

# Newton Park Hotel

Newton Solney, Burton upon Trent DE15 0SS

Colliers



- Attractive period building in an affluent countryside trading location
- 50 en-suite bedrooms, bars, restaurant, lounges and 5 meeting / events rooms
- Substantial site set in around 4.75 acres
- Close to a number of local demand drivers and key corporates
- Asset management and value-add opportunities
- Potential for alternative uses subject to planning

**Guide Price:**  
**£2,500,000 - Freehold**

Viewing is strictly by appointment  
through Colliers

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## Introduction & Location

A substantial Grade II Listed period building set amongst around 4.75 acres of grounds which stylishly blends traditional and contemporary; making it one of the area's most highly regarded wedding and events and tourist venues.

Acquired by our client in 2021, the freehold interest in the property is offered for sale to enable them to focus on other business interests. This is a rare opportunity to acquire one of the area's leading tourist, function and event hotels.

For those parties interested on an alternative basis (say residential, care, senior living) there is significant scope (subject to planning) for further development or repurposing. Parties are advised to make their own independent

The hotel occupies a peaceful rural position easily accessible from the A38 at Burton-upon-Trent via the A511; or via the affluent village of Repton with its notable private school. The A38 connects a number of principal north Midlands conurbations such as Burton-upon-Trent (around 3 miles), Derby (around 11 miles), Lichfield (around 16 miles), Birmingham (around 32 miles) and Mansfield (around 32 miles) as well as easy access to the M54, M6 and M6 Toll motorways.

In turn the A38 can be accessed easily via the A50 link road which links the M6 and the M1

motorways. Other major conurbations in the region include Leicester (36 miles) and Nottingham (28 miles); meaning the hotel sits in an ideal position to benefit from a wide range of trade.

In addition, the hotel benefits from being only around 15 miles from East Midlands Airport as well as the renowned tourist destinations of Alton Towers, Chatsworth House and the Peak District.



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## The Property and External

The main hotel building is a stunning 18th century Italianate country house full of original character which has been sympathetically extended over the years and is principally arranged over ground, first and second floors.

The site area extends to around 4.75 acres including substantial carparks, landscaped gardens and grounds.

## Public Areas

The hotel's extensive public areas include:

**The Folly Restaurant** - a beautifully designed characterful restaurant with views over the garden for around 50 covers

**The Club Bar and Lounge** - a well-presented bar lounge close to reception with large servery and covers for around 24

**Wood panelled reception** with feature staircase

**Substantial conservatory lounge** (area approx. 50m<sup>2</sup>) with impressive views over the grounds

**The Trent Room** - a large characterful meeting room on the ground floor for up to 60 theatre

**Boardroom** - a first floor main house meeting room for up to 24 theatre



**Oakroom** - a small but well decorated and cosy meeting room for up to 8 boardroom style;

**William Morris Suite** - the largest meeting room on the ground floor which can be split into 2 smaller suites. When a single room it can cater for up to 120 banquet and as access to the conservatory and the bar via reception. When split the rooms can cater for 50 and 50 banquet style.

## Guest Bedrooms

The hotel features 50 en suite guest bedrooms (5 single, 25 doubles and 20 twins) equipped with HD TVs, complimentary high-speed Wi-Fi, hairdryer and tea/coffee making facilities. Generously proportioned, the bedrooms are categorised as follows:

- Classic (29).
- Classic Garden View Room (12). These rooms are similar to Classic but have a view over the gardens
- Privilege (8)
- Superior (1)

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## Ancillary Areas

Salient elements include substantial centrally located kitchen (allowing efficient service to the C&B and F&B public areas), multiple storerooms, boiler room and offices.

There is also a large basement level with a range of stores and cellars.

## Utilities

The property is connected to all mains utilities.

Wi-Fi available throughout.

## Licences

We understand that licences held at the property include Premises Licence. Several of the meeting rooms are licensed for civil weddings and partnerships; as is the pagoda in the gardens.

## The Business

The hotel is currently closed. Pre COVID-19, the trading performance was diverse and strong, yet still with clear scope for growth. The hotel is in close proximity to the substantial Toyota manufacturing plant and previously benefitted from mid-week corporate bookings on a regular basis.

The historic trading performance is summarised as:

Y/E December	2017 (£)	2018 (£)	2019 (£)
ROOMS	710,302	743,129	711,519
F&B	621,434	725,786	686,507
SUNDRY	40,581	25,073	18,133
<b>TOTAL REVENUE</b>	<b>1,372,318</b>	<b>1,493,988</b>	<b>1,416,160</b>

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## **Tenure, Guide price and method of sale**

£2,500,000 for the freehold interest in the property on a vacant possession basis. Stock in trade to be sold at valuation. The method of sale is expected to be an asset transaction. We have been advised that the Property is not opted to tax and therefore VAT will not be applicable to the sale

## **Finance**

Colliers is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

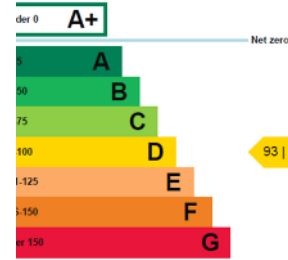
## **To View**

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.

## **Identity Checks**

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

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For more information please contact:



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