



ROYAL HASLAR

WATERSIDE LIVING

A NEW WATERFRONT COMMUNITY ON THE SOLENT





Solent View Apartments -
phased completion 2026-2027



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The grounds of Royal Haslar,
with Portsmouth's Spinnaker Tower
in the background.



INTRODUCTION

Welcome to Royal Haslar

Alverstoke, South Hampshire

HOMES FOR ALL AGES

62 acres of historic waterfront parkland on the Solent - a community open to all ages, where illustrious Georgian grandeur meets contemporary coastal living.

- ➔ **Waterfront location on the Solent**
- ➔ **Grade II-listed Historic Park - 62 acres**
- ➔ **Active, growing residential community**
- ➔ **Easy access to Gosport, Portsmouth & beyond**
- ➔ **Retirement and open-market homes available**

"I remembered the intangible sense of peace as soon as you step onto Royal Haslar's grounds, along with the sheer sense of space."

— LOUISE PURCHASE - TRINITY HOUSE HOMEOWNER

Spacious Grounds

62 acres of mature, landscaped parks and gardens leading to the waterfront promenade and Solent.

Contemporary Homes

Modern interiors set within historic fabric - and brand-new waterfront homes coming soon.

Period Architecture

Grade II and Grade II* listed buildings of national significance; sensitively restored.

24-Hour On-Site Staff

24/7 on-site dedicated security personnel.

Active Community

Resident-led clubs, classes and events happening throughout the week to help you stay fit and get creative.

A Place With History

256 years of naval history, royal visits and stories that belong to the nation.



"It's incredibly thrilling being at the start of what is already shaping up to be a great community with a good mix of people."

— GOODRICH HOUSE HOMEOWNER

A Thriving Community

The community at Royal Haslar has grown organically - driven by the people who live here. Real activities, real friendships, happening now.



Coffee Quarters

Artisan coffee, cakes, sandwiches and light snacks. Loved by the community, at the heart of Royal Haslar.



Residents' Library and Book Club

A welcoming space to borrow books, relax, and connect through regular community reading events.



Haslar Hookers

The beloved crafts group - knitting, crocheting, and good conversation every week.



Health & Wellbeing

Yoga and pilates run by guest instructors in the community room.



Events & Socials

Residents' weekly social drinks, occasional quiz nights, bingo - the social calendar is always evolving.



Memorial Garden

An historic sanctuary at Royal Haslar, maintained by Shore Leave Haslar, a charitable organisation supporting veterans.



"It's such a beautiful location. The grounds are beautiful and I am 300 yards from the sea. I can see The Solent and Isle of Wight from my kitchen window."

— BARBARA, FORMER STUDENT NURSE AND CURRENT RESIDENT AT ROYAL HASLAR



ON SITE

Activities for All

Coffee Quarters café is open daily. The Residents' Library, activity room and multi-purpose community space are in regular use. Classes run weekly, and the social calendar grows month by month as more residents make Royal Haslar their home.

➔ For a full list of current activities and events, visit royalhaslar.com

ACTIVITIES



Available Now

-  Coffee Quarters Café
-  Residents' Library
-  Multi-purpose activity room
-  Book Club
-  Haslar Hookers craft group
-  Yoga & pilates classes
-  Sea Shanty Singers Group
-  Community events & socials
-  Waterfront walkway & grounds
-  Haslar Heritage volunteering & tours
-  Historic walled Memorial Garden
-  Fishing from Haslar sea wall
-  Pool & Darts
-  St Lukes Church – Monthly services

Coming Soon

- ➔ **New Main Entrance**
Under construction - the new main entrance for Royal Haslar will see the site more open and welcoming
- ➔ **Tennis courts**
Under restoration
- ➔ **Retail & convenience**
The new open-style main entrance will provide the perfect setting for planned convenience/retail store, health centre, and pharmacy.
- ➔ **Haslar Grounds Enhancements**
Haslar's parkland setting will see new pathways to improve and expand accessibility to and across the historic grounds.

Planned

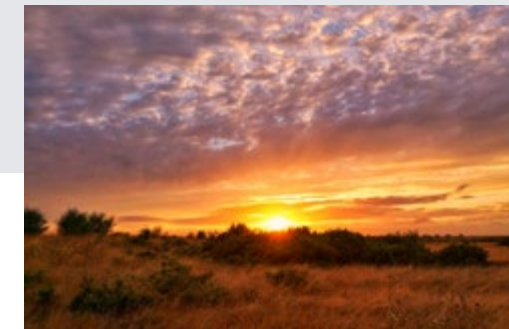
- ➔ **Wellness Centre**
- ➔ **Gardens and landscaping within the quadrangle at Trinity House**
- ➔ **Hotel accommodation**
- ➔ **Heritage centre & museum**
- ➔ **Care Home**



LOCATION

At the Heart of Maritime History

Royal Haslar sits in Alverstoke, directly opposite Portsmouth, one of England's most distinguished maritime locations. The area offers an abundance of cultural and recreational activities as well as natural coastal charm.



Haslar Marina

Immediately adjacent - home to hundreds of berths, two waterside restaurants (The Lightship and The Creek - discounts are available for Royal Haslar residents), and a gateway to the Solent's cruising waters.

Portsmouth Ferry

4-minute crossing, every 15 minutes. From the ferry terminal: Gunwharf Quays, the Historic Dockyard, mainline trains to London and beyond.

Parks

In addition to Royal Haslar's own 62 acres, homeowners have easy access to a 580 acre nature reserve a short drive away. Alver Valley Country Park offers wetlands, woodlands, walking trails, cafe and a garden centre.

Golf & Bowls

Stokes Bay Golf Club and Alverstoke Bowls Club are 2km away. Stokes Bay Sailing Club is also nearby.

Restaurants & Pubs

In addition to The Lightship and The Creek, there is Pebbles Wine Bar, Alverbank Hotel, The Fighting Cocks, and a growing selection of local restaurants in Gosport and Alverstoke.

Beaches

Royal Haslar homeowners are never very far away from water and have easy access to a range of local beaches. Stokes Bay, with its long open beach and easy parking, is a 5 minute drive away, or coastal walk, and offers windsurfing, paddle boarding, swimming and kite flying.



Royal Haslar's programme of classes, clubs and community events runs throughout the year and continues to grow as more residents join. Activities are resident-led where possible - everyone is welcome to propose and run something new.

Portsmouth in 4 minutes

The Gosport ferry runs every 15 minutes - connecting Royal Haslar directly to mainline trains (London Waterloo 90 min), Gunwharf Quays, ferries to France, Spain, Isle of Wight and the Channel Islands.



"We are forever grateful to Haslar Developments for their support, Without them, we would not be able to support our community. We have now helped nearly 1,700 families and saved 7,000 pieces of furniture from landfill."

— PATSIE RUZEWICZ,
CO-FOUNDER HUB4STUFF



GETTING INVOLVED



Heritage & Volunteering

The stretch of Hampshire's coastline where Royal Haslar is situated, is one of the most historically significant in Britain, with an extraordinary range of unique museums, volunteer-run charities and living heritage.

Nearby Museums & Attractions

- Royal Navy Submarine Museum
- Explosion! Museum of Naval Firepower
- Portsmouth Historic Dockyard (HMS *Victory*, HMS *Warrior*, the *Mary Rose*)
- Hovercraft Museum, Lee-on-the-Solent
- The Diving Museum, Stokes Bay

Volunteering

Three charitable / volunteer-led organisations call Royal Haslar home:

- **Haslar Heritage Group**
Haslar Heritage Group is a volunteer-led organisation preserving and promoting the heritage of Royal Haslar and the Royal Navy's medical and nursing services. The group runs regular heritage tours, with a new Military Medical Museum planned for the former stores building.
- **Shore Leave Haslar**
A volunteer led organisation who not only maintain the Memorial Garden at Royal Haslar, but also run gardening therapy services for veterans, by referral.
- **Hub4Stuff**
Founded by Royal Haslar homeowners, Hub4Stuff gives furniture a second chance through re-use, upcycling and repurposing, reducing waste and helping those in need.

Haslar Marina looking towards Royal Haslar



Explore Your Local Area

➔ Amenities & Attractions

1. Portsmouth Ferry
2. The Royal Navy Submarine Museum
3. Gosport Museum and Art Gallery
4. Portsmouth Historic Dockyard

➔ Sports & Leisure

5. Haslar Marina – Yachting & Power Boating
6. Millennium Pier
7. Fusion Fitness Gym
8. Anytime Fitness
9. Gosport & Fareham Rugby Football Club
10. Alverstoke Bowls Club
11. Alver Valley Country Park (580 acres)
12. Solent Springs Adventure Golf
13. Stokes Bay Sailing Club
14. Stoked Watersports
15. Stokes Bay Beach
16. Gosport & Stokes Bay Golf Club
17. Fishing at Haslar Sea Wall
18. GoSport Activity Centre
19. Alverstoke Lawn Tennis, Squash & Badminton

➔ Food & Drink

20. Lightship Restaurant
21. The Creek Restaurant
22. The Fighting Cocks Pub
23. Pebbles Wine Bar & Restaurant
24. Alverbank Hotel

➔ Shopping

25. Gunwharf Quays Designer Shopping Outlet
26. Vue Cinema
27. ALDI
28. Asda Superstore
29. Waitrose
30. Alverstoke Village



Homes for sale at Royal Haslar

Royal Haslar offers a unique mix of historic, sensitively restored, buildings and a limited number of newly constructed buildings, offering both regular (open market) homes and retirement living.

All homes at Royal Haslar are exceptional, created with the same level of care and attention to design, each benefitting from access to the stunning 62 acre parkland and waterside settings and from being part of growing and integrated community.

➔ Trinity House

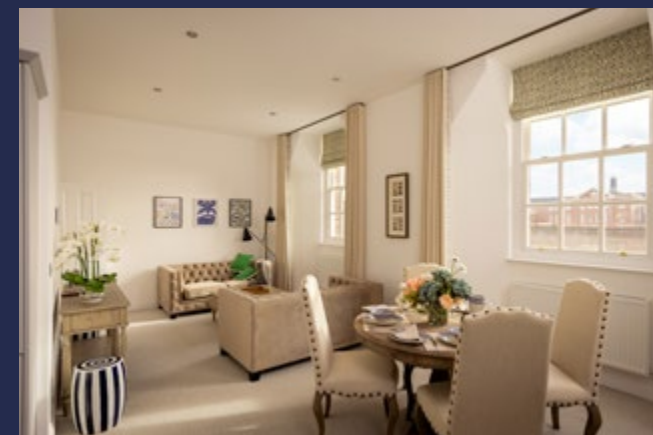
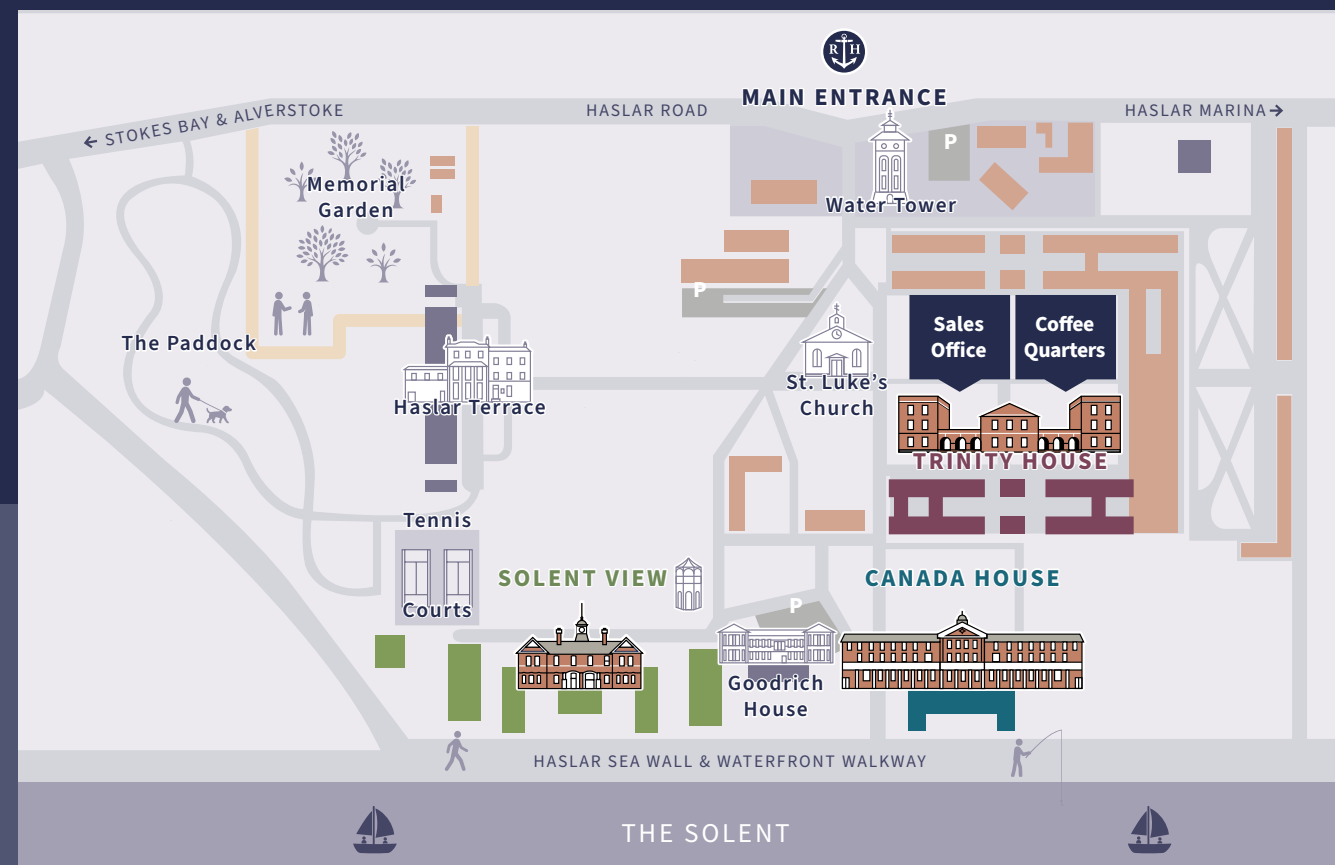
- 1 & 2 bed homes
- Grade II* Georgian Quadrangle
- 38 Apartments

➔ Canada House

- 1 & 2 bed homes
- Edwardian Staff Quarters
- 36 Apartments

➔ Solent View

- 1, 2 & 3 bed homes
- Restored heritage buildings & New-build
- 61 Apartments





Trinity House

Open Market / Retirement

The principal and most architecturally significant building at Royal Haslar - the former quadrangle of the Royal Hospital Haslar, originally constructed in the mid-18th century. The first section of the building has now been carefully restored to provide 38 grand one- and two-bedroom apartments, Trinity House combines Grade II* Listed Georgian grandeur with a modern, refined specification.

Internal courtyard at Trinity House, Royal Haslar



Trinity House Specification

Building & Fabric

- ➔ Double-glazed sash windows / secondary glazing
- ➔ Multi-point locking fire-rated entrance door
- ➔ Classical style solid internal doors
- ➔ 10-Year Build-Zone Guarantee

Kitchens

- ➔ Integrated European appliances (induction hob, oven, extractor, fridge-freezer, microwave, dishwasher)
- ➔ Silestone countertops
- ➔ Satin chrome sockets with USB ports
- ➔ Under-cabinet LED lighting
- ➔ Porcelain floor tiles

Bathrooms & En-Suites

- ➔ Fully-tiled with high-quality sanitary ware
- ➔ Thermostatically controlled shower
- ➔ Polished chrome heated towel rail
- ➔ Showers and/or baths per floor plan

Heating

- ➔ Central building heating system – instant heat and hot water on demand
- ➔ Stelrad radiators with Drayton wireless control

Electrical & Media

- ➔ LED lighting throughout
- ➔ Cat 6 high-speed data points
- ➔ Pre-wired for Virgin Media
- ➔ Brushed-chrome sockets and switches

Security

- ➔ Video entry system
- ➔ BSEN50134 Social Alarm System
- ➔ Wall-mounted Smart Living Emergency Call System
- ➔ Mains smoke detectors

Parking

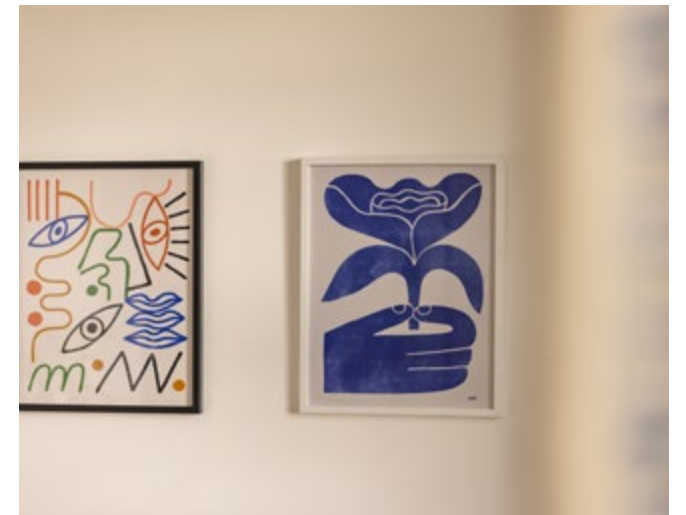
- ➔ Allocated parking available



ONE, TWO AND THREE BEDROOM APARTMENTS AVAILABLE TO PURCHASE



To check current availability and pricing, contact our sales team:
02392 002 087 | info@royalhaslar.com | royalhaslar.com





Canada House

Retirement only

A collection of predominantly one- and two-bedroom waterfront retirement residences at Royal Haslar. Apartments at Canada House offer views across the Solent or Haslar parkland and have been designed for ease and comfort, with lifts to all floors, integrated telehealth systems, and close access to all communal facilities.



Canada House Specification

Building & Fabric

- ➔ Heritage-style double glazed windows
- ➔ Multi-point locking fire-rated entrance door
- ➔ Lift access to all floors
- ➔ 10-Year Build-Zone Guarantee

Kitchens

- ➔ Integrated European appliances
- ➔ Silestone countertops
- ➔ Satin nickel sockets with USB ports
- ➔ Porcelain floor tiles

Bathrooms & En-Suites

- ➔ Fully-tiled with high-quality sanitary ware
- ➔ Polished chrome heated towel rail
- ➔ Thermostatically controlled showers

Heating

- ➔ Central building heating system – instant heat and hot water on demand
- ➔ Stelrad radiators with Drayton wireless control

Electrical & Media

- ➔ LED lighting throughout
- ➔ Cat 6 high-speed data points
- ➔ Pre-wired for Virgin Media
- ➔ Satin nickel sockets and switches

Security & Senior Living

- ➔ Video entry system
- ➔ BSEN50134 Social Alarm System
- ➔ Telehealth care / 24-hour emergency monitoring by Apello
- ➔ Wall-mounted Smart Living Emergency Call System

Parking

- ➔ Allocated parking available



ONE AND TWO BEDROOM APARTMENTS AVAILABLE TO PURCHASE



To check current availability and pricing, contact our sales team:
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Solent View

Open Market

The newest phase of homes at Royal Haslar, scheduled for completion in late 2026 and 2027.

A collection of contemporary waterfront apartments in the south-western corner of the estate, directly overlooking the promenade and The Solent. Most homes enjoy direct sea views, with the majority offering private terraces or balconies.

Solent View Specification

Building & Fabric

- ➔ Historic conversions and purpose-built new buildings
- ➔ Phased completion – Autumn 2026 – 2027
- ➔ Majority of homes include private outside space
- ➔ 10-Year Advantage Structural Defects Guarantee
- ➔ High quality uPVC (new build) and Aluminium sash windows

Kitchens

- ➔ Fully-fitted with integrated European appliances
- ➔ Designer kitchens with high-quality countertops
- ➔ Under-cabinet LED lighting

Bathrooms & En-Suites

- ➔ Tiled bathrooms with premium sanitary ware
- ➔ Heated towel rail
- ➔ Thermostatically controlled shower with rainwater showerhead

Heating

- ➔ Air-Source Heat Pumps for new build and Combi-Gas Boiler for conversion apartments
- ➔ Stelrad radiators with wireless control

Electrical & Media

- ➔ Recessed LED spot lighting
- ➔ Cat 6 high-speed data points
- ➔ Pre-wired for Virgin Media + Open Reach
- ➔ Brushed-chrome fittings

Security

- ➔ Heavy duty engineered, fire rated, multi-point locking system entry doors
- ➔ Video entry system

Bedrooms

- ➔ High-quality in-built wardrobes

Parking

- ➔ Allocated parking available



ONE, TWO AND THREE BEDROOM APARTMENTS AVAILABLE TO PURCHASE



Register your interest in Solent View:

02392 002 087 | info@royalhaslar.com | royalhaslar.com

Explore Royal Haslar

This map highlights the key features of the Haslar site, from its historic buildings and green spaces to the waterfront along the Solent. Landmarks such as St. Luke's Church, Trinity House and the Memorial Garden sit alongside newer developments, including the Solent View Apartments.

- P** Visitor Parking
- Residential**
- Planned Residential**
- Commercial & Amenities**

Note - The development will evolve over time - please refer to Development Vision





Homeowner Services

Royal Haslar is a multi generational village with homes for all ages. Services are tailored to reflect individual needs with a clear base offering for everyone, and optional additional services for those who may need them.

Included for All Homeowners

The Base Service Charge comprises:

- Estate Management
- Beautifully-maintained mature parkland gardens
- Dedicated on-site Property Manager
- Residents library and communal activity rooms
- Building electricity, heating and lighting (communal areas)
- Building Insurance
- 24-hour on-site security team
- Water charges CCTV and fire alarm monitoring
- Future maintenance fund
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas

Independent Living Services

For those that require extra care, the Independent Living Package is available and offers the following services over and above the core services detailed above:

- Well-being checks
- Telehealth care and emergency monitoring
- SmartTrigger personal emergency alarms
- Mobility scooter store

Senior Living Services

Homeowners at Royal Haslar are welcome to use any in-person and home care provider of their choice. Royal Haslar is fortunate to have located in the development a trusted local home care provider, Serenity Care Solent.

Serenity Care Solent supports independent living at home through tailored, compassionate care you can trust. Services are delivered by a team of fully trained, friendly carers, all committed to providing reliable, respectful and empathetic support. Services offered include:

- **Companionship** – Social interaction, conversation, hobbies, games, and regular visits.
- **Meal Preparation** – Help with meal planning, shopping, cooking, and dietary needs.
- **Shopping & Errands** – Assistance with errands, housekeeping, admin, and daily tasks.
- **Mobility Support** – Help with movement, accessibility, and transport at home and beyond.
- **Hospital to Home Care** – Recovery support with medication, mobility, and routines after hospital stays.
- **Respite Care** – Temporary care giving family carers time to rest and recharge.
- **Home Help** – Light domestic support including laundry, cleaning, and tidying.
- **Overnight Care** – Sleep-in or waking night support for reassurance and 24-hour care.
- **Live-in Care** – Full-time, around-the-clock support from trained live-in carers.
- **Medication Assistance** – Help with medication reminders, administration, and monitoring.



PRICELESS PEACE OF MIND

Serenity Care Solent



Serenity Care Solent is located on-site at Royal Haslar (adjacent Coffee Quarters Café), providing timely, responsive care that promotes confidence and peace of mind.

Fully regulated by the CQC, all care packages are tailored to individual routines, preferences and values. Carers are selected not only for their skills but for their ability to listen, connect and support

→ For more information: www.serenitycaresolent.co.uk

Please note: Serenity Care Solent is an independent third-party provider and not a connected company of Haslar Developments Ltd. Residents are free to contract with any care provider of their choosing.

Royal Haslar - A Remarkable History

A timeline of over 250 years of care, transformation and ongoing renewal.

- **Pre-1745** **Strategic maritime setting**
The Gosport peninsula has long held a vital role across the Solent, supporting naval activity and anchorage opposite Portsmouth.
- **1745** **Planning for a naval hospital begins**
Following submissions to King George II, Haslar is proposed as one of three hospitals to care for Royal Navy sailors.
- **1753-1762** **Construction and opening**
Designed by Theodore Jacobsen, the hospital opened in 1753 and was completed in 1762, forming one of Europe's largest naval medical facilities.
- **1762** **St Luke's Church completed**
Built at the heart of the quadrangle, serving patients, staff and families, and remaining an active place of worship today.
- **1758-1783** **Advances in naval medicine**
Physician James Lind pioneers scurvy research, greatly improving fleet health.
- **19th-20th Century** **Continuous military hospital use**
For over two centuries, Haslar serves Royal Navy personnel, adapting to changing medical practices and expanding demand.
- **1940s** **Wartime treatment centre**
During World War II and D-Day, Allied and enemy troops are treated here by international medical teams working together.
- **1948** **NHS partnership established**
Military and civilian healthcare combine within the historic setting.
- **2009** **Closure of Royal Hospital Haslar**
After 256 years, the historic tri-service military hospital ceases operations, with services transferring to the Queen Alexandra Hospital in Cosham. The site is sold by the UK Ministry of Defence to Haslar Developments.



Theodore Jacobsen



James Lind



St Luke's Church



Post-war Nursing Staff at Haslar



Cross Link demolition 2018



Royal Haslar - A New Chapter



Regeneration Phases

2010-2015



Site transition & planning

- ➔ Site sale and transfer of ownership
- ➔ Masterplanning within heritage constraints
- ➔ Early assessments and enabling strategy

COMPLETED

2015-2020



Early restoration works

- ➔ Cross Link Demolition
- ➔ Infrastructure upgrades
- ➔ Stabilisation of historic structures
- ➔ Detailed conservation planning

COMPLETED

2020-2025



Active regeneration

- ➔ Restoration of key buildings, Canada, Goodrich & Trinity
- ➔ Works to St Luke's Church
- ➔ Opening of coastal routes and public access
- ➔ Opening of Coffee Quarters

COMPLETED

Planned Phases

2025-2027

Continuing restoration

Ongoing refurbishment of historic buildings, new-build development, public space enhancements, entrance improvements, and delivery of the first commercial buildings.

2026-2028

Community and heritage uses

Expansion of heritage facilities, including visitor and community-focused spaces.

2027-2035

Completion phases

Delivery of remaining elements, integrating homes, heritage and waterfront access.

A Vision for Royal Haslar



Royal Haslar has a remarkable past and has, under the ownership of Haslar Developments, secured a safe future with renewed purpose. Still a community, with a shared vision, and one that has retained many threads of its past, adding colour and unique authenticity to its future.

The collection of listed historic buildings and 62-acre mature parkland setting creates a stage on which to build one of the country's most unique, authentic and storied residential developments. The elements that make it so special also add to the complexity of delivery.

Bringing together sensitively converted heritage buildings of genuine architectural grandeur, alongside sympathetically designed new buildings, Haslar Developments are creating a new waterside village and community envisaged to be a destination, not simply a development.

When complete, Royal Haslar is envisaged to offer:

- ➔ Approximately 550 homes, both open market and retirement
- ➔ A vibrant community hub that will benefit homeowners and the wider community, through delivery of health services, convenience/retail, leisure/dining options, and a boutique hotel.
- ➔ A care home
- ➔ Small business units
- ➔ Leisure facilities
- ➔ A new museum, celebrating the site's rich heritage

At the heart of this vision is a commitment to community. The café, Coffee Quarters, opened in 2025, alongside residents' facilities, creating a welcoming hub where Haslar homeowners and neighbours gather.

A dedicated site management team supports residents in establishing clubs, social activities, volunteering organisations and events - fostering the connected community spirit that defines Royal Haslar.

As the development grows, its shared spaces and communal facilities will grow too, ensuring the community continues to flourish at every stage, with room for everyone enjoy.





The Lightship at Haslar Marina

The historic Water Tower, one of Royal Haslar's most enduring landmarks.





Please note all specifications, floor plans, finishes and imagery have been obtained from sources believed reliable but may be subject to errors, omissions or variation without notice. This information is not verified for authenticity or accuracy and is not guaranteed. Interested parties are advised to carry out an independent survey of any property prior to purchase. It should be noted that the services and amenities envisaged and detailed above are intended to be introduced on a phased basis as the overall retirement development at Royal Haslar progresses.

These amenities and services may be subject to change without notice.

The envisaged site development plans and timeline herein may also be subject to change.


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