

For Sale - Freehold Disposal

Strategic Development Opportunity

Land on the south side of Kennel Lane, Littleton, Winchester SO22 6PT



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Site boundaries for indicative purposes only

Key Highlights

- Strategic development opportunity between Littleton and Winchester
- Freehold parcel of 1.787 acres (0.723 ha) of grassland, fenced and currently used as a pony paddock.
- Suited to housebuilders, land promoters and long-term land investors.
- Access from Kennel Lane with road links to the A34 and M3 for London, Southampton and Portsmouth.

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BACKGROUND

Savills are instructed to invite offers on the following basis:

- An Option, Promotion or Hybrid Agreement for the promotion and sale of the land, subject to planning permission being granted for residential development.
- An unconditional sale with overage, or without where reflected in the offer.

LOCATION

The property is located between Winchester and Littleton, lying between Kennel Lane and Littleton Lane, opposite Sir John Moore Barracks. Access is from Kennel Lane via the existing field gateway.

Winchester railway station lies approximately 2.2 miles to the south-east by road (direct services to London Waterloo, fastest from c. 56 minutes). The site benefits from access to the A34 and M3, providing routes to London, Southampton and Portsmouth (via the M27/A27).

DESCRIPTION

A freehold parcel of grassland extending to 1.787 acres (0.723 hectares), currently used as a pony paddock. It comprises a single, broadly regular field, laid to pasture and fenced.

The land slopes gently from west to east, with a slight fall from north to south. Boundaries are clearly defined. The western boundary adjoins residential properties and the eastern boundary adjoins Harestock Stud.

PLANNING CONTEXT

Winchester City Council submitted the Local Plan 2020–2040 for examination in April 2025; hearing sessions concluded in June 2025 and adoption is anticipated later in 2025. An early review is programmed to follow, with consultation expected from 2026 and adoption targeted for 2028.

The Council currently reports a five-year housing land supply. The emerging plan increases the housing requirement from 676 to 1,157 dwellings per annum, with the early review intended to address the higher figure.

The property lies between Littleton and Winchester, directly opposite the draft allocation at the former Sir John Moore Barracks (around 1,000 homes). The Council's Strategic Housing and Economic Land Availability Assessment (SHELAA) also identifies land to the south of Harestock Stud as having potential for residential development.

In light of the higher housing requirement, the nearby allocation and identified land indicate an opportunity for site promotion in this locality.



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METHOD OF SALE

For sale by private treaty. Unconditional offers with overage are invited, with offers excluding overage considered where suitably reflected in the offer. Option and promotion terms will also be considered. Please submit offers by email to Jack Sadler (details below) and mark your offer "Kennel Lane, Littleton".

ACCESS

Access via a field entrance directly onto Kennel Lane.

VIEWINGS

Interested parties must arrange a viewing by appointment only.

TENURE

The site is offered freehold with vacant possession and is held under Land Registry Title Numbers HP520503.

VAT

The vendor has not opted to tax the property for VAT.

ADDITIONAL INFORMATION

For access to the dataroom please contact Nita Patel nita.patel@savills.com.

LOCAL AUTHORITY

Winchester City Council
City Offices, Colebrook Street
Winchester, SO23 9LJ

01962 840 222

www.winchester.gov.uk

CONTACTS

Jack Sadler

For further information please contact:

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