

No Man's Land Fort

Historic Victorian Fort in the Solent (off Portsmouth & the Isle of Wight)



Historic Fort with 150 years of Heritage a Unique Opportunity



- 23 Substantial Bedroom Suites all with Sea Views
- 99,000 sq. ft. over 4 floors
- Numerous Bars, Restaurants and Event spaces.
- Previously extensively refurbished.
- includes over £1m worth of fixtures, fittings and machinery
- PP granted for use as a single dwelling and construction of additional pontoons

Leasehold - Offers invited

Freehold offers over - £1,500,000

Viewing is strictly by appointment through Colliers

Ed Jefferson BSc (Hons) MRICS, FAVLP
Hotels Agency
07701 377188
ed.jefferson@colliers.com

colliers.com/uk/hotels

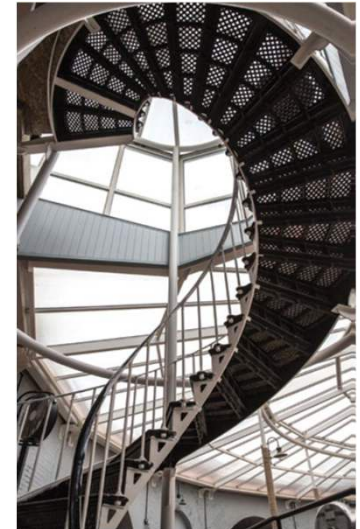
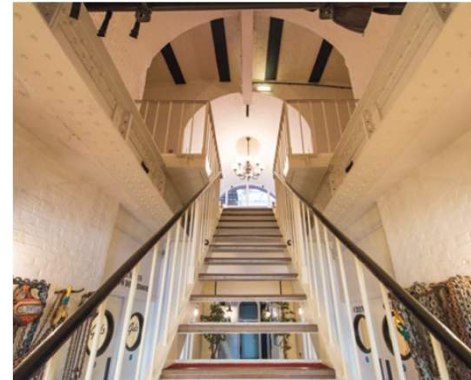
No Man's Land Fort, in the Solent (off Portsmouth and Isle of Wight)



Substantial Investment and Development

- 23 en suite guest bedrooms, 7-bedroom staff quarters and scope to convert communal space to additional bedrooms.
- Mess Hall Restaurant (200 covers), 5 themed bars, lighthouse private dining and a traditional English pub.
- Easy Access via two landing stages and helipad.
- Previously Extensively refurbished
- Rooftop terrace, hot tubs, sauna, fire pit and rooftop bar and BBQ decks.
- Nightclub with own bar and stage for performers.
- Flexible Conference, Event and Wedding facilities.
- Mini Spa with 4 treatment rooms, Nail Bar and Sauna.
- Fully Fitted Catering Kitchens with walk in Food stores and full extraction systems.
- Planning obtained to construct breakwater and harbour to improve boat visitor access
- Currently closed.

No Man's Land Fort, in the Solent (off Portsmouth and Isle of Wight)



No Man's Land Fort, in the Solent (off Portsmouth and Isle of Wight)

Historical Background

THE FRENCH THREAT

The Solent Forts date back over 160 years when fear of invasion by the French led by Napoleon III resulted in the commissioning of these sea-based defences by British Prime Minister Lord Palmerston. With 15ft granite walls and armour plating, these magnificent structures are testament to the skill of Victorian engineering. Taking 15 years to complete, by the time the forts were ready for occupation, the threat of invasion no longer existed and hence, the forts became known as "Palmerston's follies".

WORLD WAR ONE

During the First World War, these man-made fortresses came into their own as a line of defence when they were equipped with 4.7- and 6-inch guns, allowing them to target smaller fleets of ships trying to slip through the heavy military defences. No Man's Land Fort and Horse Sand Fort became navy signalling stations but saw little action in the way of battles.

WORLD WAR TWO

During WWII the forts were used as defences for the Portsmouth dockyard. Life on site was grim with basic facilities and those serving were deliberately chosen based on their inability to swim, to avoid any attempts at escaping their post! After the Second World War they were completely decommissioned from military service.

AFTER THE WARS

The forts were owned by the Ministry of Defence (army and navy) until they were eventually sold to an entrepreneurial investor in the 1980's. Spitbank was then converted into a museum and then hosted various television programs and weekend raves. In 2012 Clarenco purchased Horse Sand Fort and No Mans Fort after a series of investors had purchased them for their own entrepreneurial schemes. Previous owners Clarenco invested over £8m on lovingly and passionately restoring the Solent Forts and converting them into the living museum and hotel and events venues that they are today.

No Man's Land Fort, in the Solent (off Portsmouth and Isle of Wight)

PREVIOUS OWNERS HAVE USED THE FORT IN A VARIETY OF WAYS

Particularly successful have been:

- Themed Events – James Bond, Casino nights, Caribbean Nights, Party Under the stars, Summer BBQs
- Afternoon Teas, Sunday Lunches, Spa Days, Historic tours
- Exclusive Corporate events – Product Launches, Directors Retreats, Teambuilding, Client Engagement, Rewards days
- Dining Spectaculars, Weddings and party celebrations

No Mans has also been granted planning approval to convert to a Ultra-private residence/ holiday home with 360 degree sea views, the fort is also fully self-sufficient, and has:

- Its own Artesian Fresh Water Well
- Sanitised sewage treatment plant
- Marine Generators supplying electrical power
- Cellular Telecoms link and multi room telephone switch
- Fully Equipped Catering Kitchens with Food stores

The new owner of No Man's Land Fort has shared ownership of a Catamaran which is moored at Gosport and is used to access the Forts. This will be available for use in a leasehold deal or available for sale in a freehold deal.



No Man's Land Fort, in the Solent (off Portsmouth and Isle of Wight)



No Man's Land Fort, in the Solent (off Portsmouth and Isle of Wight)

LAYOUT

The main entrance is via the lower level and boat landing stage. Dining and function rooms plus the spa and a selection of bedroom suites are also located on this level.

The lowest level of the fort has been converted into entertaining space including laser battle, whilst the roof deck provides further facilities such as Hot Tubs, a Fire Pit, Bar and Nordic Bothy.

The Lord Nelson Pub, The Cabaret Bar Nightclub and additional entertaining spaces are located on the upper and lower levels of the fort.

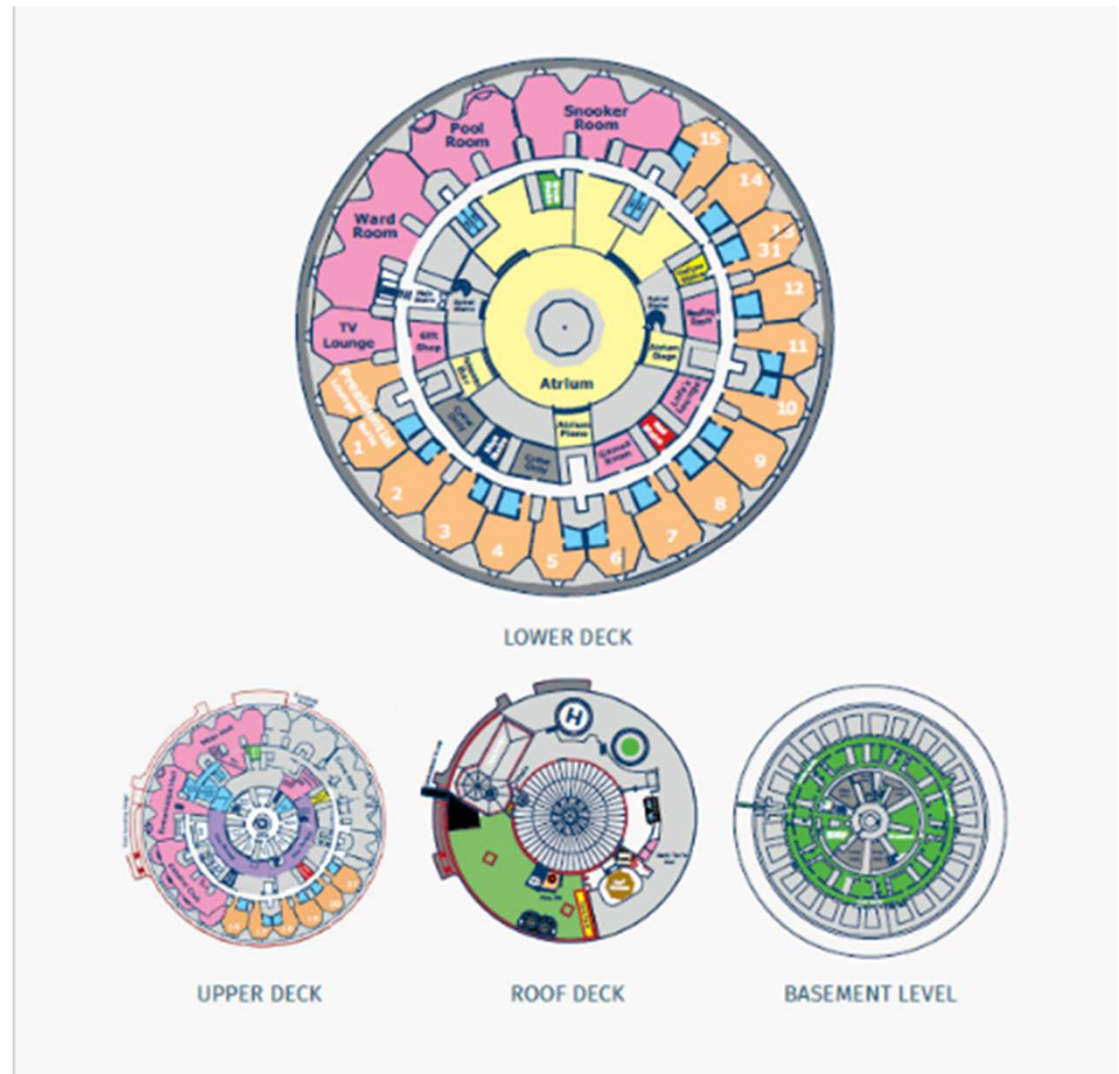
There are four function rooms at the venue with a maximum capacity of 200 delegates.

SERVICE AREAS

The kitchen and back of house services are located across the upper and lower deck and are well placed to serve the dining areas of the fort.

FLOOR PLANS

At an impressive 99,000 sq. ft. over 4 floors, No Man's Fort offers a huge amount of space. Containing 23 ensuite bedrooms, crew quarters, multiple bars and restaurants and a number of multi-purpose rooms, No Man's Fort offers a ready made venue or huge scope for conversion. It also comes with the benefit of a helipad in place and 2 landing stages for visitors by sea.



No Man's Land Fort, in the Solent (off Portsmouth and Isle of Wight)



Potential Opportunities

Aside from buyers looking to continue the current hotel and exclusive hire venue use, interest would be welcomed from buyers looking to repurpose the properties for alternative use.

For example, but in no way limited to, those seeking to convert a fort to:

- Ultra-private residence - privacy and security assured
- Convert to apartments for shared ownership
- Corporate Head Office, Training Centre or idyllic venue for a Retreat – the ultimate in team building
- Portfolio Trophy Asset – what better way to impress clients
- Recording studios - excellent acoustics
- Boot Camp – what better way to make sure they stick to the regime!
- Casino or Exclusive members-only club. – Privacy and security assured
- Isolation centre – control access and ensure purity
- Containment Centre – lock em up and throw away the key!
- Coastal Spa, Yoga Retreat – Health and Fitness centre
- Maritime bolthole – quiet and serene just watch the waves
- Holiday home – the ultimate get away – sea views from every room

Solent Fort Video Tour

https://player.vimeo.com/video/1069536815?h=cdddbb8694&badge=0&autoplay=0&player_id=0&app_id=58479

No Man's Land Fort, in the Solent (off Portsmouth and Isle of Wight)

GUIDE PRICE AND METHOD OF SALE

The current owner of the Fort is a successful trader who acquired the property in September 2024, they now wish to find a tenant, leaseholder or joint venture partner that wishes to occupy the fort and develop a successful business.

This represents a unique opportunity to operate a business in an amazing location without the substantial cost of a freehold purchase. The owner has a truly open mind as to what the fort may be used for and we look forward to hearing proposals from those wishing to occupy the whole or part of the property.

The owner will also consider a sale of the freehold interest, this option is being guided at £1,500,000.

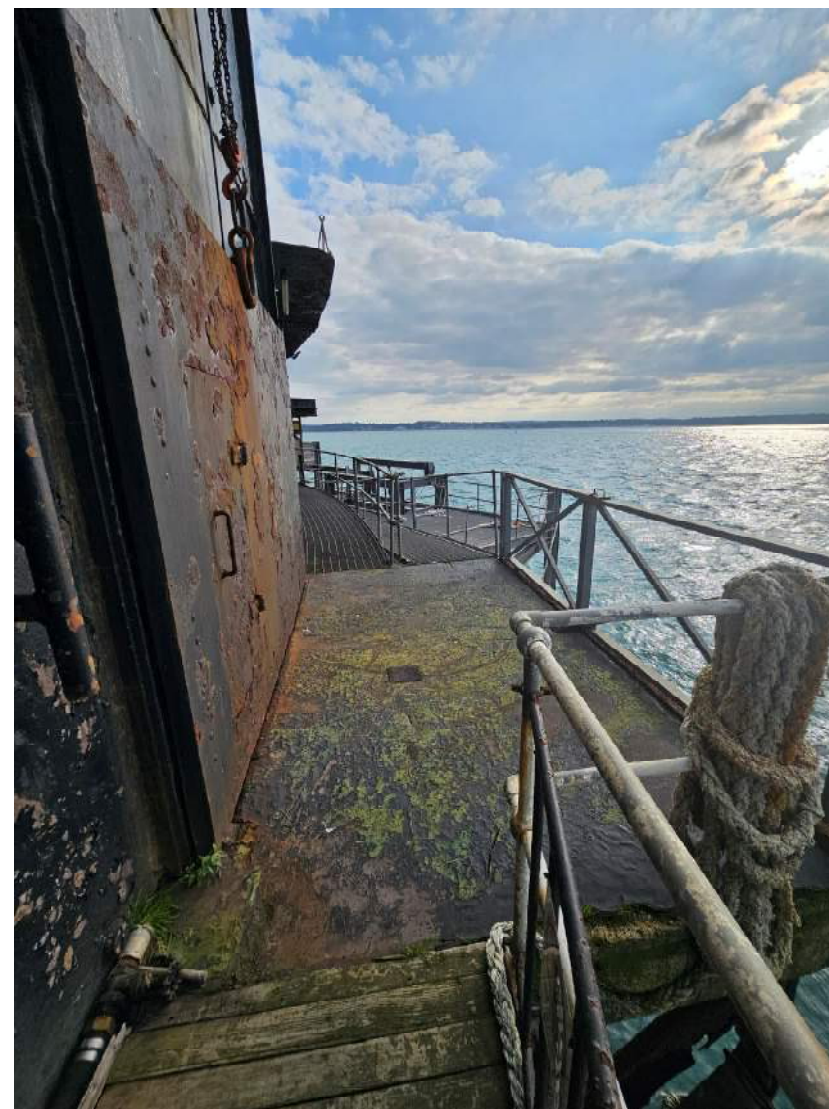
A viewing of the property can be arranged for seriously interested parties.

EPC

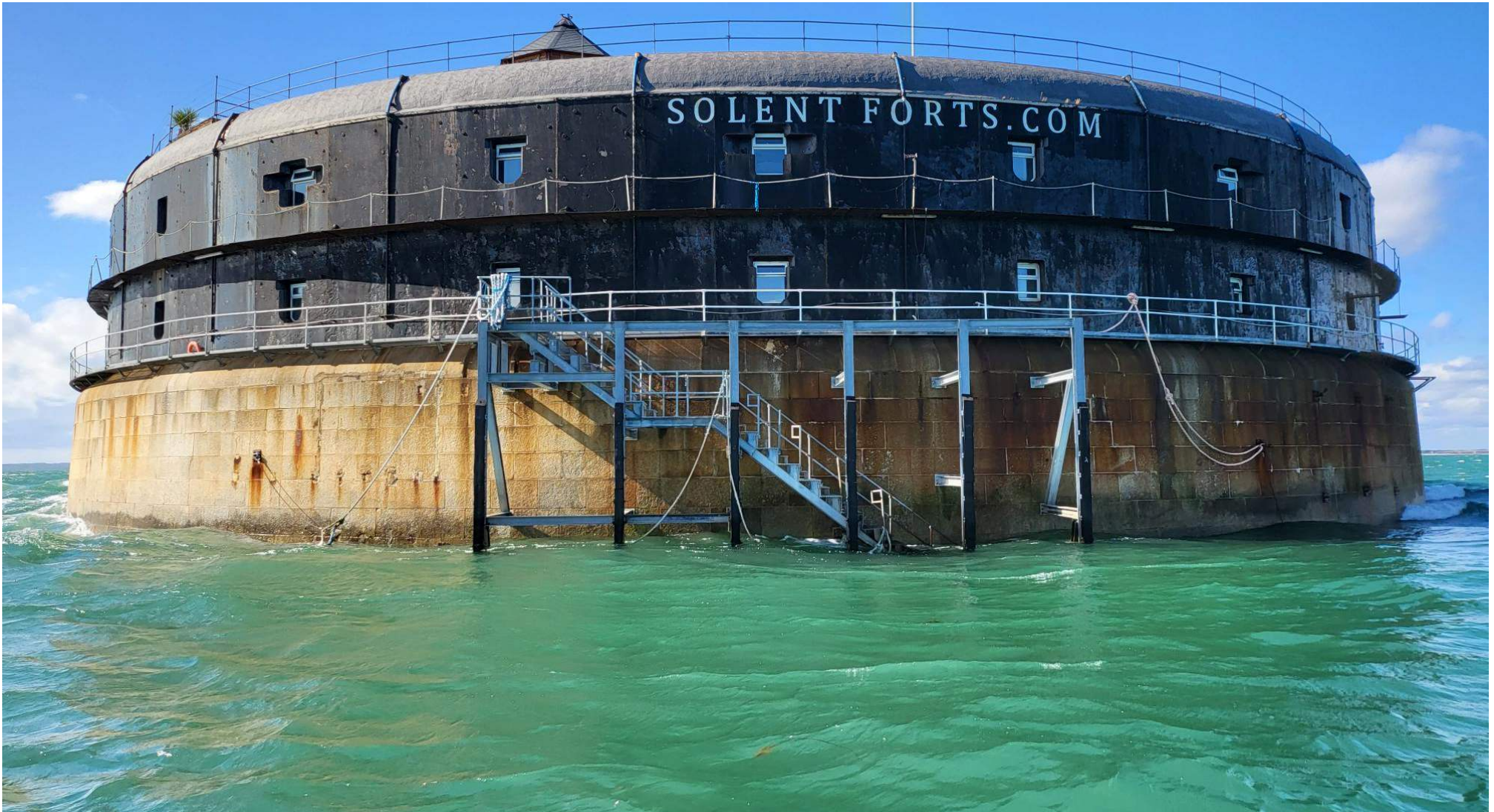
The property is Grade II listed and therefore EPC exempt.

IDENTITY CHECKS

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.



No Man's Land Fort, in the Solent (off Portsmouth and Isle of Wight)



No Man's Land Fort, in the Solent (off Portsmouth and Isle of Wight)



Portsmouth is well connected to the region's transport network, including:

- Train from London Waterloo station to Portsmouth (around 1 hour 40 minutes)
- Various Motorways and road networks (M25, M3, A3 M27)
- Planes into Southampton Airport.

NO MANS FORT INVESTMENTS

2009	Clarenco Purchase Price	£2.6m
	Clarenco Development and fit out	
	All Rooms Furnished and Refurbished	
	New volume user-friendly Landing stage fitted.	
2012-2015	Lighthouse Function suite created	£3.8m
	Roof top Fire Pit, Bothy, Hot Tubs, lawn	
	Infrastructure improvements – Cranes, Generators, STP water treatment plant etc	
2017	Crane and landing stage improvements	£100k
2018	Added Spa treatment area, own Pub and improved infrastructure	£30k
2019	Additional Landing stage, New generator, Lighthouse bar	£120k
Total Invested		£6.6m
Asking Price		Offers Invited

For further information, contact:



Ed Jefferson BSc (Hons), MRICS, FAVLP

T: 07701 377188

E: ed.jefferson@colliers.com

Disclaimer

Colliers gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. (May2025) Colliers is the licensed trading name of Colliers International Property Advisers UK LLP which is a limited liability partnership registered in England and Wales with registered number OC385143. Our registered office is at 95 Wigmore Street, London W1U 1FF.