

**Horse Sands Fort, The Solent, Near Portsmouth, Hampshire**  
**Freehold Victorian Sea Fort**

Potential for Redevelopment to Self-Contained Luxury Flats a Single Dwelling or Other Alternative Leisure Uses (Subject to Consents)

Planning Permission (Now Lapsed) for Conversion to 14 Self-Contained Luxury Flats with a Further Pending Application for 22 Self-Contained Luxury Flats

**Development Opportunity**



**Description**

Horse Sands Fort is one of the largest of four forts in the Solent completed in 1880 as a military base to protect Portsmouth against the French. They were never needed for their intended use and thus became known as 'Palmerstone's Follies' after the Prime Minister who authorised their construction. The fort was armed during the 1st and 2nd World Wars, then declared surplus by the Ministry of Defence in the early 1960's. The fort lies south east of Portsmouth in the middle of the solent approximately 15 minutes by boat from Gunwharf Quays and approximately four miles out to sea. Robustly built from concrete blocks and granite shipped from Scotland, the fort comprises two floors and a basement and has a circular road along the inner perimeter affectionately known as 'The Street'. Horse Sands Fort offers residents the ultimate in seclusion, fantastic views and a rare chance to reside offshore in this unique and inspiring location.

**Planning**

Planning permission was granted by Portsmouth City Council on 01/04/2004 (now lapsed) ref A\*38587/AA for the conversion of the fort to provide 14 luxury apartments.

A second application has been made (currently pending) which provides for 22 luxury apartments (17 x one bedroom and five x two bedroom).

**Viewing** See separate sheet and confirm with the auctioneers for an appointment



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