

For Sale / To Let

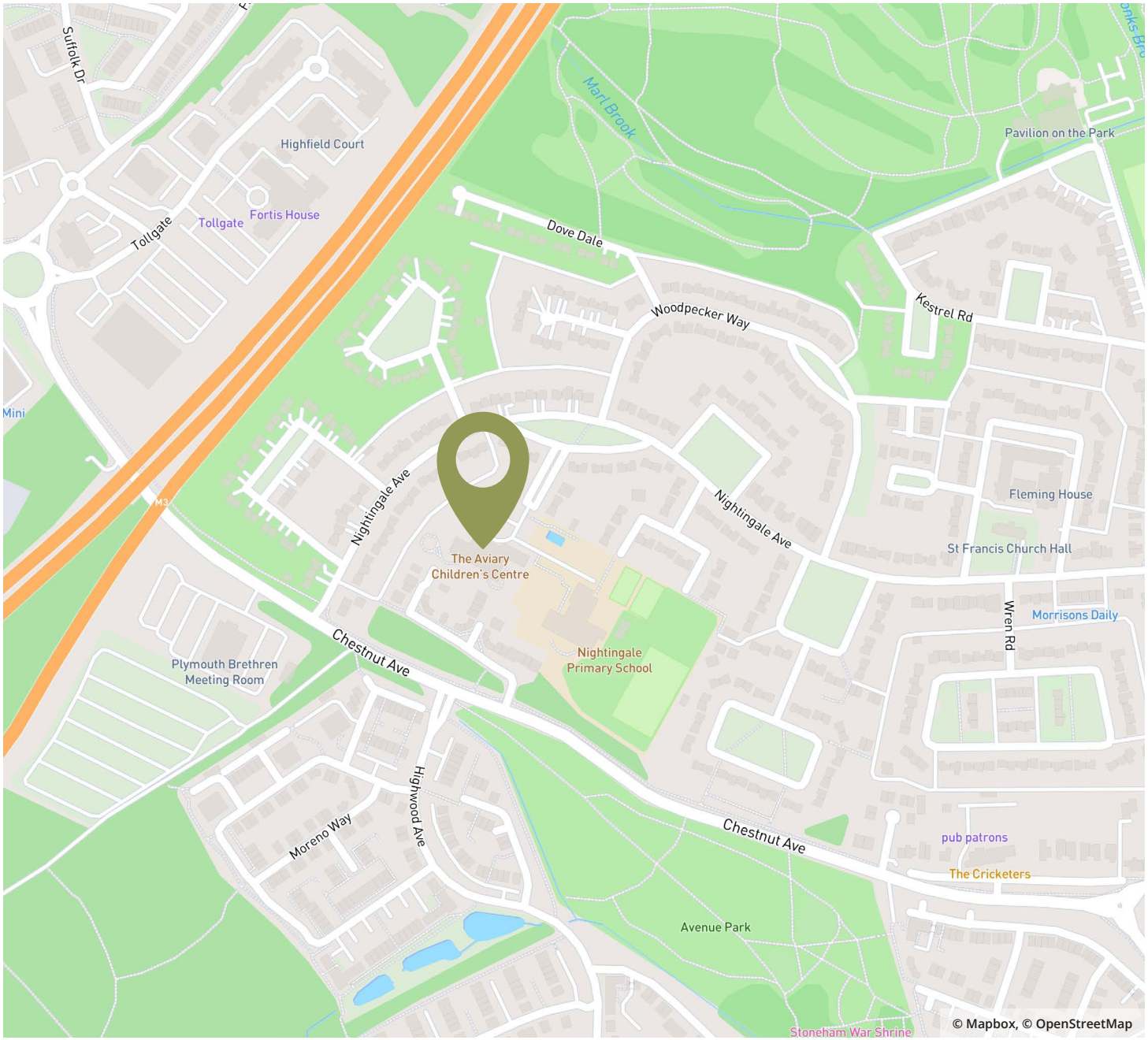
Guide Price: £850,000 subject to contract
Guide Rent: £100,000 per annum exclusive

Former Day Nursery Suitable for a range of Community uses

Extends To Approximately **11,686 Sq Ft** (1,086 Sq M) On A Site Of **1.6 Acres**

goadsby

THE AVIARY, BLACKBIRD ROAD, EASTLEIGH, SO50 9JW



A rare opportunity to acquire a former nursery site, situated in a prominent location with easy access to Eastleigh Town Centre, the M3 and M27.

- Offered for sale freehold or to let on behalf of Hampshire County Council
- Approx. 1.6 Acres (0.65 Hectares)
- Freehold with vacant possession
- For sale by informal tender, inviting unconditional & conditional offers
- Or to let on a new lease for a term to be agreed

Offers to be formally submitted before:

12:00 Noon, Friday 29th January 2027









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Site Area

- Approximately 1.6 acre (0.65 hectares)
- A predominantly single storey building with a GIA of approximately 11,686 sq ft (1,086 sq m)

Description

- Former children's nursery facility providing a substantial community-use building with a range of classrooms, activity rooms, offices and ancillary accommodation
- The building is brick construction with UPVC double glazing throughout
- Predominantly flat roof with a part pitched clad roof section in the centre of the property
- Generous external areas including secure outdoor play and recreational space, suitable for a variety of occupier requirements
- On-site car parking for approximately 35 cars with a car park to the front of the site and small areas of additional parking
- The site benefits from a variety of mature trees and landscaped areas but there are no known TPOs
- There is also significant hedgerow coverage on the western boundary

Additional Details

- The access road to The Aviary is to be retained by Hampshire County Council with access rights to be granted, maintenance contributions will be required over this communal land
- The purchaser or lessee will be expected to erect and maintain a 1.8 metre close boarded fence between the southeastern most boundary with the Nightingale school, in addition to the purchaser or lessee erecting a suitable boundary treatment to be agreed, separating the Aviary from the communal entrance areas
- Further information is available upon request

Business Rates

The current rateable value £93,000 (1 April 2026 to present)

Tenure

- The property is currently held freehold under title number HP684172. This title is to be split in the event of a sale
- The property is also available to let on a new lease for a term to be agreed

Location >> Location Map

Local Area

- Eastleigh is a thriving Hampshire town, forming part of the wider Borough, which benefits from a strong local community, a range of retail; leisure; education; and healthcare facilities, and a strong residential catchment to support a variety of community-focussed uses
- This property is located in The Aviary Estate, a well established residential area with excellent connectivity
- Ideally located in Eastleigh for access to the M3 and M27 motorway corridors, offering outstanding transport links across Hampshire, including Basingstoke, Winchester, Portsmouth and Southampton

Nearby Amenities

- Train services available from Airport Parkway or Eastleigh with regular services to Southampton, Winchester and London
- Located on an educational site with Nightingale Primary School immediately adjacent
- Southampton airport is located 1.9miles away

Planning

The local authority is Eastleigh Borough Council:
https://www.eastleigh.gov.uk/ // 02380 688000
A site planning brief has been prepared showing recent and historical uses for the building falling under Classes F.I (a), E (f) and E (g)

The Site / Individual Policy Context
The site is situated within the settlement boundary. In addition, it is situated within The Aviary Estate, as defined by Policy E10 of the EBC local plan. There are no specific allocations for the site, nor unimplemented planning permissions. In direct communications with HCC, Eastleigh Borough Council have identified the site as being viewed within the Borough Council's definition of a 'community use'. EBC have also outlined that they would expect the site to be initially marketed on the basis of retaining a 'community use' at the site. The EBC definition of a 'community use' is outlined at supporting text 5.162, as part of Policy DM36: Community, leisure, and cultural facilities (see Appendix 1).

Site history
The Aviary building was originally constructed in 1969, and was operational until August 1992 as The Nightingale County Infant School (Use Class F.1 (a)). Since the school closure, there have been a number of uses at the site including use as a childrens centre (Use Class E (f)); a day nursery (also Use Class E(f)); as well as an ancillary office use (Use Class E(g)(i)). Given that the building is located within the same operational site as Nightingale Primary School and has been continuously owned by the County Council, the variety of uses established over decades are considered lawful and ancillary to the main use of the site for education.

Data Room

A data room containing further detailed information relating to The Aviary is available on request and which includes a site planning brief explaining the planning context relating to the property and how conditional offers may be assessed.

Method of Sale

Offers are invited by way of Informal Tender for the freehold or leasehold interest with vacant possession on an unconditional or conditional basis.

Offers are to be formally submitted to either Oliver Collier or Allan Pickering no later than **12:00 NOON FRIDAY 29TH JANUARY 2027**.

Click here to email your offer

Tenders should include the following:
- The amount to be offered for the property (price/rent)
- Buying entity
- Use proposed
- Proof of funding
- Solicitor's details
- Confirmation of Board approval, if required
- Exchange and completion timescales
- Level of deposit to be paid
- Sketch plan and planning advice (for subject to planning bids)
- Confirmation that the data room documents have been read and understood

The vendor reserves the right not to accept the highest or any offer.

VAT

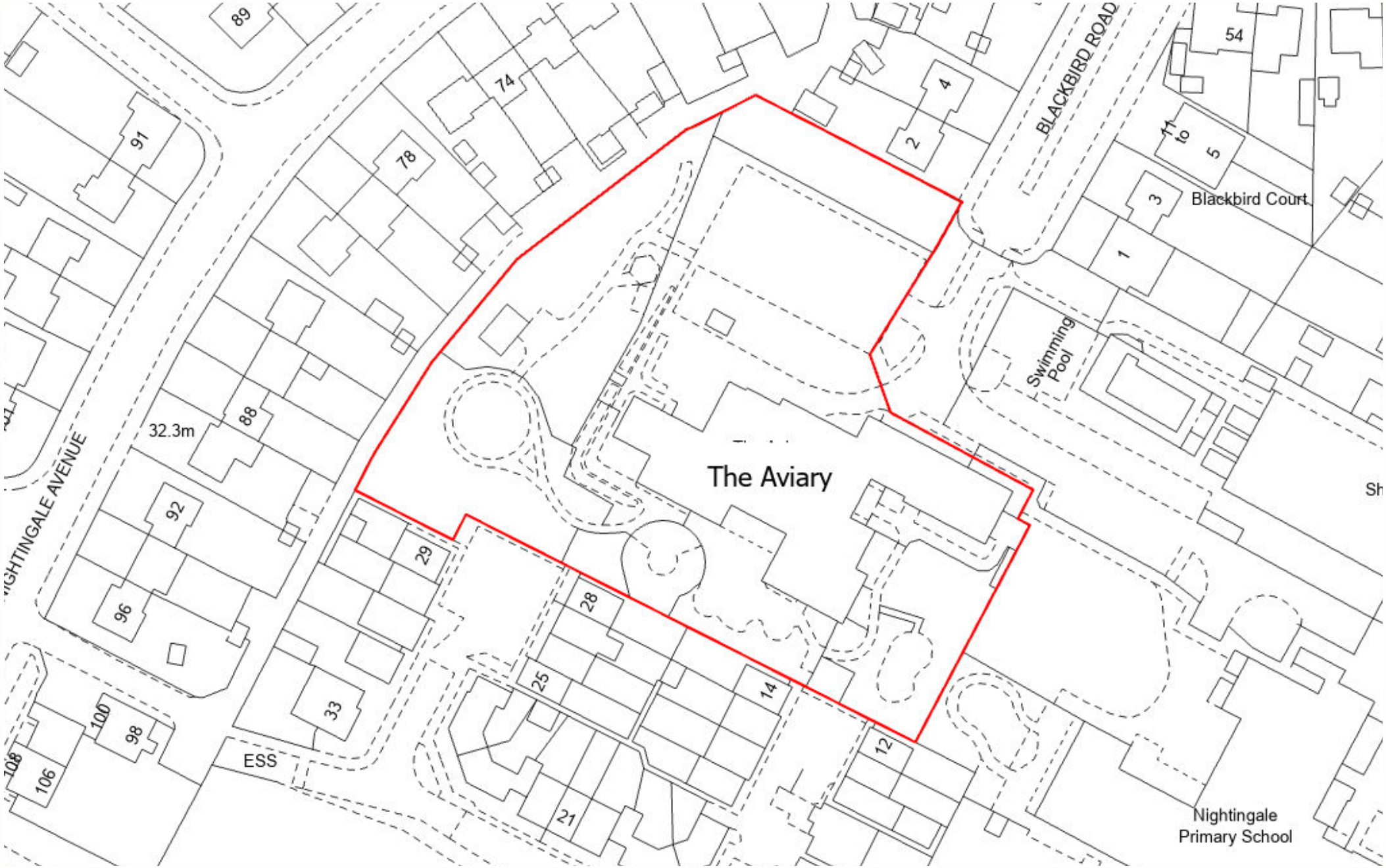
We have been informed by our client that the premises are currently not elected for VAT.

Legal Costs

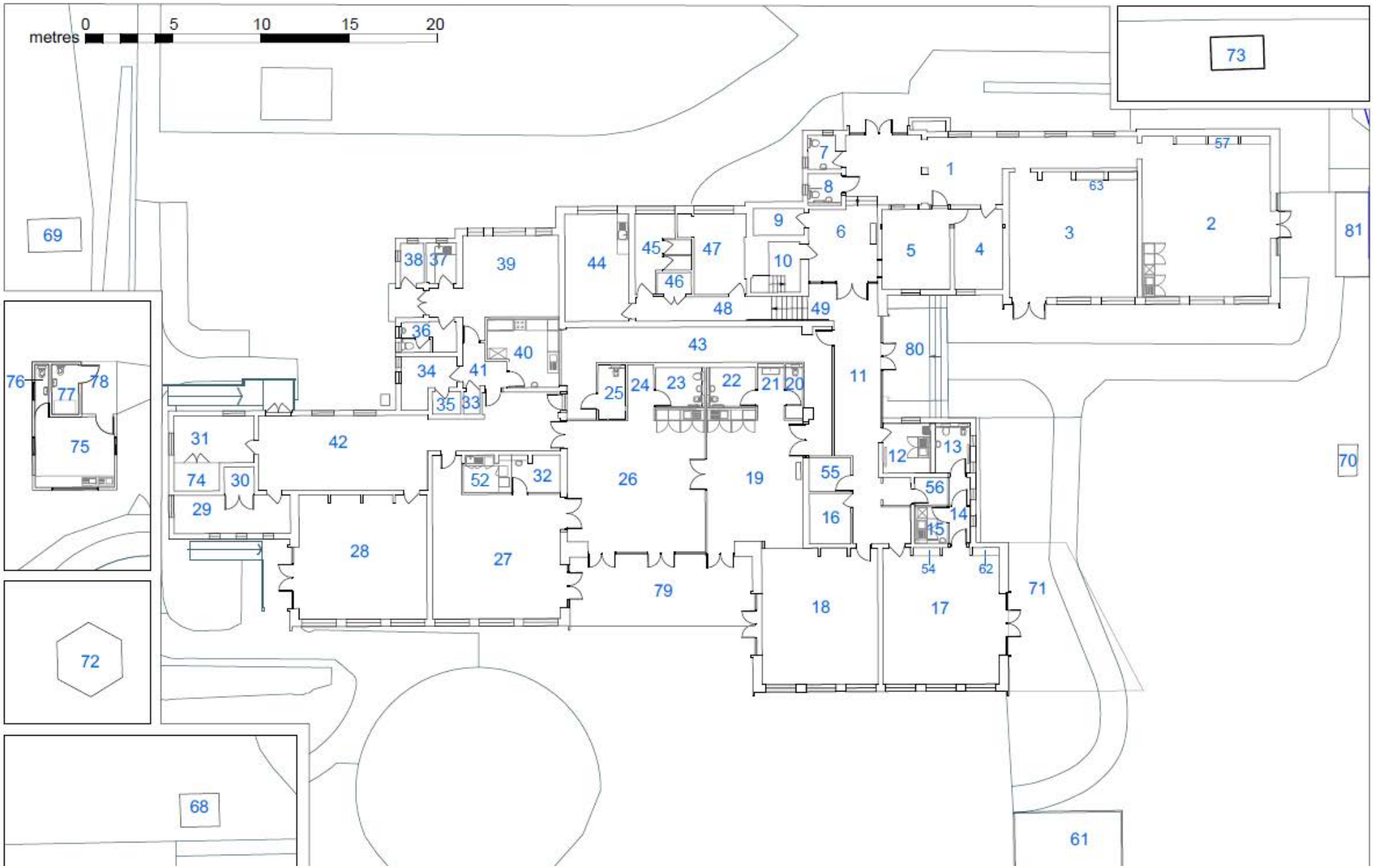
Each party is to be responsible for their own legal costs incurred in the transaction.

EPC Rating

- Commissioned and to be available shortly
- DEC Rating: D-77



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Further information/viewings

For further information, please contact the sole agents, **Goadsby**, through whom all negotiations must be conducted.



Oliver Collier
Land Negotiator
oliver.collier@goadsby.com
07350 455038



Allan Pickering
Divisional Director
allan.pickering@goadsby.com
07956 665669

Important

IDENTIFICATION

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

