



**TO LET/FOR SALE**

**CLASS E PREMISES WITH PARKING & OUTDOOR SPACE**

**7,285 SQ FT (GIA) + BASEMENT**

**ON 0.9 ACRES (0.36 HA)**

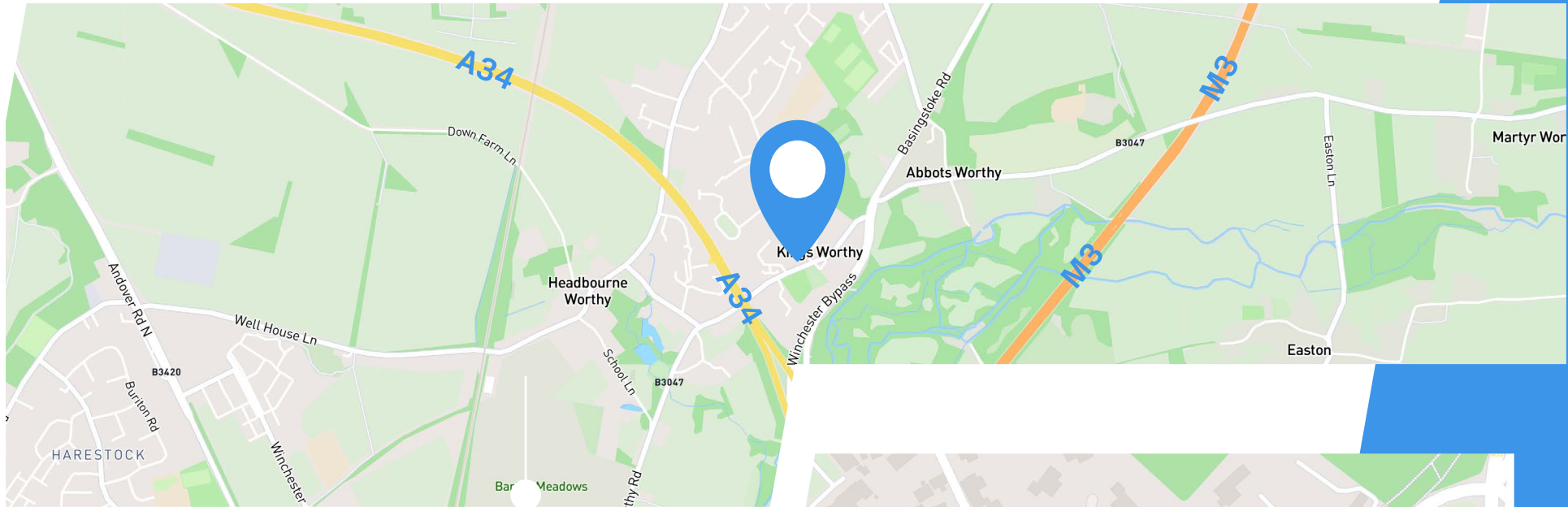
**KINGS WORTHY HOUSE, LONDON ROAD, KINGS WORTHY, WINCHESTER, HAMPSHIRE, SO23 7QA**



# SUMMARY

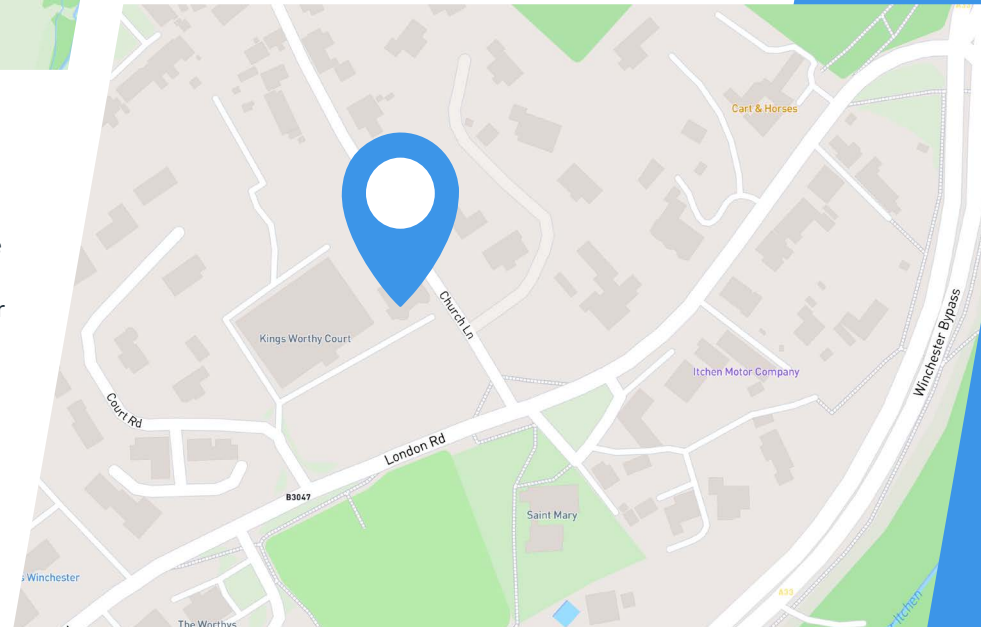
- SITE AREA 0.9 ACRES (0.36HA)
- CLASS E - SUITABLE FOR A VARIETY OF USES
- AMPLE PARKING
- LARGE FRONT & REAR GARDENS
- UNDERGOING REFURBISHMENT

**RENT & PRICE: ON APPLICATION**



## LOCATION

- The property is located in Kings Worthy, a popular and affluent Hampshire village situated approximately 2 miles north-east of Winchester. The village has a strong residential profile, with a significant proportion of residents within higher socioeconomic groups. The wider area is an established visitor and tourist destination, benefiting from its proximity to Winchester and excellent transport links, including convenient connectivity to London, which supports strong residential and commercial demand.
- Road access is provided via London Road (B3047), which offers direct connectivity into Winchester city centre and onward links to the A34 and M3 motorway network. London Road comprises a varied mix of uses, including residential properties, offices, industrial and trade occupiers, motor dealerships, public houses and local retail amenities, reflecting the established mixed-use character of the area.



## DESCRIPTION

- A Grade II listed Queen Anne style former country house, last used as offices. The property is constructed with traditional brick elevations beneath a pitched tiled roof, incorporating dormer windows.
- The windows throughout are wooden and generally sash-style. Internally, the property comprises a number of individual rooms and retains a range of original features.
- The building is undergoing comprehensive refurbishment and can be provided shell & core or to specific tenant requirements. Subject to negotiation.
- 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.
- A planning application has been submitted by Shorewood Homes to redevelop the adjacent site for 14 units. Further information overleaf.
- Access to the site will be via a newly refurbished entrance road, shared with the adjacent proposed development.

## PLANNING

The building benefits from **Class E** planning consent, providing flexibility for a broad range of potential occupiers and uses. These could include **offices, nursery and childcare facilities, medical and consulting rooms, training and education providers, wellness and therapy studios, leisure and community uses, showroom accommodation, and fitness or rehabilitation facilities**. Other uses requiring a change of use will be considered on their own merits.

## TERMS

The property is available to let on a new full repairing and insuring lease on terms to be agreed. Alternatively, the freehold is available. Quoting rent/price on application. There is an additional 0.2 acres (0.08ha) at the entrance to the site, which is available via separate negotiation.

## LEGAL COSTS

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



*Artist impression of proposed development*



## THE NEIGHBOURING SITE

Planning permission is being sought on the neighbouring site for a new residential development by Shorewood Homes. The development will comprise 14 houses, with attractive landscaping and new access roads.

[Planning Application Reference : 26/01172/FUL](#)

# SHOREWOOD

HOMES

[shorewoodhomes.co.uk](http://shorewoodhomes.co.uk)

# PROPOSED SITE PLAN

Not to scale – illustration purposes only.

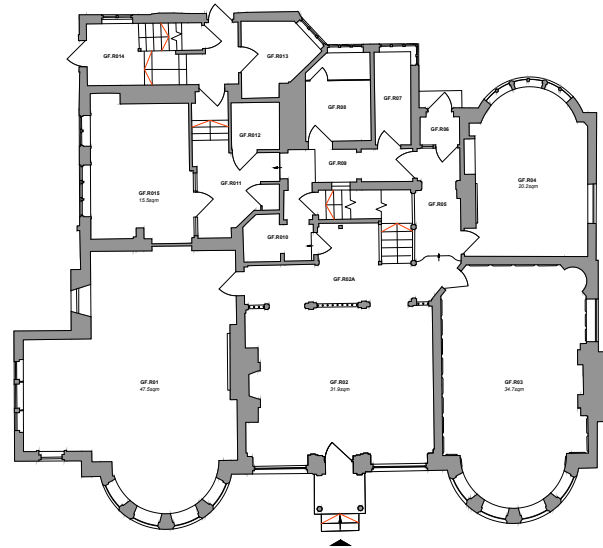
THE NEIGHBOURING SITE

KINGS WORTHY HOUSE  
0.9 ACRES

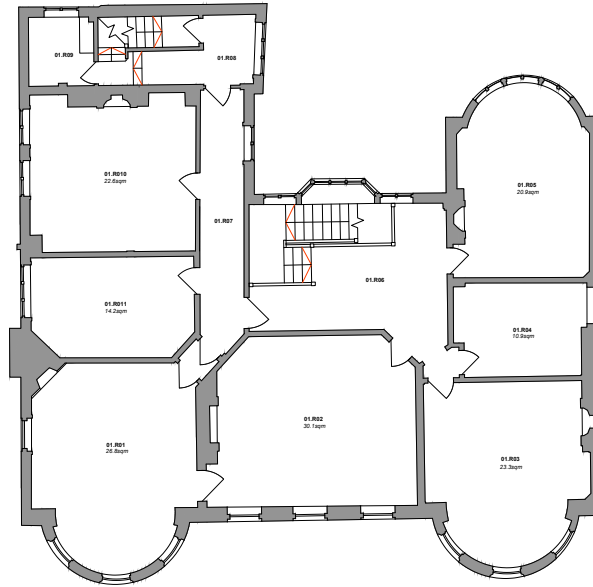
ADDITIONAL AVAILABLE  
LAND  
0.2 ACRES



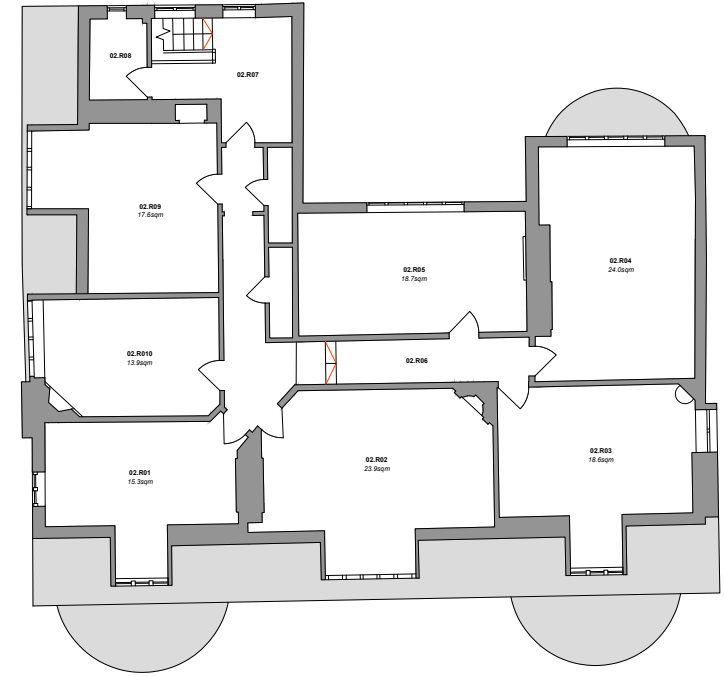
# KINGS WORTHY HOUSE - EXISTING LAYOUT



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

## ACCOMMODATION

### NET INTERNAL AREA APPROX

	sq m	sq ft
Ground floor	115.4	1,242
First floor	114.1	1,228
Second floor	96.3	1,367

**Total net internal area approximately 367.4 3,996**

Basement 41.6 488

The property has been measured in accordance with the 6th Edition of the RICS Code of Measuring Practice.

### GROSS INTERNAL AREA APPROX

	sq m	sq ft
Ground floor	243.8	2,624
First floor	211.8	2,280
Second floor	175.8	1,892

**Total gross internal area approximately 673 7,285**

Basement 41.6 488

The property has been measured in accordance with the 6th Edition of the RICS Code of Measuring Practice.

## ESTATE CHARGE

An estates charge may be payable in respect of the upkeep, management and maintenance of the access road and elements shared in common with the wider estate. Interested parties are advised to make further enquiries.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## EPC

D - 81

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting 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/tenant 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.

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

## VIEWINGS

Strictly by prior appointment through the joint agents, **Goadsby and Vail Williams**, through whom all negotiations must be conducted.

## RATEABLE VALUE

The RV is to be reassessed, the previous RV is as follows : **£45,000** (01.04.17-26.03.18)



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Acting on behalf of:

