



# For Sale

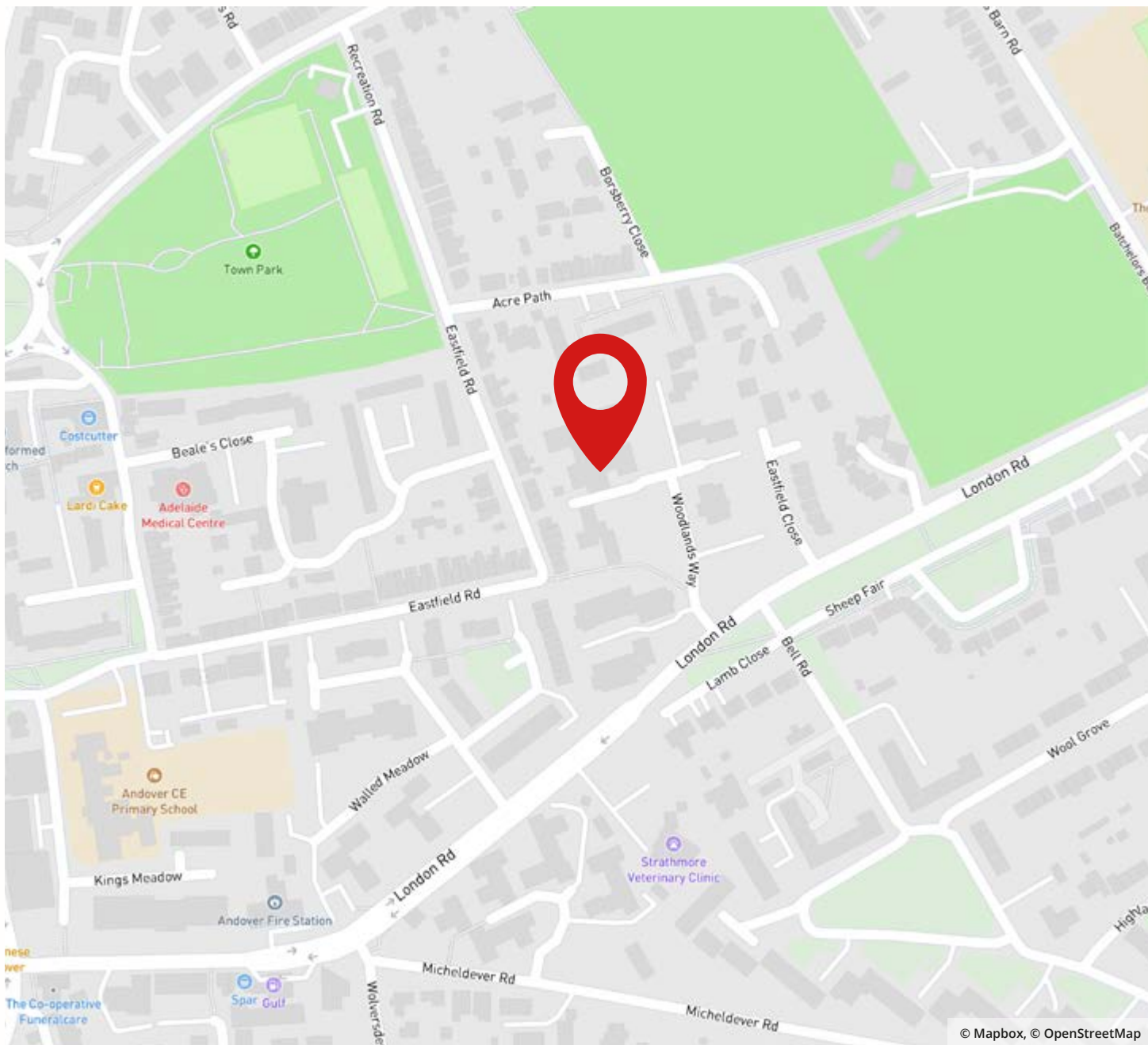
Former Care Home

Guide Price: £800,000 STC

Mixed Use Development Opportunity



COPPER BEECHES, WOODLANDS WAY, ANDOVER, SP10 2QU



A rare opportunity to acquire a former care home site, situated in a prominent location with easy access to London Road

- Offered for sale on behalf of Hampshire County Council
- Approx. 1 acres (0.4 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

Offers to be formally submitted before:

12:00 Noon, Friday 24th April 2026



COPPER BEECHES, WOODLANDS WAY, ANDOVER, SP10 2QU

## Site Area

- Approximately 1 acre (0.4 hectares)
- Two storey building with a footprint exceeding 11,000 sq ft
- Over 17,000 sq ft of accommodation

## Current Layout

- Single rooms facility

## Landscape Features

- Variety of mature trees and landscaped areas
- Significant amenity space

## Additional Details

- We are advised that there is a user restriction on the amenity land on the eastern part of the site
- A section of Woodlands Way accessing the site is in private ownership (rights of access have been reserved to Copper Beeches)
- The purchaser will be expected to relocate the bin store in the south-west corner of the site and provide a new bin store on nearby land owned by the seller

## Tenure

The property is held freehold under title number [HP898436](#).

## Location

### Prime Access

- Easy access to London Road — the main arterial route linking Andover to the A34

### Market Town

- Andover is a historic medieval town, rich in character and amenities, including boutique shops, cafes, and local services

### Excellent Connectivity

- Ideally located under the M3 commuter belt, Andover offers outstanding transport links across Hampshire, including Basingstoke, Winchester, Southampton and even Salisbury

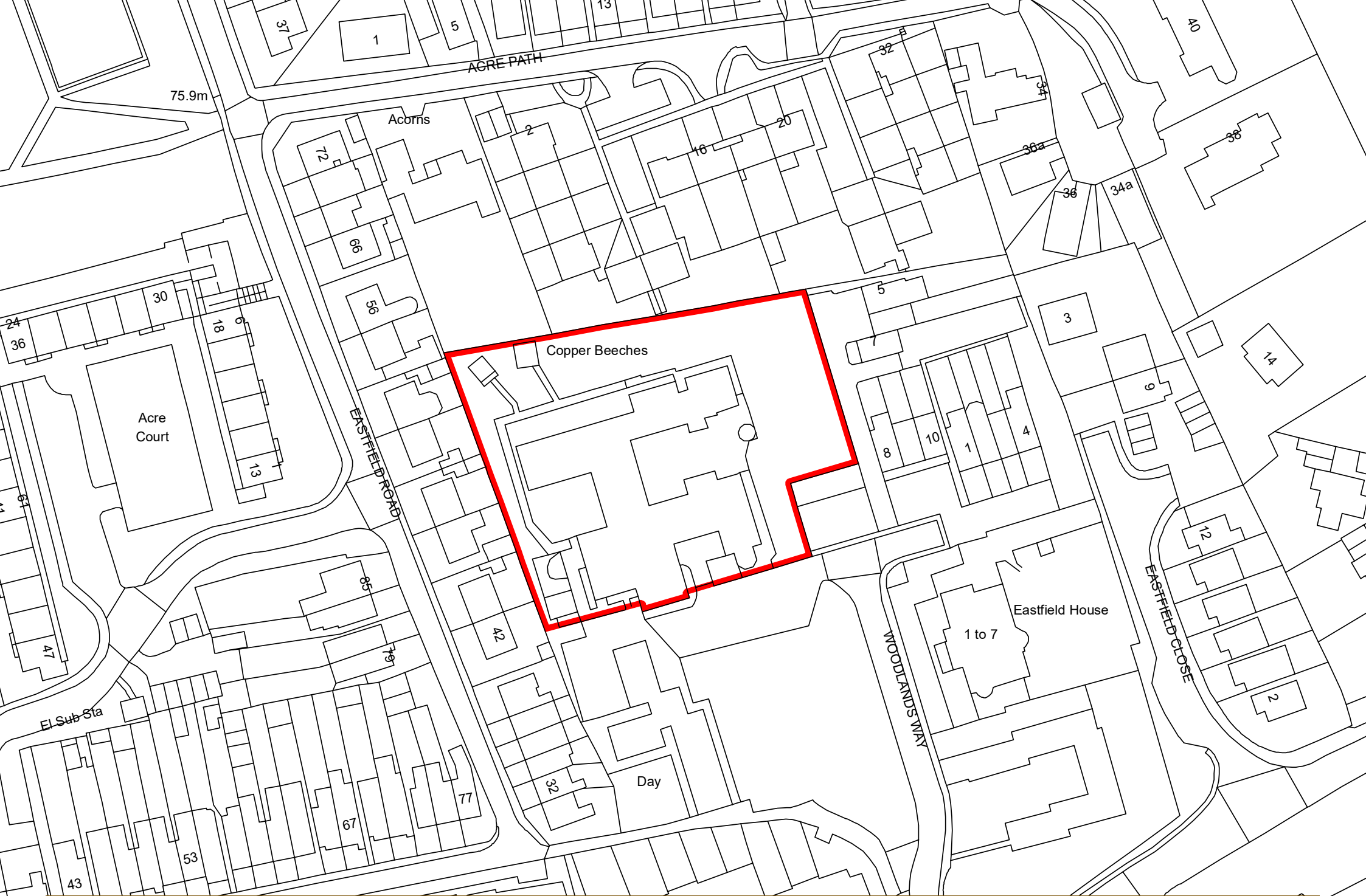
### Nearby Amenities

- Train services available from nearby Andover Station
- Both Infant and Junior schools located just a short distance from the site

## Planning

The local authority is [Test Valley Borough Council](#):  
<https://www.testvalley.gov.uk/> // 01264 368000

Planning Reference Number	Description	Decision	Date Issued
08/00925/HCC3N	Erection of a two storey extension to provide escape staircase	PERMISSION subject to conditions & notes	Thu 08 May 2008



## Data Room

A data room containing further detailed information relating to Copper Beeches is available on request and which includes a Development Brief explaining the planning context relating to the property and how conditional offers may be assessed.

## Method of Sale

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

Offers to be formally submitted with either Oliver Collier or Allan Pickering no later than 12:00 NOON FRIDAY 24TH APRIL 2026.

[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)
- Confirmation that the data room documents have been read and understood

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

B - 44

## 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](mailto:oliver.collier@goadsby.com)

07350 455038



**Allan Pickering**

Divisional Director

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

07956 665669

### IDENTIFICATION

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.

