



Former Royal Marines Museum & Batteries

1 Esplanade Gardens, Southsea, Portsmouth, Southsea PO4 9LZ

Development Opportunity - Offers Invited



Property Summary

- Freehold Available
- Adjacent to Eastney Esplanade/Beach and Seafront
- 8.159 acre site (3.3 ha)
- Attractive Grade II Listed building and Grade II Listed Coastal Batteries
- Approximate GIA of 60,000 sq ft
- 110 space car park included
- Potential for a variety of uses (STP)
- Offers on a unconditional and conditional basis invited

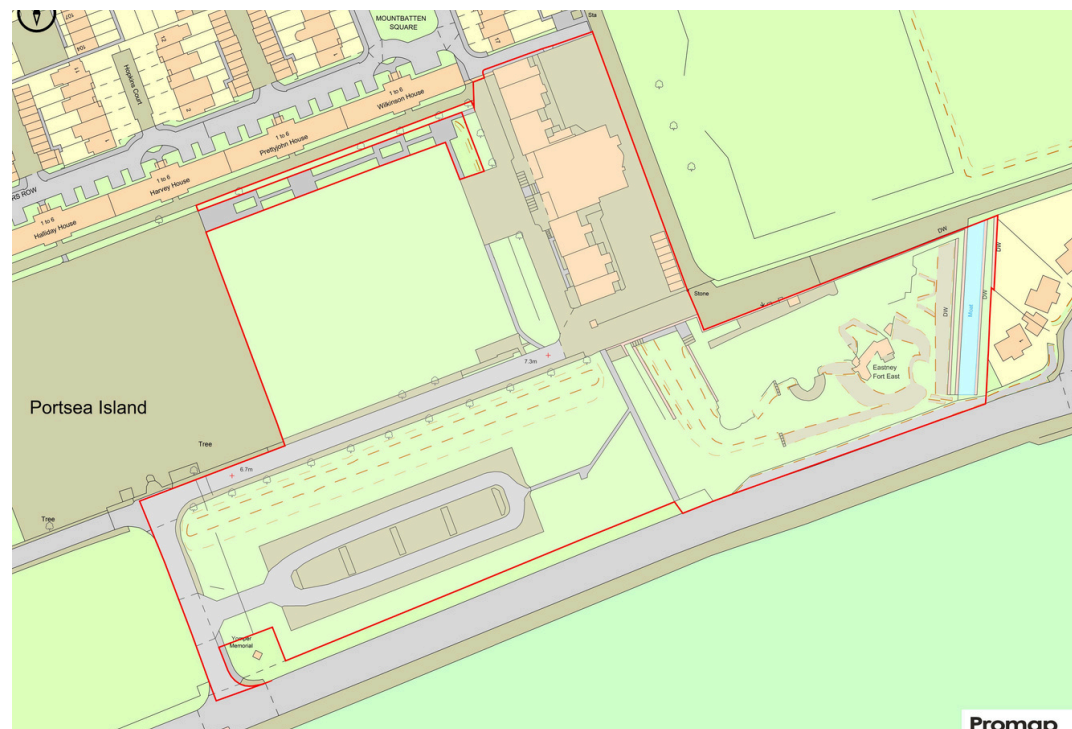
Location

The subject property is located at the Eastney Suburb to the south-east of the City of Portsmouth. It is located on the seafront of Eastney Esplanade. The building itself is situated on the north side of the Eastney Esplanade overlooking Eastney Beach and Seafront, situated on flat and low-lying ground adjacent to Solent Shore. The building, known as The Former Royal Marine Museum, is over 150 years old, designed by William Scamp, it was originally constructed as the Headquarters of the Royal Marines Artillery in the 1860s as the former Officer's Mess on the Eastney Barracks site.

LOCATION MAP

WHAT3WORDS

DRONE VIDEO



Property Description

The property comprises a substantial 3.5 storey (plus basement) former 'Royal Marines Museum' building that stands at the northeast end of the former barracks complex, a large lawned area to the front of the building, a 110 space car park on the Eastney Esplanade Frontage, as well as Eastney Battery East on its frontage.

The building is of substantial Victorian construction including an imposing central section with balcony colonnades, a twin external staircase and central stone gabling incorporating a coat of arms. The main building is constructed of solid red brick in Flemish bond with yellow brick frieze and rusticated quoins and pilasters. The roof is slate hipped in the centre with mansard roof over the wings.

For the site is surrounded with the boundary knapped flint stone perimeter wall which runs along the side and rear and are protected as Scheduled Ancients Monuments (SAM).

Accommodation

The property has the following approximate Gross Internal Areas:-

Floor	Sq. ft	Sq. m
Basement	9,452	878.08
Ground	14,387	1,336.64
1st	14,448	1,342.22
2nd	12,307	1,143.37
3rd	8,816	819.02
Total GIA	59,410	5,519.33



Use

The subject building operated as a museum between October 1958 and November 2018. Prior to its museum use, it comprised residential accommodation for the Ministry of Defence. The property is currently vacant and not in use.

Planning

We outline below the specific planning detail applicable to the site.

- Grade II Listed
- Eastney Barracks Conservation Area
- Not in a prohibitive flood zone

The relevant policies applicable to the site include:-

- The Portsmouth Plan (adopted 2012)
- Seafront Masterplan (March 2021)
- Seafront Masterplan SPD Sustainability Appraisal Report (March 2021)
- Portsmouth Economic development and regeneration strategy

The objective of the PCS9 in Portsmouth City plan applies to the proposed site significantly which the policy seeks to ensure that at any new development will contribute to the revitalisation of the seafront, tourism and the wider regeneration strategy of the City.

Planning Application

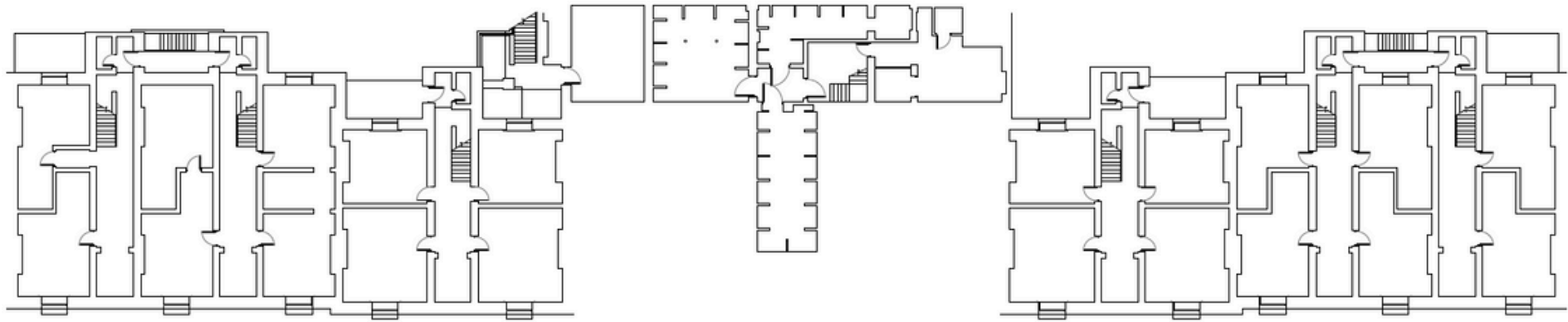
A previous application (22/00305/FUL), for Change of use from Museum to Hotel, to include associated alterations, rear extension at second floor level and construction of single storey amenities building near the southern parking area, was withdrawn in November 2022 in light off the concerns expressed by the Planning Officer regarding the location of the intended amenity building.

A revised application was submitted (22/01579/FUL), for Change of use from Museum to Hotel, to include associated alterations and construction of single storey amenities building (resubmission of withdrawn application 22/00305/FUL).



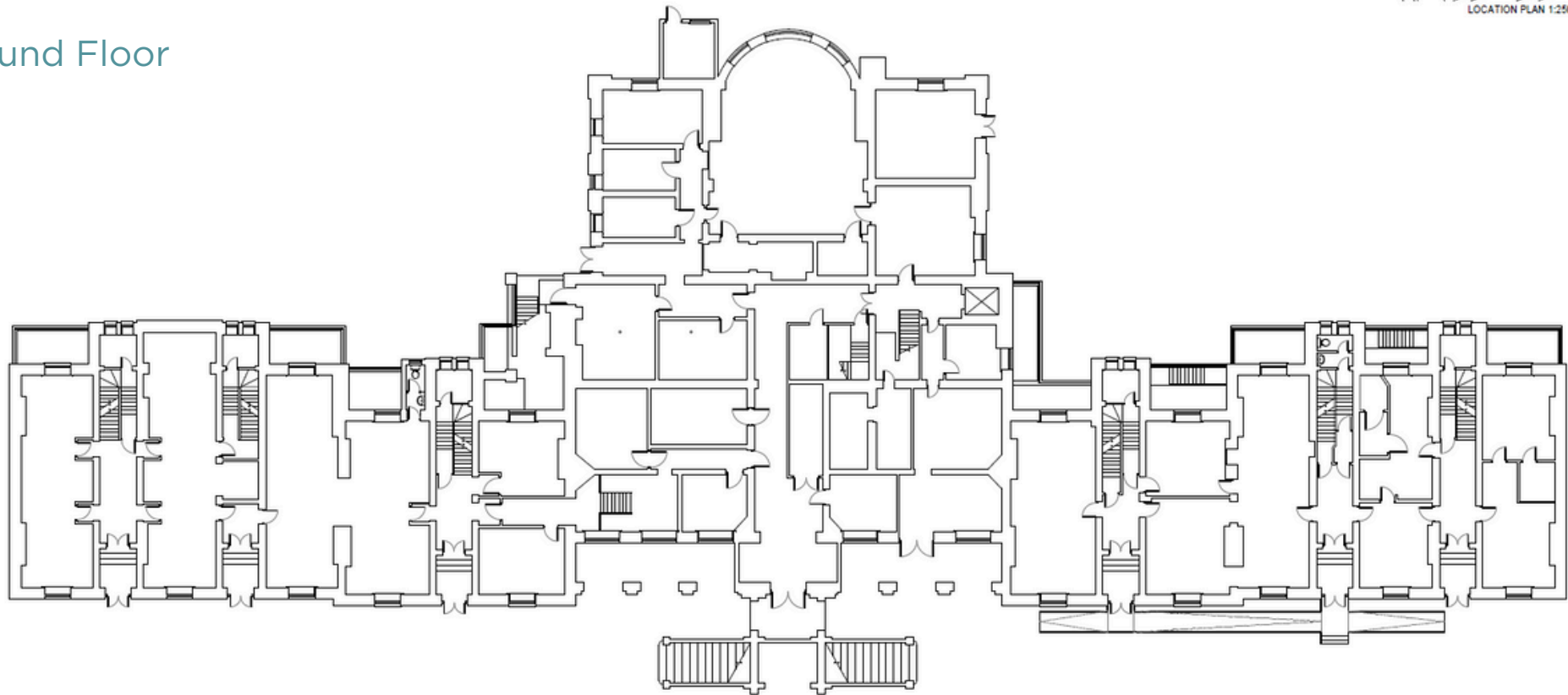


Basement

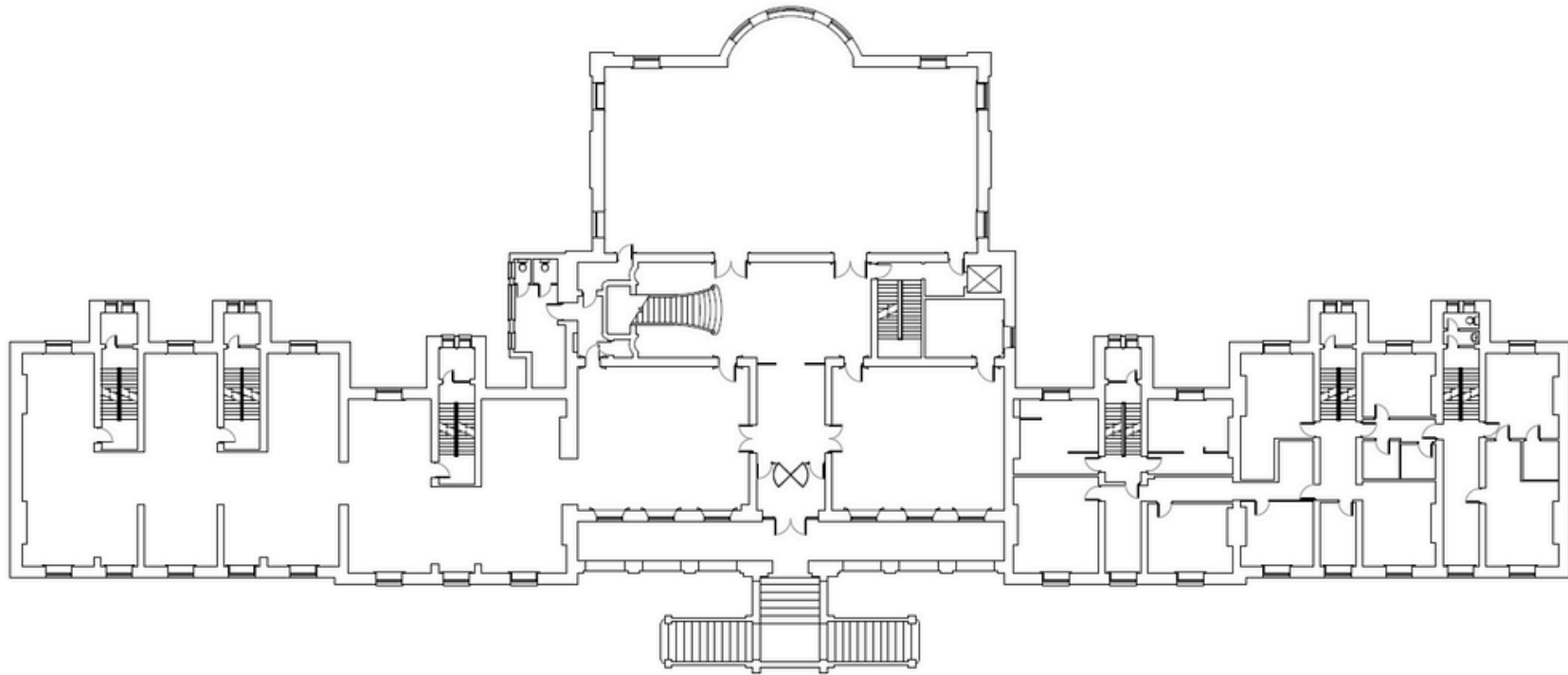


LOCATION PLAN 1:2500@A2

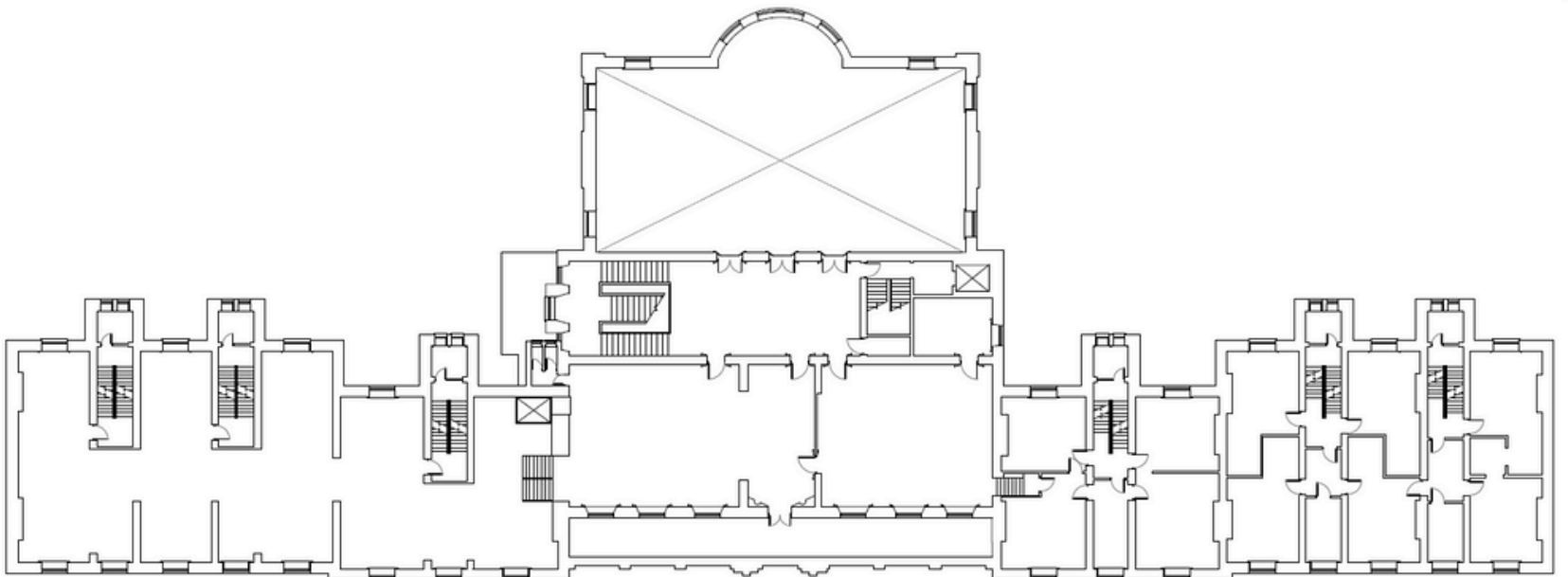
Ground Floor



1st Floor

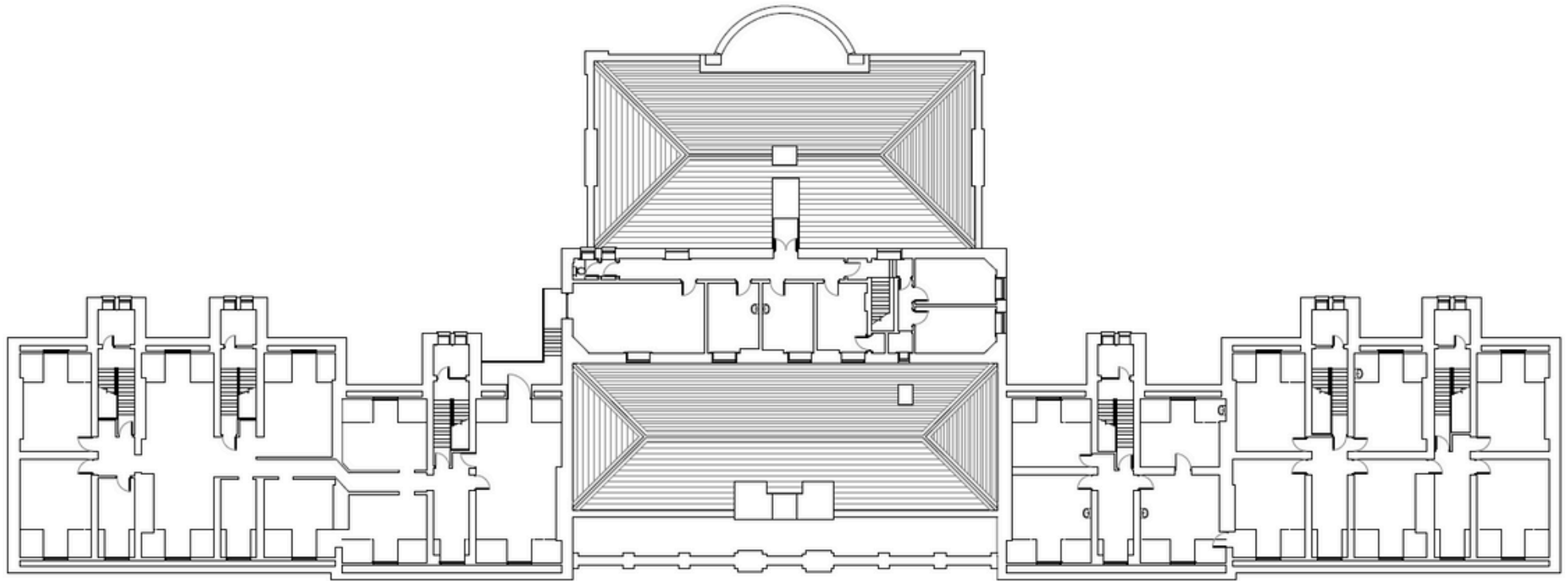


2nd Floor



LOCATION PLAN 1:2000/02

3rd Floor





Opportunity

In Savills opinion there is a recognised need to find a new use for the building in order to secure its long-term viability and historic protection and despite the application for hotel use (still pending a decision), we are of the opinion that the building could suit the following alternative uses (STP):-

- Leisure (hotel / pub)
- Educational (school)
- Care or Retirement
- Residential

EPC

Not applicable

Guide Price

Offers on a unconditional and conditional basis invited. The property will be sold with vacant possession. VAT is applicable.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, the preferred purchaser will be required to provide identification and proof of address, prior to exchange.

Viewing

For a formal viewing strictly by appointment with Savills.



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023 8071 3957
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