



The Old Outpatients Site, Royal Hampshire County Hospital, Romsey Road, Winchester SO22 5DG

OPPORTUNITY TO ACQUIRE THE FREEHOLD INTEREST IN A PRIME DEVELOPMENT SITE
SUITABLE FOR RESIDENTIAL, RETIREMENT, OR OTHER USES SUBJECT TO USUAL CONSENTS

NEWMARK



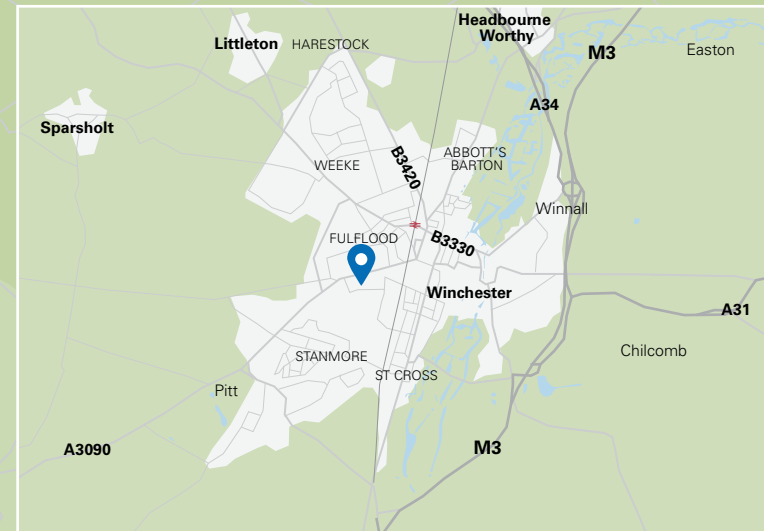
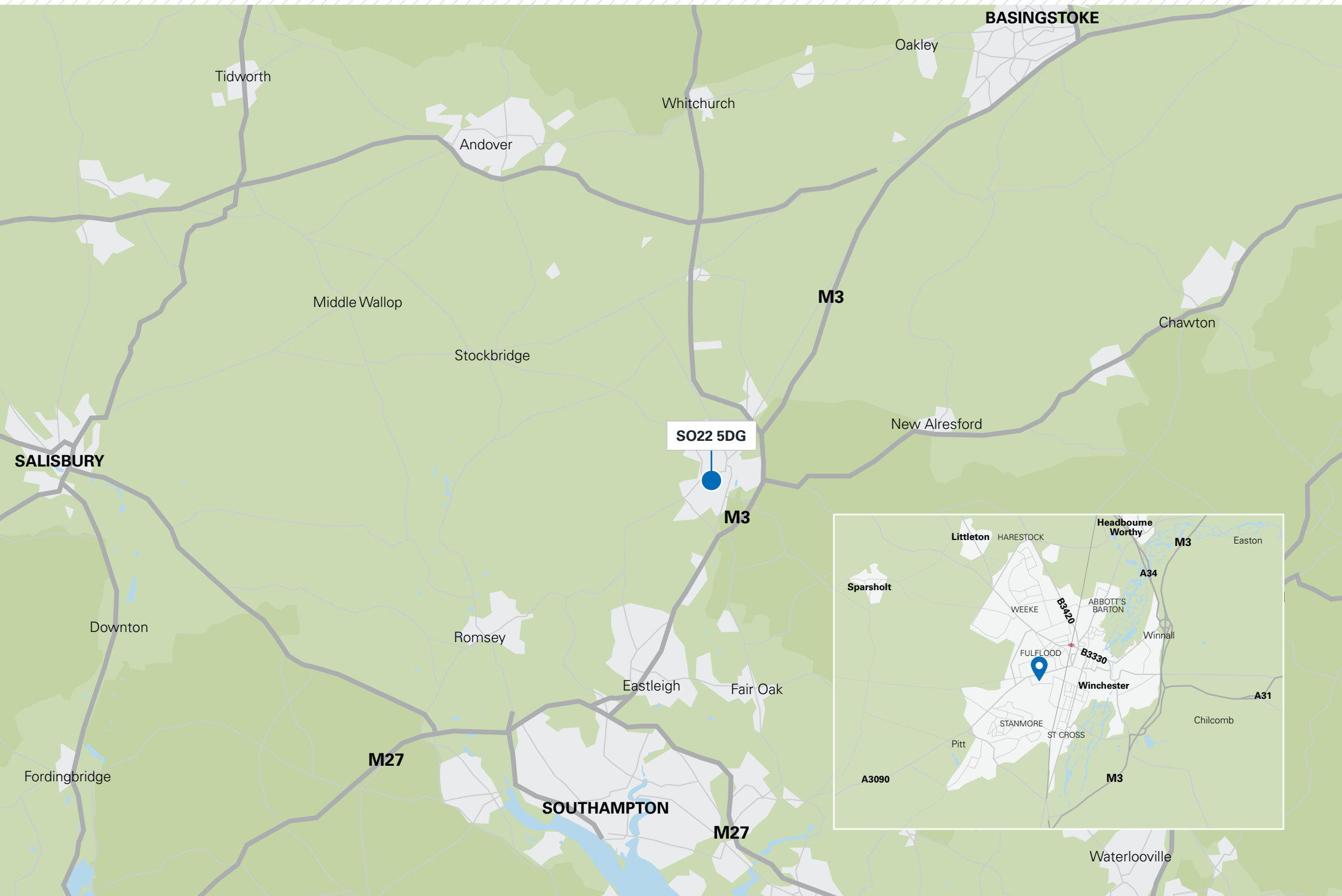
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Hampshire Hospitals **NHS**
NHS Foundation Trust
**Royal Hampshire
County Hospital**
Founded 1736
Accident & Emergency ↑
P Parking for all Depts ↑

Summary

- Unique opportunity to acquire a prime development site in a prominent location close to Winchester city centre
- Freehold with vacant possession available
- Site area of 1.28 acres
- GIA of 3,522 sq m (37,911 sq ft)
- Excellent road, rail, bus connections and within walking distance to the centre of Winchester and all amenities
- Significant redevelopment potential including increased height and density
- Potential for residential, retirement, medical/clinical or education, subject to usual consents

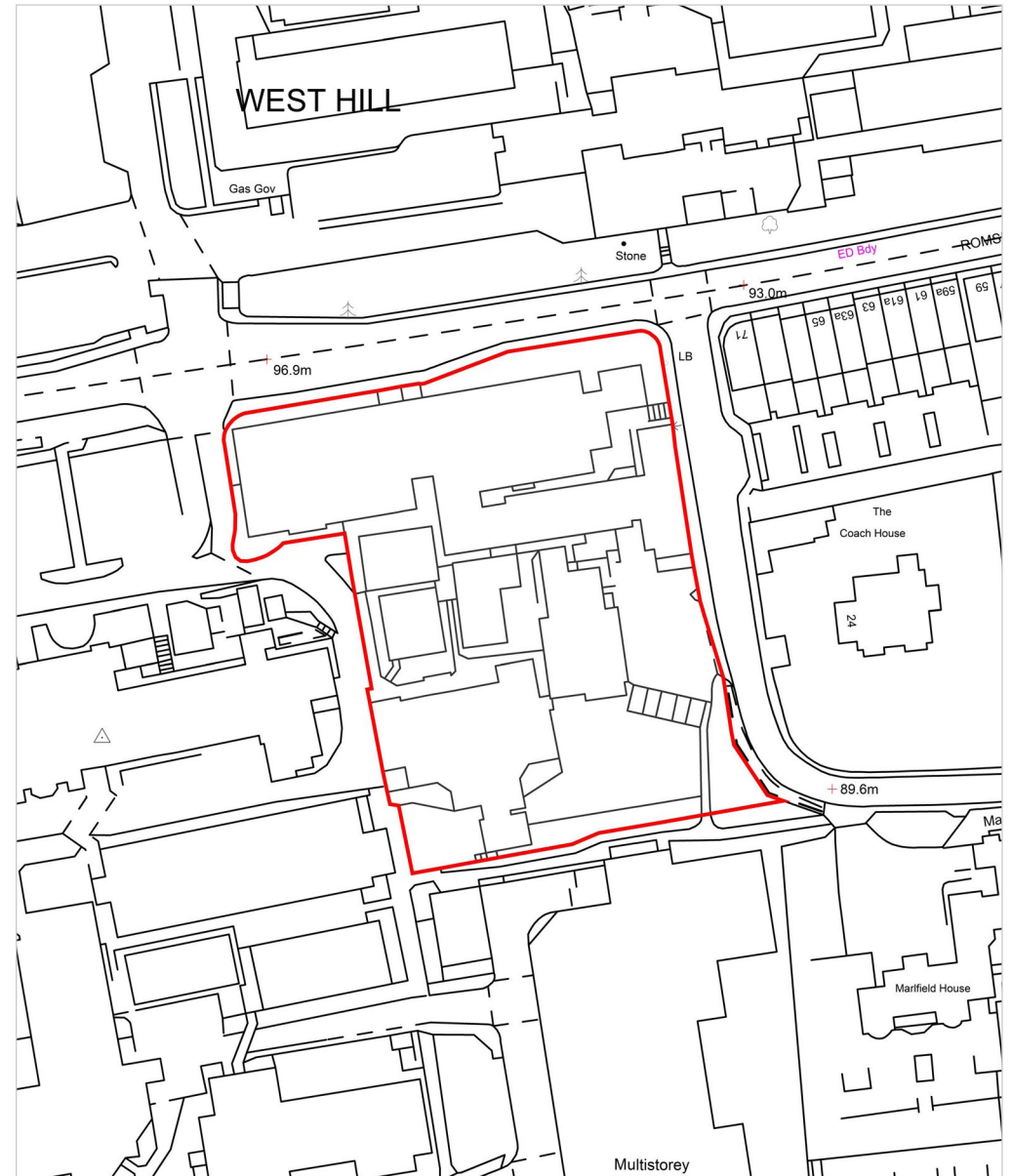




LOCATION

The property is located in the historic cathedral city of Winchester, within the county of Hampshire. Southampton lies approximately 12 miles south of Winchester, with Salisbury located 24 miles to the west. London is located roughly 66 miles to the north east.

The property itself is situated at the junction of Romsey Road and St James Lane, less than half a mile from Winchester city centre and the High Street. It is situated opposite HMP Winchester and neighbours Winchester County Hospital to the west and south. The site slopes gently south from Romsey Road towards the hospital car park along the southern boundary. The surrounding area also includes medical, residential and academic properties.



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CONNECTIVITY



RAIL

- Basingstoke** – 15 minutes
- Southampton Central** – 25 minutes
- Bournemouth** – 45 minutes
- Portsmouth** – 50 minutes
- London Waterloo** – 60 minutes
- Oxford** – 1hr 10 minutes
- Poole** – 1hr 15 minutes



BUS ROUTE

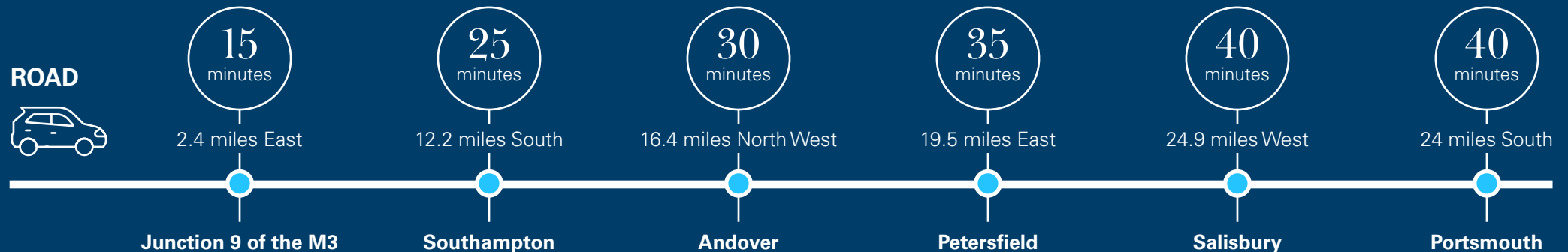
- Royal Hampshire County Hospital Bus Stop – Adjacent to site**
Winchester City Centre – 3 minutes
Stanmore – 6 minutes
Eastleigh – 17 minutes
Romsey – 20 minutes
- West Hill Bus Stop – 4 minute walk**
Winchester City Centre – 4 minutes
Highcliffe – 45 minutes
- Pump House Mews Bus Stop – 4 minute walk**
Weeke – 4 minutes
North Baddesley – 20 minutes



WALKING

- Winchester High Street** – 7 minutes
- Winchester Train Station** – 12 minutes
- Winchester Cathedral** – 15 minutes

ROAD





SO22 5DG



Winchester Train Station



Orams Arbour Park and Garden



Hampshire County Council Offices



Westgate Museum



Winchester Great Hall



Peninsula Barracks Garden



Winchester Cathedral



Winchester High Street



Kingsgate



Winchester College



Royal Hampshire County Hospital



University of Winchester
Student Halls



University of Winchester



HMP Winchester



West Hill Cemetery Winchester



The Great Hall

Southampton (12.4 miles South) ▶

THE PROPERTY

The site features approximately 37,911 sq ft (3,522 sq m) GIA of existing one and two storey buildings formerly used as part of the neighbouring hospital. The site includes a two-storey Victorian brick villa and a collection of early to mid-century buildings. The buildings are predominantly vacant, secured and are prime for redevelopment.

The neighbouring Royal Hampshire County Hospital remains in occupation of part of the site on a short term agreement until October 2025, at which point the site will be vacant.

St James' Lane defines the boundary to the east. To the west, the boundary abuts the access road to the neighbouring hospital and to the south, the boundary abuts a footpath with the hospital car park beyond.

Access is currently gained via St James' Lane to the east or off Carter Crescent to the west, over which the site benefits from a prescribed right of way.

Immediately to the west is the Royal Hampshire County Hospital, extending to over five storeys. To the east is a terrace of modern three-storey houses. The Prison opposite is in a raised position, over two/three storeys in height.





PLANNING AND DEVELOPMENT POTENTIAL

The property is within settlement boundary of Winchester City Council. The current planning policy covering this area is the Winchester District Local Plan (Adopted March 2013), as well as the adopted Neighbourhood Plans. The new Local Plan is currently being produced, expected for adoption in October-December 2025.

The property has planning permission for its current use which is considered to fall within Class F1 (non residential institutions) of the Use Classes Order 1987 (as amended 2020).

A review of planning has been undertaken including a review of heritage considering the sites proximity to the neighbouring Listed Hospital. The advice concludes:

“The Hampshire and Isle of Wight NHS Trust have demonstrated that they have sufficient land at the adjacent hospital site for their future development plans demonstrating that this Site is no longer required.”

“Overall, it is considered that the Site is appropriate for re-development, subject to agreement with the Council on the demolition of curtilage listed buildings on the Site. The Council are likely to seek a community type use initially, however subject to appropriate justification, other priority land uses may be considered including residential.”

We consider the property would be suitable for redevelopment for a variety of alternative uses, including:

- Residential houses or flats
- Retirement
- Medical or clinical uses
- Other complimentary commercial uses

Interested parties should make their own enquires with Winchester City Council. The planning statement and heritage survey are available in the information pack.



TENURE

The property is offered freehold.

The site is partly occupied by the NHS Trust and will be vacated in October 2025. Full vacant possession will be provided.

VAT

The property is not elected for VAT.

OFFERS

We are inviting offers on behalf of the Vendor for the freehold interest by way of informal tender. The Vendor has a preference for an unconditional sale, but all offers will be considered. Further details on the sale process can be made available on request.

VIEWING AND FURTHER INFORMATION

Viewings are strictly to be arranged via prior appointment with sole agents, Newmark. Strictly no parties are to attempt to gain access into the site without prior appointment. However, the site is clearly visible from the public highway.

A data room will be made available containing the following documents:

- Registered Title and Title Plan
- Photographs
- Planning Statement
- Heritage Report
- Local authority searches



Contacts

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