

# 0.4 Acres of Land for Sale

Freehold

Land at Cemex Winchester Plant  
Easton Lane, Winchester, SO23 7RU

0.4 Acres (0.16 Hectares)



**Land for sale**



## Amenities



Title  
HP811203  
HP606228



0.4 Acres



Motorway M3

## Land at Easton Lane, Winchester

0.4 Acres (0.16 Hectares)

### Description

The site extends to approximately 0.4 acres and comprises a rectangular parcel of land, previously used as a ready-mix concrete batching plant. It benefits from a secure perimeter and a level, fully concreted surface.

Suitable for IOS or alternative uses subject to planning.

### Location

Located in Winchester, approximately 12 miles north of Southampton, the site benefits from excellent transport links. Junction 9 of the M3 motorway is situated just 450 metres to the northeast. Occupiers in the immediate vicinity include Plumb Centre, Easy Bathrooms, Topps Tiles, City Electrical Factors, Wickes and Brandon Hire Station. Access is provided via Winchester Trade Park's estate road off Easton Lane, placing the site within an established industrial area.

## Further information

### Asking Price

Available upon application

### Tenure

Freehold with vacant possession.

We understand the property is registered at Land Registry under title numbers HP811203 and HP606228.

### Legal Costs

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

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

### Services

Mains water, drainage, and electricity are understood to be connected but none of these services have been checked or tested by Fisher German.

### Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

### Viewings

Strictly by prior arrangement with the sole agents Fisher German LLP.

### VAT

Unless otherwise stated, all prices are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.



For indicative purposes only



## More information

### Overage

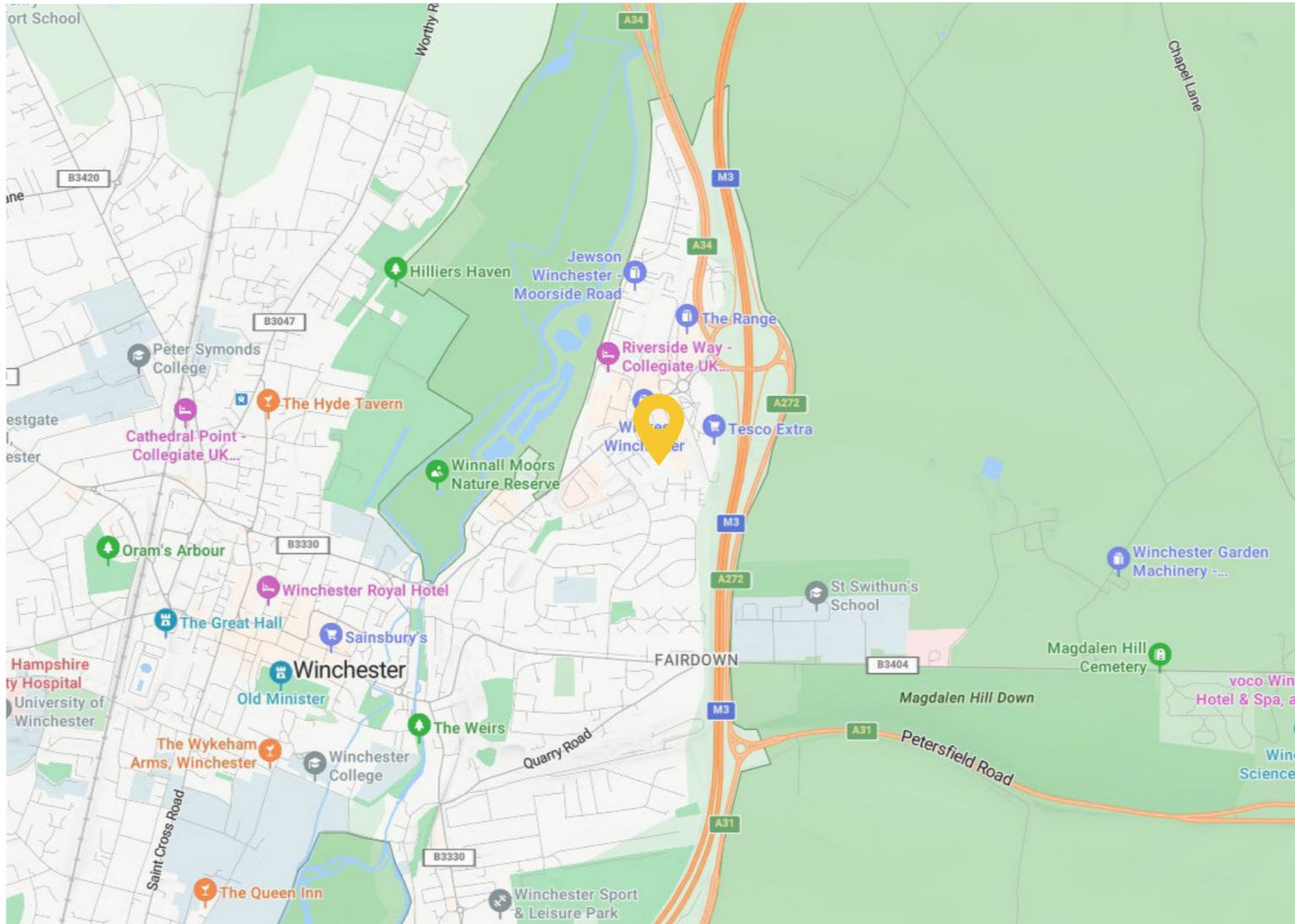
The property is subject to an overage clause, whereby 50% of any increase in the value of the property from the grant implementation of planning permission for higher value uses over an above the existing use of the property.

### Sale Overage

The sale will be subject to a 12-month disposal restriction whereby the purchaser covenants with the seller not to make any disposal save for permitted disposals at any time during the Restricted Period without first procuring that the person to whom the disposal is being made has executed a Deed of Covenant.

Restricted Period: means the period of 1 (one) year starting on the date of this transfer and ending at midnight on the day immediately preceding the first anniversary of the date of this transfer.

## Location Map



### Location

**Address:** Land at Cemex Winchester Plant, Easton Lane, Winchester, SO23 7RU

**What3words:** ///play.brass.stint

### Nearest Towns

Southampton: 13 miles

Andover: 15 miles

Basingstoke: 17 miles

Portsmouth: 24 miles

### Nearest Station

Winchester Railway Station: 1.8 miles

### Nearest Airport

Southampton: 9.9 miles

## Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated March 2026. Photographs dated February/March 2026



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