

# FORMER RIVER PARK LEISURE CENTRE

13 Gordon Road | Winchester | SO23 7DD

Lambert  
Smith  
Hampton

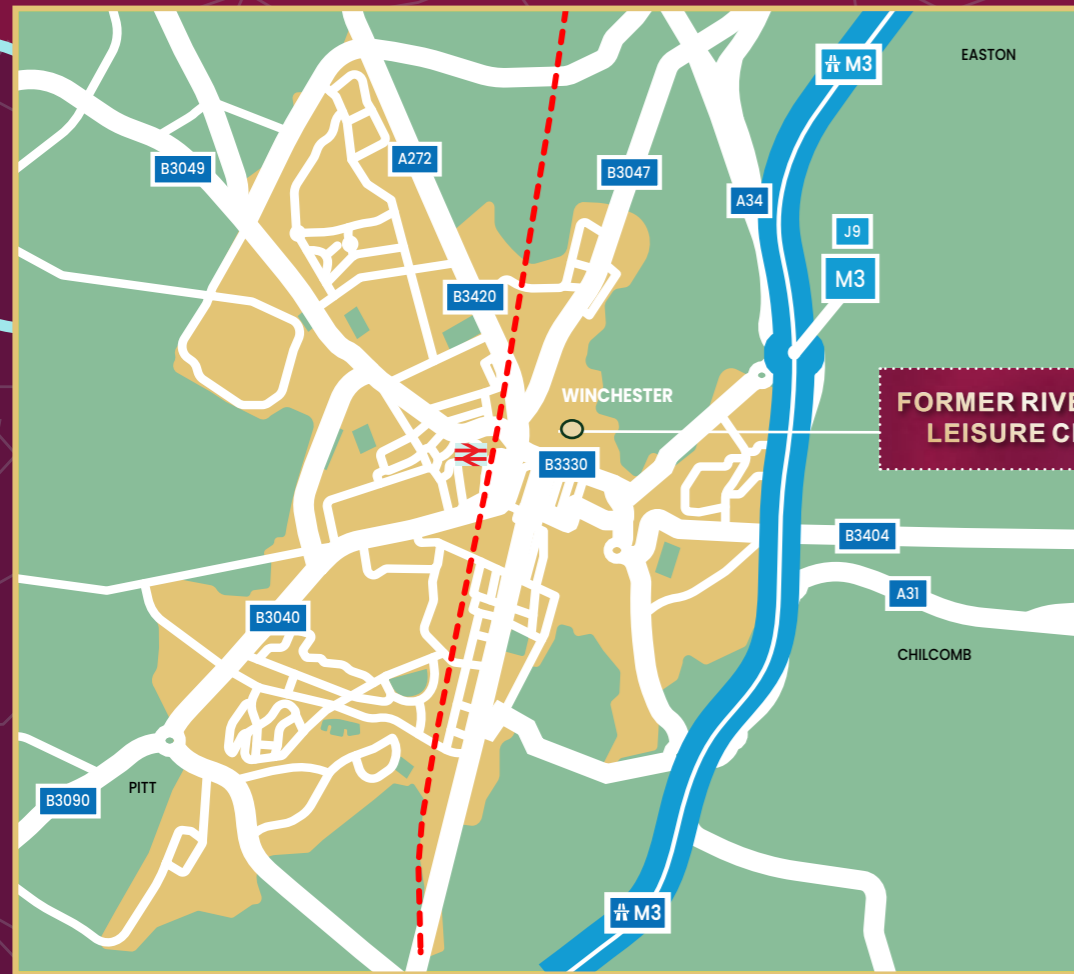


Prime 1.75 Acre Development Opportunity For Sale

# PRIME REDEVELOPMENT OPPORTUNITY



- Available on a long leasehold basis - alternative lease structures considered
- Freeholder Winchester City Council
- Affluent Cathedral City location
- Excellent connectivity to the city centre and wider transport network
- Home to two Universities and world renowned Winchester College
- Home of the world famous Hat Fair
- 8 million annual tourist visits to the City
- Planning potential for a range of uses
- Class F.1 & E(d) permitted uses. (consideration may be given for use outside of the defined use classes)



# LOCATION

Winchester is a world renowned and affluent cathedral city located 60 miles southwest of London and 14 miles north of Southampton with a resident population of c.48,500 (2021 Census) and a district population of c.127,500. Connectivity to the motorway network is via the M3 and M27 motorways and the city benefits from train links to London Waterloo in less than 1 hour.

There are numerous visitor attractions within the city and wider area including Winchester Cathedral, King Henry VIII's Round Table, City Mill and Winchester College the UK's oldest public school with an estimated annual tourist influx of 8 million people a year.



## ROAD CONNECTIONS

	TIME
M3 (J9)	5
Eastleigh	14
Southampton	20
Portsmouth	35



## BY FOOT

	TIME
High Street	10
Train Station	12
Cathedral	12
Bus Station	5

# PRIME CITY CENTRE POSITION

WINCHESTER  
HIGH STREET



M3 (J9)

FORMER RIVER PARK  
LEISURE CENTRE

MAINLINE RAILWAY  
STATION

BASINGSTOKE (20 MILES)  
LONDON (66 MILES)

SOUTHAMPTON  
12.8 MILES

WINCHESTER  
BUS STATION



**DISTRICT  
POPULATION  
127,500**



**ONE OF THE HAPPIEST  
PLACES TO LIVE IN THE  
UNITED KINGDOM  
(OFFICE FOR NATIONAL  
STATISTICS)**



**ABOUT WINCHESTER**



**TRAINS TO  
LONDON  
EVERY 15  
MINUTES**



**RESIDENTIAL OWNER  
OCCUPATION**

WINCHESTER : 66.78%  
UK: 63.46%

**SOCIAL GRADE A,B**

WINCHESTER : 40.54%  
UK: 22.43%

**ANNUAL HOUSEHOLD  
INCOME EXCEDING  
£100,000**

WINCHESTER : 19.97%  
UK: 9.10%

**WINCHESTER  
CATHEDRAL :  
ONE OF THE LARGEST  
CATHEDRALS IN EUROPE**



# DESCRIPTION

The property and site consist of a former Leisure Centre originally built in the 1970's and partially rebuilt in the 1980's. The centre was closed following the City Council developing the state of the art Winchester Sports & Leisure Park in 2021.

The centre consists of a large sports hall with 9 metre plus ceiling heights, a swimming pool complex with a 25m pool and a children's leisure pool, squash courts, gymnasium, fitness studio, soft play area, changing rooms, cafeteria along with ancillary offices and plant rooms.

Within the designated site there are currently 34 car spaces with further scope to increase this provision. Additionally, the site is adjacent to River Park long stay car park with 174 spaces and close to St Peter's Car Park with 165 spaces.

The Centre sits adjacent to River Park Recreation Ground which has excellent cycle and walking routes to, from and within the park and is home to a number of outdoor sports including tennis, football, cricket and the Winchester Parkrun. The centre has been vacant for approximately 4 years and is therefore in need of renovation and refurbishment.

The site extends to approximately 1.75 acres. Winchester Bowls Club has access rights to the side of the property with car parking for 18 cars.

The Council has appointed a Development Partner to deliver the regeneration of Central Winchester. Details can be found on the Council website.





# TOWN PLANNING

The site is allocated in the draft local plan (policy W10) as being suitable for Class F1 use encompassing learning and non-residential institutions alongside performance sport facilities. The site is located within Flood Zone 2 & 3 requiring careful consideration of flood resilience measures throughout the development process. A planning statement is available in the dataroom.

The Draft Local Plan offers guidance as to the potential future uses for the former leisure centre:

## **Class F.1 (non-residential educational and cultural uses)**

- Education provision.
- Display of artwork (not for sale or hire).
- Museum.
- Public library or reading room.
- Public or exhibition hall.
- Public worship or religious instruction.
- Law court.

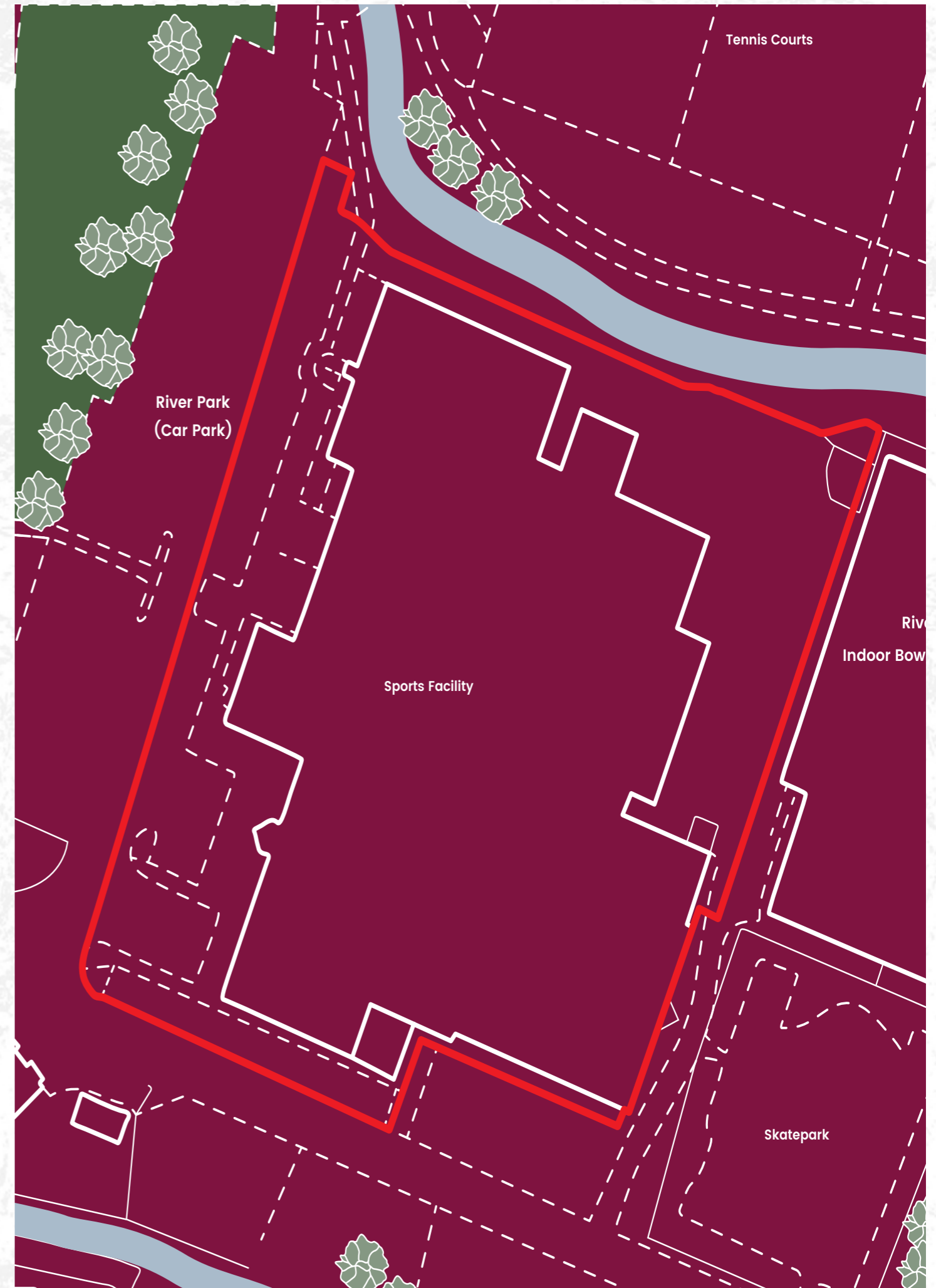
## **Class E(d) (indoor sport and recreation)**

Indoor sports and recreational activities

Further detailed information is available from the dataroom:

<https://riverpark-leisurecentre.co.uk>

The Council will consider proposals for uses outside of the defined use classes where it can be demonstrated that they align with the Council's strategic commitments and objectives, and are appropriate given the specific constraints and characteristics of the site.



# FURTHER INFORMATION



## TENURE

The site is being offered subject to contract, on a new 250 year lease at a peppercorn rental. Alternative lease structures will be considered on their merits.

## EPC

C59

## SALE METHODOLOGY

Initial expressions of interest are invited by 12 noon, Friday 19th December 2025. A public and stakeholder engagement event will take place in January 2026, where potential uses for the site will be shared.

Shortlisted parties will be invited to put forward a formal offer with a bids date likely to be in March 2026.

For further information and access to the dataroom please contact the sole selling agents:

### Neil Morgan

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**Winchester**  
City Council