessible via Junction 9 (Winnall) and Junction 10 (Winchester south), at which is a Park and Ride facility to alleviate city centre traffic congestion.

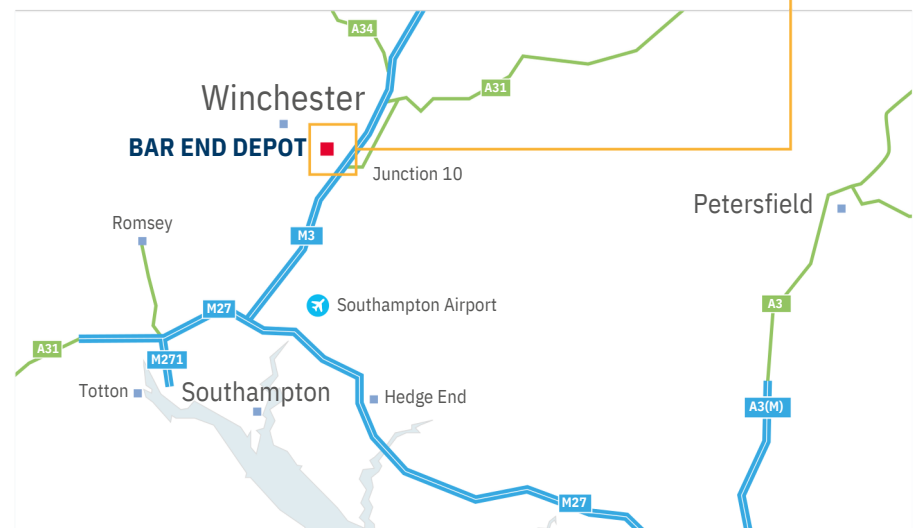
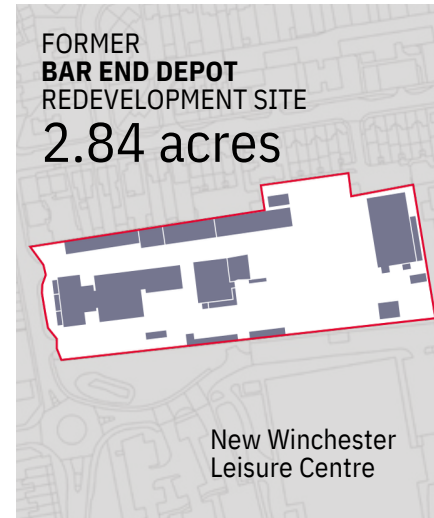
The railway station, situated less than 0.25 miles north-west of the city centre, provides a direct service to London Waterloo in an approximate journey time of 1 hour. Local rail services are available to Southampton and other major local/regional destinations.



Winchester Cathedral.



Winchester Water Meadows.



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DESCRIPTION

The former Bar End Depot consists of six buildings occupying an area of 2.84 acres, benefitting from two entrance points and potential for an additional entrance to the south of the site.

Access to the site is via secure gates leading to a one way system providing access to all buildings and exiting onto the same road, Bar End Road. The uses of the current buildings are a mix of office and industrial/warehouse and workshop space with associated parking and external open storage areas.

Unit A is a two storey office building with a mixture of timber and plastic cladding to the elevations of part and brick built construction to other part under a pitched roof. The building benefits from UPVC windows and parking directly to the front.

Unit B forms a mixture of small individual workshop/warehouse areas of a reinforced concrete frame and concrete blockwork under a pitched roof, with access via loading and personal doors.

Unit C is a former MOT workshop, of steel portal frame construction with metal profile cladding to the elevations, pitched roof with translucent daylight panels and concertina loading doors. Internally the space is mainly open plan with office space. The unit benefits from open storage on the south elevation.

Unit D is a purpose built two storey office block of brick built construction under a pitched tiled roof with glazing around the perimeter. Internally the space is part open plan and part cellular rooms benefitting from WC facilities to both floors.

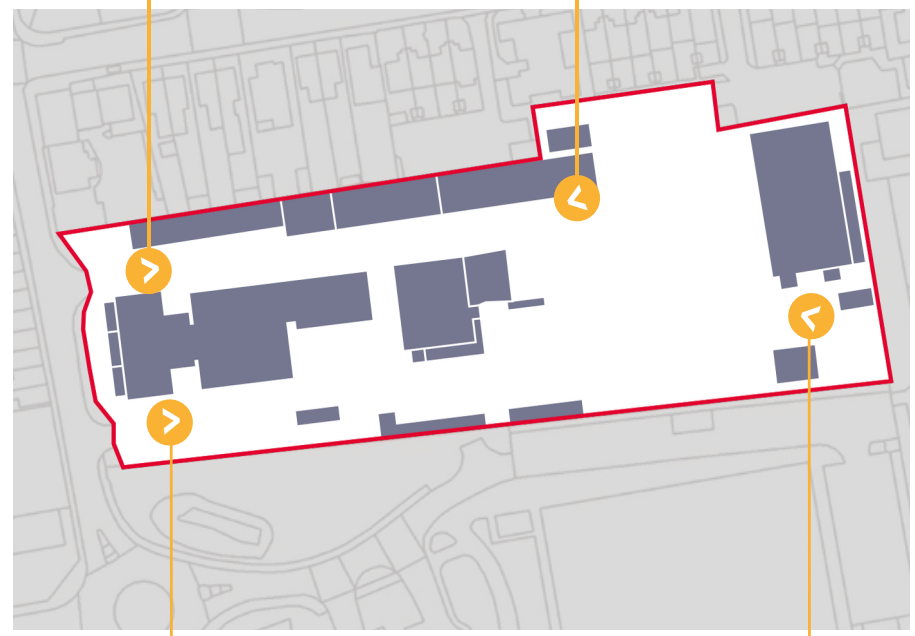
Unit E is a single storey former workshop with timber clad elevations under a flat roof with daylight panels, benefitting from a loading door.

Unit F is of more modern warehouse construction, with part brick and part metal profile clad elevations under a pitched profile clad roof. Access is via a loading door on the Eastern elevation.

Accommodation schedule

A Office	3,871 sq ft	359.58 m ²
B Industrial/workshop/warehouse	6,603 sq ft	613.44 m ²
C Industrial/workshop/warehouse	4,925 sq ft	467.52 m ²
D Office	8,592 sq ft	798.24 m ²
E Industrial/workshop/warehouse	7,260 sq ft	674.44 m ²
F Industrial/workshop/warehouse	3,598 sq ft	334.3 m ²

Total existing office accommodation: **12,463 sq ft**
 Total existing industrial accommodation: **22,386 sq ft**
 Total space: **34,849 sq ft GEA**



Estimated gross external area using satellite measuring system.

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PROPOSAL

METHOD OF DISPOSAL

TIMINGS

All interested parties will be requested to submit their proposal by **12.00 noon Wednesday 10th December**.

All bidders will be required to submit their proposal on a set proforma, which will be issued upon request, closer to the submission date.

Bid: 12.00 noon, Wednesday 10th December

Chosen Interviews: w/c 19 January 2026

Solicitors Instructed: April 2026

Exchange: July 2026, subject to planning

FREEHOLD DISPOSAL

Winchester City Council are looking to dispose of the unencumbered freehold of the site. Any interested party will need to take note of the following:

Emerging Local Plan - Bidders will have to demonstrate how their proposals will meet this planning policy requirement and the Bar End Design Framework.

Masterplan - Bidders will need to illustrate, by reference to architectural drawings such as block plans, how they will masterplan the whole site, or if in part how their element will fit with the remaining parts of the site.

Affordable Housing - The affordable housing element of this scheme would be of interest to Winchester City Council. Any proposal will need to be policy compliant, no offsite contributions will be accepted.

Convenience store - The provision of a convenience store will need to be included.

Care* - Proposals could include an element of care in accordance with the emerging local plan.

2023 Edition - Council Plan - 2020-2025 Weblink

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VIEWING

Viewing dates will be set and interested parties who register will be contacted with viewing date options.

DATA ROOM

For access to the data room please contact Mary Pearson at: mpearson@vailwilliams.com

EPC

Can be made available if redevelopment is not the chosen route.

VAT

We understand VAT is not elected on this site.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Contacts and further information:

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On behalf of Winchester City Council



Winchester
City Council

Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Date prepared: 10/2025.

Designed by the Cedar Group: 01794 525 020