



FORT GILKICKER
HAMPSHIRE

JACKSON-STOPS 

FORT GILKICKER FORT ROAD, GOSPORT, HAMPSHIRE

An attractive and utterly unique opportunity to acquire a residential development site in a prime location with a planning permission for 26 residential dwellings.

LOCATION AND DESCRIPTION

Fort Gilkicker occupies a dramatic and commanding beachfront position on the tip of Gilkicker Point with spectacular panoramic views over the Solent to the south. To the north is Gosport & Stokes Bay Golf Club, through which the private access road passes. The private road is to the south of Fort Road, which connects the charming village of Alverstoke to the west and the marinas at Haslar Peninsular to the east. It was completed in 1871 as part of a comprehensive defence system of the whole area and is thus part of the Nation's coastal defence heritage and an iconic symbol of Gosport's role in the defence of Portsmouth harbour. Its historical importance is reflected in its Grade II* listing and scheduling as an Ancient Monument.

The nearby M27 and M3 motorways and the A3 provide fast routes to London, Southampton, Guildford, Chichester, Winchester and the New Forest, whilst Portsmouth is a seven-minute ferry ride across the harbour. Portsmouth Harbour station offers train services to London Waterloo, London Victoria and Brighton.

PLANNING

On 17th August 2010, On 17th August 2010, the Inspector recommended that planning permission be granted for the restoration of Grade II* Scheduled Ancient Monument, conversion to 26 dwellings, residents' stores and interpretation room, alteration of 2 mounds to create public viewing points and improvement of access road and junction, in accordance with application number K 9316/7.

The consent and subsequent variations have since been implemented and preparatory reptile and vegetation and relocation completed. All necessary land to implement the consents is owned or controlled. Further information can be found in the Data Room.

SERVICES

More information on services is provided in the Data Room. Prospective Buyers are advised to make their own enquiries with the relevant service providers.

METHOD OF SALE

Offers are invited for freehold interest on an Unconditional basis. Further details are provided in the Data Room with the Sales Procedure document.

VAT

Bidders are to assume VAT is payable on the acquisition costs inclusive of SDLT.

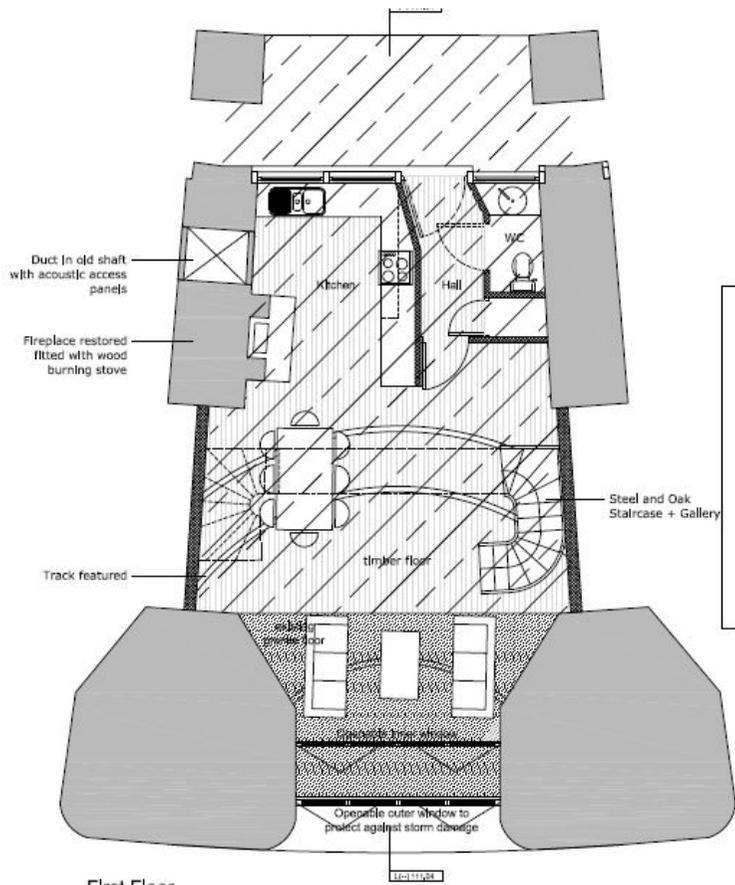
TENURE

The freehold of the site is being sold with vacant possession on completion. Full Title information will be provided in the legal pack.

VIEWING

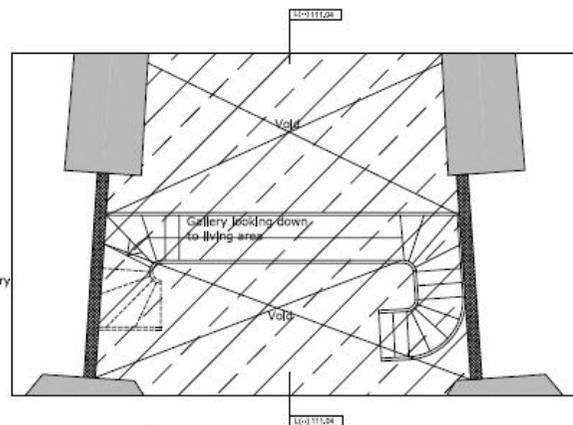
Strictly by appointment with Strutt & Parker and Jackson-Stops. All interested parties will be invited to attend a site viewing day.



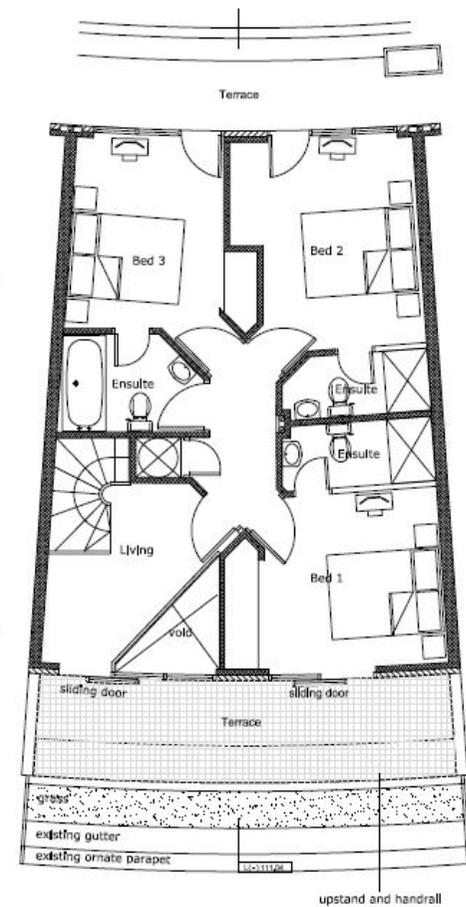


First Floor
508 L (-) 111 .01
Typical Type B Flat Drawings

1:50 0 1 2.0m



Gallery Floor
508 L (-) 111 .02



Second Floor
508 L (-) 111 .03

DATA ROOM

Log in details for the Data Room will be made available to Potential Buyers.

Documents provided within the Data Room will include:

Drawings

Ground Investigations and Site Survey Reports
Utilities, Transport and Drainage Reports
Legal Documents including S106 Agreement

CONTACT

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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

CHICHESTER SALES

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