



102 Broad Street, Old Portsmouth, Hampshire PO1 2JE



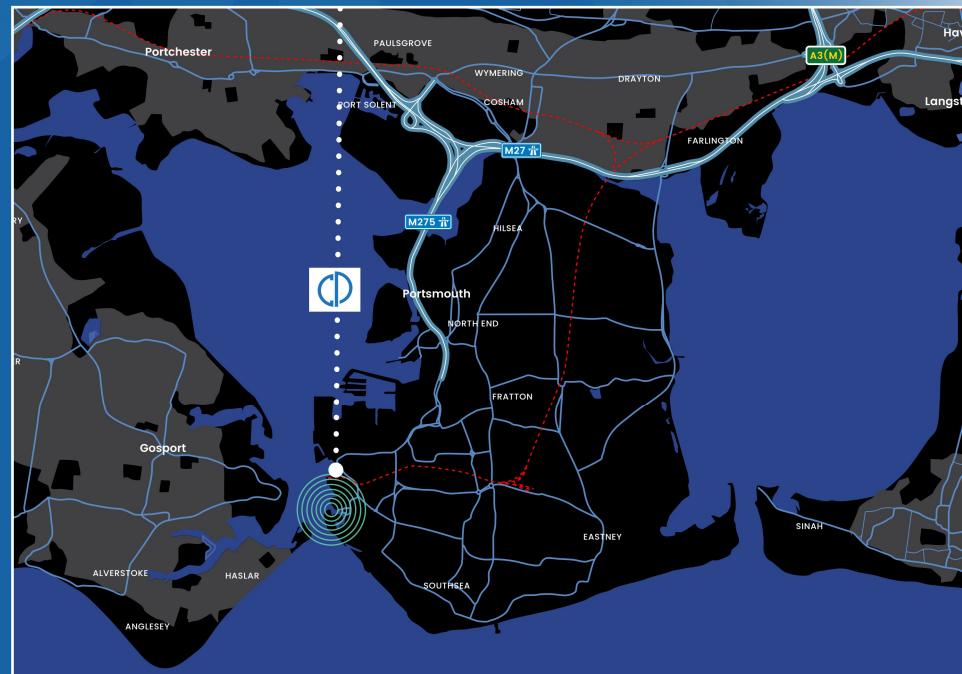
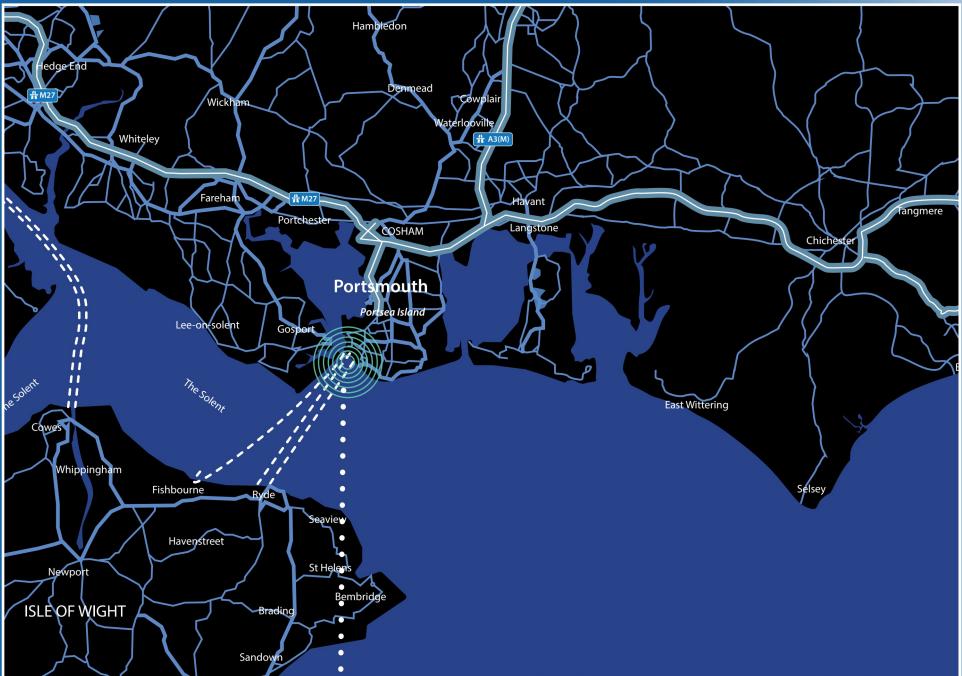
Consented mixed use development site with outstanding views  
across Portsmouth Harbour

**0.423 ACRE (0.172 HA)**

# DEVELOPMENT OPPORTUNITY

- Consented development site
- Mixed use scheme including townhouses, apartments and commercial units
- Highly desirable Old Portsmouth
- Outstanding views across Portsmouth Harbour / Gunwharf
- Potential for alternative scheme subject to planning





# LOCATION

The site is located at the northern end of Broad street on Old Portsmouth's highly desirable "Spice Island" peninsular, in the heart of the Conservation Area.

The area offers a mix of character townhouses, apartments, commercial uses and public realm including The Point off bath square and the millennium promenade (to be extended around the site as part of the consent).

Nearby historic buildings include Portsmouth Cathedral and the Round Tower, which was built around 1418 to defend the entrance to Portsmouth Harbour.

The site overlooks Portsmouth Harbour and the highly successful Gunwharf Development with its food & beverage, leisure, retail and residential offering. Immediately to the south is the Broad Street public car park.

# CONNECTIVITY

ROAD CONNECTIONS	Drive Times (mins)	Distance (miles)
Chichester	29	19.2
Southampton	35	21.1
Winchester	42	31.1
Brighton	120	50.2
AIRPORT	Drive Times (mins)	Distance (miles)
Southampton City Airport	30	21
Bournemouth Airport	90	49.7
London Gatwick Airport	120	78.2
RAIL TERMINAL	Train Times (mins)	
Southampton Central	45	
London Waterloo	120	
Brighton	130	
London Gatwick Airport	140	



# DESCRIPTION

Previously occupied by workshops for Wightlink Ferries the site is now cleared and hoarded. It is level and extends to approximately 0.423 acre (0.172 ha) .

## PLANNING & DEVELOPMENT

The site benefits from a 2007 planning consent for the development of:

- 7 x townhouses (7 x townhouses (a mix of 3B6P, 4B8P & 5B10P))
- 7 x apartments (Ranging from 743-893 ft<sup>2</sup> + a penthouse of 1,280 ft<sup>2</sup> + roof terrace)

The consent ([reference C\\*20262/AB](#)) has been implemented by virtue of trench/foundation works and, in correspondence from 2012, Portsmouth City Council confirmed that a material start had been made.



# FURTHER INFORMATION



CAMBER POINT

## PROPOSAL

Vail Williams are instructed to offer the site for sale freehold with the benefit of the implemented consent described above. Consideration may also be given to proposals that are subject to planning for an alternative scheme although this would not be the preferred route for the vendor.

## TENURE

The site is freehold (title no: HP404907) with vacant possession

## DATAROOM

A data room with further information is available to interested parties

## CONTACT

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## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/ proof identifying the source of funds being relied upon to complete the transaction.

Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, but any intending purchasers, tenants or third parties should rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on January 2026.