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Haile Sand Fort, From Main Road, Humberston Fitties, Humberston DN36 4HE

Guide price* £100,000–£150,000



A large World War One (WWI) sea fort at the mouth of the Humber on the Lincolnshire coast. A fascinating building with panoramic sea views and truly a unique opportunity to purchase.

Location

The Haile Sand Fort situated around the low-water mark between Cleethorpes and Humberston on the Lincolnshire coast, around four miles from Grimsby town centre.

Description

Offering the buyer a unique opportunity to purchase a piece of British Naval history with panoramic sea views and only sea birds and boats for neighbours. The post was built sometime between 1915 and 1918 to protect Britain's east coast from the Germans during WWI and one of two such defensive structures at the Humber Estuary. It was also manned during WWII.

The army left in 1956, with the fort still manned until the early 1960s. It cost an estimated £1.5 million to build, with around 40,000 tons of concrete and steel used in the construction. Haile Sands Fort is utilitarian in design, a circular tower on hexagonal base with a balcony at sea level along with a timber and steel jetty. The fort sits in a stunning location with coastal, sea and sunset views. This historic fort building now requires a complete overhaul if you wanted to make it habitable, naturally properties like this attracts local and national interest. Were you to turn the fort into an island hotel or air B&B style residence then



there would be a great deal of interest from likely guests and visitors. For buyers inspiration as to future use you only have a look at the astounding achievement that has been made with similar offshore properties like Spitbank Fort in the Solent or the long term proposed plans for the Maunsell fort in the Thames Estuary off the Kent coast. Alternatively every English man and woman's home is his or hers castle and on this occasion it truly could be

Accommodation and layout

Four storeys in total including below sea level basement rooms, W.C. and former boiler room. The middle floors at Haile Sand Fort house a large semi-circular room with steel beams to the ceiling and original features, sea view windows and a small wood burning stove (not tested). The middle floors also have three feature projecting turrets and externally flat roofed terrace areas. To the upper floors an impressive



two storey observation tower with flat roof area. Electricity would be via a generator. For aerial drone style footage filmed in 2015 please click on the YouTube link below. <https://youtu.be/OSWSbicdOB0> There is a local yacht club, Humber Mouth Yacht Club, so if anyone interested in the fort wanted to become a member for boat storage, they could apply.

Tenure
Freehold

EPC
Exempt

Auction Valuer
Lucy Crapper ANAVA and Tony Webber

Note
For further marketing photographs, descriptions and a short video please go to <https://uniquepropertybulletin.co.uk/haile-sands-fort>

Plans
Copy architect's plans are available for inspection from the auctioneers upon request.

Viewing and important information
The owner requires any prospective buyer to contact the auctioneer first before attempting to land on the fort and/or access the internal parts of this building. All prospective viewers to be fully validated prior to an appointment being booked, please contact us directly.

The Fort cannot be accessed via land. Due to the potential dangers posed by the tide, weather and sea conditions and access to the property, Countrywide Estate Agents and Blundells Auctions i) does not agree to any viewings and ii) does not accept any responsibility for any viewings arranged between the seller and prospective buyer, we would advise against viewings for any prospective buyer. Should the seller wish



for there to be viewings, then it is totally at the seller's control and in such a situation we would also advise the prospective buyer the same and place them in touch with the seller to organise the viewing directly with no involvement from Countrywide or Blundells Auctions. The seller confirms to the prospective buyer that all practicable steps have been taken by the seller to ensure all H&S requirements are met and insurances are in place before the

viewing and communicated to the prospective buyer. Countrywide Estate Agents and Blundells Auctions and their clients take no responsibility for any accidents losses or injuries incurred whilst visiting the site. For all auction enquiries please call the auction team on 0114 2541185 or email auctions@countrywide.co.uk