

For Sale **Guide Price: £1.6m**

Mixed Use Development Opportunity
Grade II Listed Former Care Home



The Old Parsonage

Main Road, Otterbourne, Winchester, **SO21 2EE**

Summary

A **rare opportunity** to acquire a **Grade II Listed** former 29-bedroom care home, situated in a **prominent location** along Main Road, Otterbourne

[View Drone Flythrough](#)



- The property is offered for sale on behalf of The Brendoncare Foundation
- Total site area – approximately 0.7 acres (0.28 hectare)
- Freehold with vacant possession
- Suitable for various uses – Residential Development (S.T.T.P), Care Home/Assisted Living, Commercial
- For sale by Informal Tender, inviting unconditional and conditional offers

Closing Date For Offers: **12:00 Noon, Friday 31st May 2024**



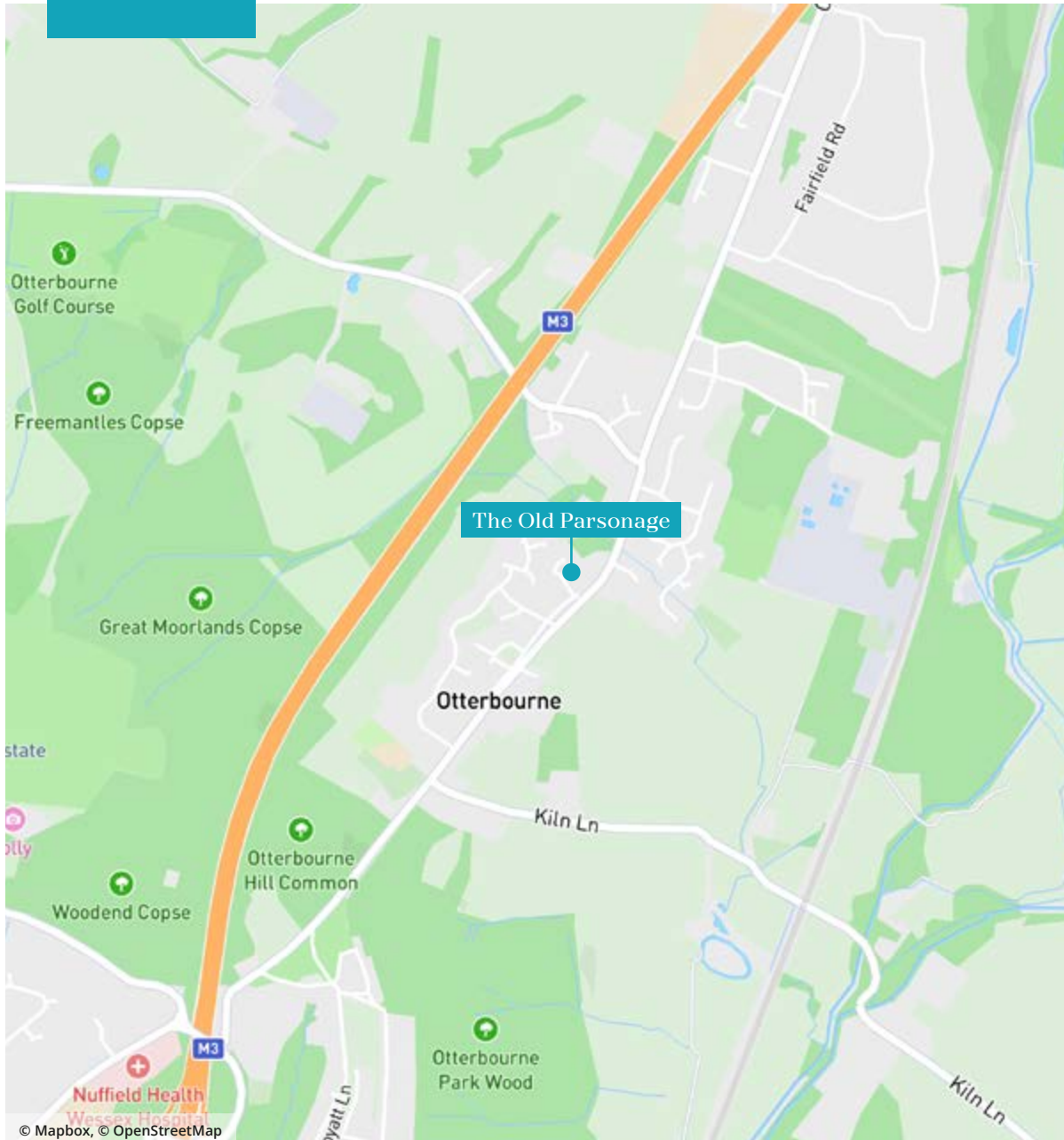
Description

The Old Parsonage, a Grade II listed building, holds historical significance as it was originally built in the **1830s** to serve as the residence for the curate of Hursley in the village of Otterbourne, near Winchester. Its construction follows the distinctive Hursely Decorative Architectural Design. Despite the passage of years, much of its original architectural features remain intact, preserving its historical charm.

In the **1980s**, the building underwent expansion to the rear, effectively adding more rooms and space to accommodate the needs of its current occupants, the Brendoncare Foundation, which provides care services. This extension facilitated the enhancement of the property's functionality while maintaining its historical integrity.

Currently, the property has a total of **29 bedrooms** across the ground and first floors, offering approximately **11,788 square feet** of accommodation.





Location

Nestled in the **popular village** of Otterbourne, this property enjoys a **prime location**, surrounded by convenient local amenities. Within close proximity of the picturesque village of Shawford, while only a short drive from the historic city of Winchester.

Perfectly positioned within the **coveted school catchment area**, residents have access to the esteemed [Otterbourne CE Primary School](#) and [Thornden Secondary School](#). Moreover, the property boasts **excellent connectivity**, with access to the M3 and M27 motorways, mainline train stations, and Southampton Airport. Additionally, there is a variety of bus services ensures good travel links, while nearby Chandlers Ford, Eastleigh, and Winchester offer various shopping, dining, and entertainment options.

Approximate travel times by train:

Winchester	8 minutes
London Waterloo	1 hour 30 minutes
Southampton Central	11 minutes
Bournemouth	50 minutes
Poole	1 hour 10 minutes

Planning

The local authority is [Winchester City Council: www.winchester.gov.uk](http://www.winchester.gov.uk) // 01962 840222

Planning Reference	Description	Decision	Date Issued
18/02063/FUL	Refurbishment and re-development of The Old Parsonage Care Home to provide 16No. close care apartments with associated welfare and staff facilities. The proposals include the demolition of the 1980's additions, the erection of a new 2.5 storey building with single storey wing to the rear of the site and the re-ordering of the listed building.	Grant of planning permission	14 th March 2019
22/00443/FUL	Refurbishment and re-development of The Old Parsonage Care Home to provide 16No. close care apartments with associated welfare and staff facilities. The proposals include the demolition of the 1980's additions, the erection of a new 2.5 storey building with single storey wing to the rear of the site and the re-ordering of the listed building.	Withdrawn	5 th July 2022

Floor Plans



Ground Floor

First Floor

This floor plan is for guidance only and is not to scale.

Accommodation

Ground Floor	6,249 sq ft	580.56 sq m
First Floor	5,294 sq ft	491.69 sq m
Second Floor	245 sq ft	22.8 sq m
Total area	11,788 sq ft	1,095.05 sq m



Data Room

A data room containing further detailed information relating to the Old Parsonage is available, [please contact the agents to access the data room.](#)

Method of Sale

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

Offers are to be submitted in writing to either Thomas Greenfield or Allan Pickering no later than **12:00 NOON FRIDAY 31ST MAY 2024.**

[Click here to email your offer](#)

Tenders should include the following:

- The amount to be offered for the property.
- 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 advise (for subject to planning bids)

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

VAT

We have been informed by the sellers that the site is currently not elected for VAT.



Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

EPC Rating

B -47

Viewings

Strictly by prior appointment through the sole agents Goadsby, through whom all negotiations must be conducted.



Allan Pickering

Divisional Director

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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.

