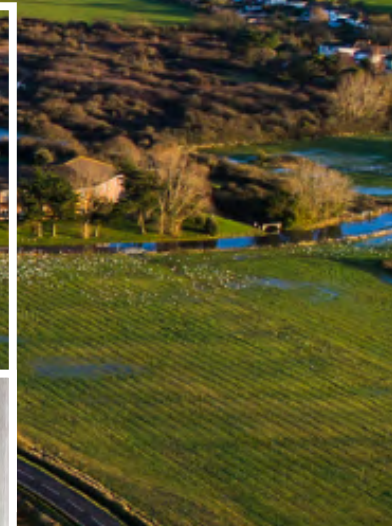


THE LANGSTONE QUAYS RESORT

HAYLING ISLAND

WELL-LOCATED 148-BEDROOM HOTEL
OFFERING STRONG UPSIDE POTENTIAL



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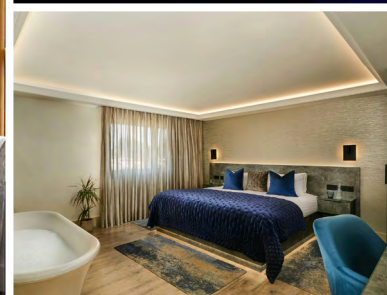
 **GRAHAM
SIBBALD**

HIGHLIGHTS



THE
LANGSTONE

- 148 GUEST BEDROOMS
- PROMINENT AND DESIRABLE WATERSIDE LOCATION AT CHICHESTER HARBOUR
- WITHIN EASY REACH OF PORTSMOUTH, CHICHESTER AND SOUTHAMPTON
- EXTENSIVE FUNCTION FACILITIES
- LEISURE CLUB WITH INDOOR POOL, GYM, STUDIO AND TWO TREATMENT ROOMS
- SCOPE TO EXPAND THE EXISTING FACILITIES, SUBJECT TO STATUTORY CONSENTS
- FREEHOLD
- AN OPPORTUNITY TO INVEST, BRAND AND EVOLVE THE BUSINESS
- PRICE ON APPLICATION FOR 100% OF THE ISSUED SHARE CAPITAL IN THE HOLDING COMPANY, LANGSTONE QUAYS HOTEL LIMITED, WHICH OWNS THE FREEHOLD OF THE PROPERTY.



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INTRODUCTION

GRAHAM + SIBBALD IS PLEASED TO OFFER, ON AN EXCLUSIVE BASIS, THE LANGSTONE QUAYS RESORT — A PROMINENTLY POSITIONED WATERSIDE PROPERTY ON THE NORTHERN EDGE OF HAYLING ISLAND, NESTLED BETWEEN THE PICTURESQUE LANGSTONE AND CHICHESTER HARBOURS.

This substantial property comprises a well-established hotel and leisure complex, benefiting from a strong leisure destination while also being conveniently close to the extensive urban centres along the Hampshire and West Sussex coastline. The hotel represents a compelling opportunity for purchasers, offered with vacant possession and free from any branding or management agreement.



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LOCATION

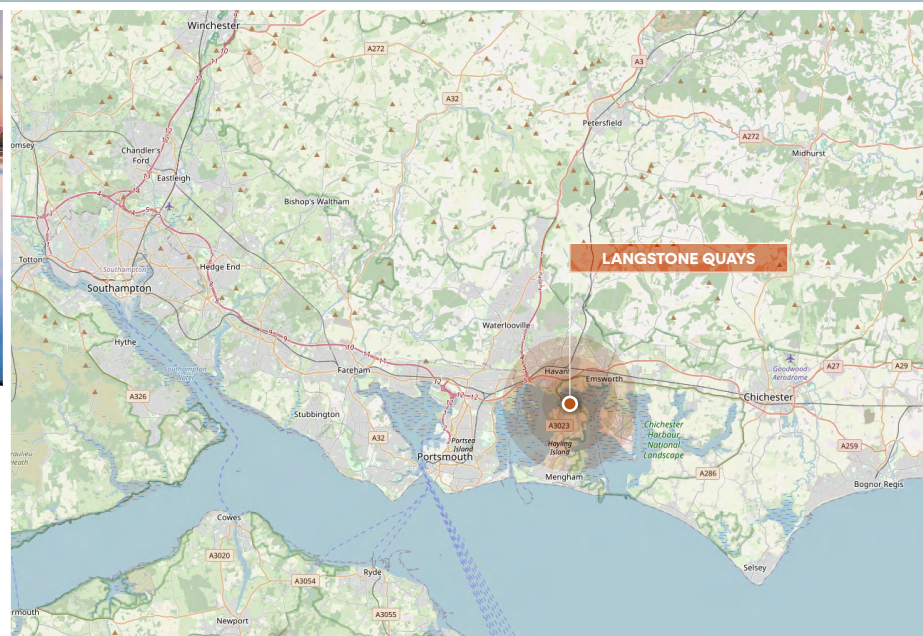
THE LANGSTONE QUAYS RESORT IS PROMINENTLY LOCATED ON THE NORTH COAST OF HAYLING ISLAND, HAMPSHIRE, APPROXIMATELY 8 MILES EAST OF PORTSMOUTH, WITHIN THE BOROUGH OF HAVANT.

Hayling Island covers approximately 16 square miles and has a resident population of around 17,000.

The site enjoys a scenic waterside setting, bordered by the harbour to the north, Northney Marina to the east, and open farmland to the west. The property is accessed via Northney Road, which connects directly to the A3023 within 0.3 miles, and subsequently to the A27 at around 1.6 miles distant. This provides excellent road connectivity to the A3, M27, and the wider national motorway network. Hayling Island itself is connected to the mainland via Langstone Road.

The A27 offers direct routes west to Portsmouth (8 miles) and Southampton (26 miles), and east to Chichester (11 miles) and Brighton (44 miles). Portsmouth is also accessible via the Hayling Ferry, a pedestrian service linking the island to Eastney. London is reachable in approximately 2 hours by car and circa 1 hour 50 minutes by train (South Western Railway to London Waterloo).

International connectivity is strong, with Southampton Airport 23 miles away, Gatwick Airport 57 miles, and Heathrow Airport 62 miles.



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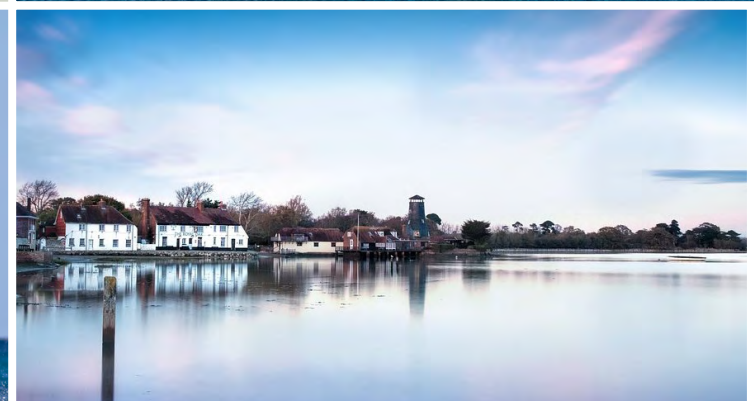
LOCATION

Local attractions include Hayling's beaches, popular for kitesurfing, windsurfing, and sailing, as well as Chichester Harbour, The Solent, and the South Downs National Park, which spans 628 square miles.

In addition to its strong tourism appeal, the surrounding region benefits from significant commercial activity. Portsmouth (population over 200,000) is home to major employers including IBM and BAE Systems, while Southampton (population over 250,000) hosts one of the UK's largest freight ports,

as well as the Maritime and Coastguard Agency. Both cities are established university centres, contributing to a large and diverse student population that supports year-round economic activity.

To the east of the property lies the historic city of Chichester and the internationally renowned Goodwood Estate, home to the global headquarters of Rolls-Royce Motor Cars and host to prestigious events such as Glorious Goodwood, the Festival of Speed and Goodwood Revival.



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Credit: Ian Capper

THE PROPERTY

THE LANGSTONE QUAYS RESORT IS A SUBSTANTIAL, TWO-STOREY PROPERTY ARRANGED IN A BROADLY HORSESHOE LAYOUT AROUND A CENTRAL LEISURE CLUB AND GARDEN.

Originally constructed in the 1970s, the hotel was extended in 2006 with the addition of 45 guest rooms. The Langstone Quays Resort now comprises 148 well-appointed guest rooms, restaurant, bar/lounge and extensive conference and event facilities with a total capacity of around 225 delegates.

The property occupies a level site of approximately 5.84 acres, featuring external seating areas where guests can relax and enjoy the surroundings. Ample on-site parking is provided for up to 200 vehicles.



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PUBLIC AREAS

The main hotel building is accessed directly from the primary car park. Public areas are situated in the northwestern section of the building, where guests are welcomed into a spacious reception area upon entry. A short flight of stairs, alongside accessible facilities, leads down to a striking feature bar that extends along the rear of the hotel's expansive and comfortable lounge.

Adjacent to the bar is a section of the lounge area that can be closed off for private functions and meetings. Beyond the main lounge, and set apart from the reception, is the distinctive two-storey Spinnaker element of the building – an architectural feature of the hotel. On the ground floor, this building houses the main restaurant, which enjoys an attractive outlook.



A corridor leading from the rear of the bar area connects to the hotel's western wing, accommodating guest bedrooms and function rooms. This corridor also provides access to the leisure facilities, located in a single-storey building at the heart of the horseshoe layout. The leisure centre benefits from its own separate external entrance via the rear car park, ensuring convenient access for guests.

To the eastern side of the hotel's reception area there are the toilet facilities and a corridor that leads to a further wing of bedrooms.

FOOD AND BEVERAGE FACILITIES

The hotel features two food and beverage outlets, both of which were refurbished in 2019. The main restaurant is located on the ground floor of the Spinnaker Building and offers scenic views of Chichester Harbour. It opens onto an outdoor seating area.

Guests can also enjoy food and drinks in the open-plan bar and lounge, which boasts a striking feature bar and a wide selection of beverages.

FACILITY	APPROXIMATE COVERS
Restaurant	120
Bar and Lounge	40



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FUNCTION AND MEETING FACILITIES

Langstone Quays Resort offers a comprehensive range of function and meeting facilities. It features three spacious function rooms, the most prominent being the Spinnaker Suite, located on the first floor above the restaurant. This distinctive, broadly circular suite includes wraparound balconies with panoramic views over Chichester Harbour, as well as a private bar and dedicated restrooms.



FACILITY	CAPACITY (LAYOUT)	FEATURES
The Langstone Suite	120 (Theatre)	<ul style="list-style-type: none"> Access to a garden area Floor-to-ceiling windows Private bar Dance floor
The Winchester Suite	120 (Theatre)	<ul style="list-style-type: none"> Natural daylight, along with star ceiling lighting Private bar
The Spinnaker Suite	100 (Theatre)	<ul style="list-style-type: none"> First floor suite Far reaching views over Chichester Harbour Private bar
Hamble Room	30 (Theatre)	<ul style="list-style-type: none"> Suited for training events Air conditioned Adjacent breakout area
Arun Room	20 (Classroom)	<ul style="list-style-type: none"> Suited for smaller training events Air conditioned
COAST CONFERENCE ROOMS		
Coast Hub	16 (Boardroom)	<ul style="list-style-type: none"> Versatile space Suited for team meetings, mapping sessions or collaborative workshops
Windsurf	12 (Boardroom)	<ul style="list-style-type: none"> Natural daylight For small gatherings
Surf	10 (Boardroom)	<ul style="list-style-type: none"> Used for more formal gatherings Granite meeting table, wingback chairs Dedicated butler service
Kite	8 (Boardroom)	<ul style="list-style-type: none"> For intimate meetings Can be used as breakout space with the Coast Hub
Paddle	8 (Boardroom)	<ul style="list-style-type: none"> Suited for smaller meetings or syndicate sessions

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For smaller events and meetings, the Coast Conference Rooms provide a versatile alternative. Comprising five individual rooms, this facility is thoughtfully designed to reflect the hotel's coastal setting.



LEISURE FACILITIES

This is a self-contained facility with approximately 1,000 members. It features its own dedicated reception area, accessible either through the main hotel building or directly from the rear car park.

Amenities include an 18-metre indoor swimming pool, steam room, poolside jacuzzi, sauna, a gym of approximately 150 sq. m. and a separate fitness studio. Additionally, there are male, female and accessible changing facilities.

Planning consent was previously granted for the development of a spa to the rear of the hotel (planning reference: APP/20/00485), which expired in February 2024. Interested parties are advised to make their own enquiries with the local planning authority, Havant Borough Council, regarding the potential for renewing or reapplying for this consent.



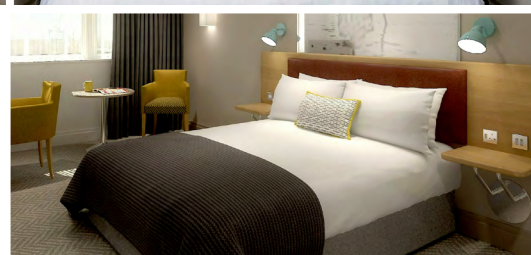
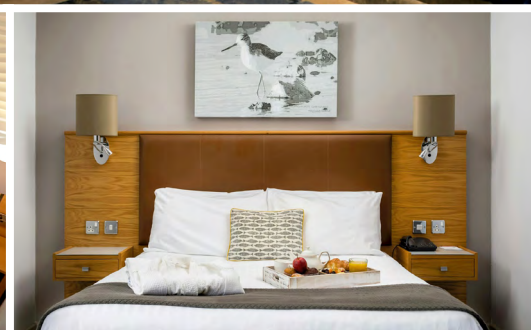
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LETTING BEDROOMS

The hotel has 148 bedrooms that are well presented and all benefit from en-suite facilities. 44 bedrooms were refurbished in 2022 to enhance the quality of the property's superior accommodation.

TYPE	NUMBER OF BEDROOMS	APPROXIMATE SIZE (SQ. M.)
Double	91	21
Twin	10	21
Luxury Double	20	26.5
Luxury Family	25	32.5
Suite	2	50
TOTAL	148	



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FACILITIES AND SERVICES



ANCILLARY AREAS

The hotel has a range of back of house facilities and amenities to support the day-to-day running of the business including:

- Commercial kitchen – located close to the restaurant and bar/lounge area.
- Ladies', gents' and accessible WCs
- Administration and management offices
- Maintenance area
- Staff facilities
- Spirit and wine store
- Boiler and plant rooms
- Two guest passenger lifts, one disabled lift, a goods lift and a house-keeping lift

SERVICES

We have been advised that the property is connected to mains electricity, gas, water and drainage. Five of the bedrooms and some of the public areas benefit from air conditioning. There is Wi-Fi internet throughout.

EXTERNAL AREAS

The hotel offers a variety of outdoor seating areas, including a landscaped garden nestled within the horseshoe-shaped layout of the main building, as well as a decked terrace overlooking a creek along the eastern boundary of the property.

Ample on-site parking is available for approximately 200 vehicles, with the primary parking area located directly outside the main hotel building.

FIXTURES + FITTINGS

We are advised that all fixtures, fittings, and other items associated with the running of the business are owned outright and shall be included with the sale, save for any items that might be leased on finance. All appliances are untested and prospective purchasers should satisfy themselves that the equipment is in full working order.



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HISTORIC CAPITAL EXPENDITURE

DURING THE CURRENT OWNERSHIP, THE HOTEL HAS BENEFITED FROM SIGNIFICANT INVESTMENT, WHICH IS SUMMARISED AS FOLLOWS:

YEAR	TOTAL SPEND	SALIENT WORKS
2018	£309,536	<ul style="list-style-type: none">▪ Bedroom improvements▪ IT upgrades▪ Leisure changing rooms & showers▪ Air conditioning installation and electric work
2019	£1,019,993	<ul style="list-style-type: none">▪ Restaurant/Bar refurbishment▪ Coast Conference Rooms refurbishment▪ Wedding function room refurbishment
2020	£75,121	<ul style="list-style-type: none">▪ Leisure heatstar and air conditioning
2021	£165,752	<ul style="list-style-type: none">▪ Leisure upgrades, including new sauna and steam room
2022	£791,669	<ul style="list-style-type: none">▪ Phased bedroom refurbishment – 44 rooms and bathrooms
2023	£269,594	<ul style="list-style-type: none">▪ New boiler and plant room
2024	£38,202	<ul style="list-style-type: none">▪ Additional new boiler works
TOTAL	£2,669,867	

A more detailed list of capital investment is included in the virtual data room, which is available on request.

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THE BUSINESS

THE HOTEL WAS ACQUIRED BY THE CURRENT OWNER IN 2018, AND SINCE THEN, OVER £2.6 MILLION HAS BEEN INVESTED IN BOTH ESSENTIAL MAINTENANCE AND ENHANCEMENT PROJECTS.



The property enjoys strong leisure demand during the summer months, complemented by business associated with major regional events, particularly those hosted at the nearby Goodwood Estate. In addition, the hotel is a popular wedding venue, hosting 96 wedding-related events in 2022 alone.

Currently operating as an independent business, the hotel presents an opportunity for brand affiliation and further upgrades, which could strengthen its appeal to the leisure market and develop a stronger level of corporate clientele.



The on-site leisure club has approximately 1,000 active members, with scope to further improve the existing facilities and explore the development of a dedicated spa area, subject to obtaining the necessary planning consents.

Trading information and further details relating to Langstone Quays Resort are available in a virtual data room, with access granted to seriously interested parties upon request.



FIRE RISK ASSESSMENT

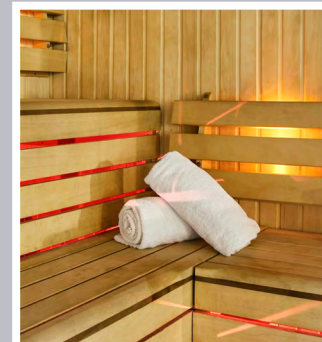
We understand that an adequate fire risk assessment has been recently carried out under the Regulatory Reform (Fire Safety Order 2005).

BUSINESS RATES

We understand that the rateable value for the year commencing 1 April 2023 is £234,000.

PLANNING

We understand that the Langstone Quays Resort has the necessary consents required for its current use. However, we recommend that all interested parties make their own enquiries regarding the hotel's planning status with the Local Planning Authority.



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FURTHER INFORMATION

TENURE

The property is held freehold.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC assessment of 29 | B. A copy of the certificate is included in the virtual data room.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be payable at the prevailing rate where applicable. Prospective purchasers should consult their accountant/solicitor for professional advice in this respect.

DATA ROOM

A virtual data room has been prepared and is available to seriously interested parties who have completed a Non-Disclosure Agreement.

METHOD OF SALE

Price on Application

It is intended that the sale will be structured by way of a disposal of 100% of the issued share capital, on a cash free/debt free basis, in the Langstone Quays Resort holding company, which owns the freehold of the property. It is anticipated that the business will continue to trade in the normal course, and fixtures, fittings, equipment and a normalised level of stock and working capital will remain with the business upon completion of the sale.

ANTI-MONEY LAUNDERING

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and/or detailed financial and corporate information will be required before any transaction can conclude.

VIEWING ARRANGEMENTS

Viewing arrangements are strictly via a prior appointment through the owner's sole agents, Graham + Sibbald. Under no circumstances should any party make a direct approach to the business, the staff or the management of the hotel.



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CONTACTS

For further details, or to arrange a viewing, please contact:

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GRAHAM + SIBBALD

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London | W1U 5JW

DISCLAIMER

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken. 2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it. 3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants. 4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery. 5. A list of Partners can be obtained from any of our offices.

Date published: July 2025

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