

KINGSWORTHY COURT & HOUSE

Court Road, Winchester, Kings Worthy,
Hampshire, SO23 7QA

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LOCATION

The site sits in Kings Worthy, a village approximately 2 miles northeast of Winchester. The village along with Winchester are located in Hampshire with a significant proportion of the population represented by higher socioeconomic groups. The area is an established tourist destination, while strong transport links with London make it a desirable and popular residential location.

The surrounding location consists of residential dwellings and local amenities such as, a Public House, Local Village Shop, Cobbs Farm Shop and a Tesco Supermarket located approximately 2 miles to the South. Road access is via London Road (B3047) which provides direct access to Winchester City Centre and further access to the A34 and M3.





DESCRIPTION

The site extends to 3.17 acres and comprises two principal buildings known as Kings Worthy Court & Kings Worthy House which are located in the centre of the site. The property is currently vacant.

Kings Worthy Court:

A 1970's single storey concrete framed office building built around a central courtyard. Internally the property comprises a number of meeting rooms, staff facilities and office accommodation.

Kings Worthy House:

A Grade II listed Queen Anne style former country house previously used as an office. The property is of traditional brick elevations beneath a pitched tiled roof into which are set dormer windows. The windows throughout the property are wooden and generally sashed. Internally the property comprises of a number of singular rooms with original features.

Key Site Facts:

- Kings Worthy House is a Grade II listed property
- Located within Flood Zone 1 (source: Government flood maps)
- There are no Tree Preservation Orders (TPO) within the site (according to the Winchester City Council TPO map)
- Site located within the Kings Worthy Conservation Area
- Previous planning application for 30 new build residential units and conversion of the house to 6 units has been withdrawn

DEVELOPMENT OPPORTUNITY



FURTHER INFORMATION



RED OUTLINE INDICATIVE FOR KINGS WORTHY COURT & HOUSE

DATA ROOM

Access to dataroom can be provided by contacting mcureton@vailwilliams.com

LEASE

Property is currently vacant

TENURE

Freehold

VAT

The site has not been elected for VAT

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

METHOD OF SALE

The property is available for sale by private treaty; we are instructed to invite unconditional offers for the opportunity. Offers are to be received by no later than 12pm (midday) Wednesday 6th August 2025.

INSPECTIONS

Inspections are by appointment only and can be arranged via Vail Williams LLP

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