

# Scalford Country House Hotel

Melton Rd, Melton Mowbray, LE14 4UB

Colliers



- Substantial Edwardian period mansion steeped in history, not Listed
- Approximately 81 bedrooms
- 2.5 miles from Melton Mowbray and equidistant from Leicester and Nottingham (c. 20 miles away)
- Spacious public areas, function and conference rooms
- Set in approximately 8.2 acres
- Numerous asset management opportunities
- Marquee in the grounds with a capacity for 600
- The hotel is closed. To be sold with vacant possession
- Freehold

**Price : OIRO £3,250,000**

Viewing is strictly by appointment through Colliers

Josh Sullivan  
Associate Director - Hotels Agency  
07742 500389  
josh.sullivan@colliers.com

[colliers.com/uk/hotels](https://colliers.com/uk/hotels)



# Scalford Country House Hotel, Melton Rd, Melton Mowbray, LE14 4UB



## Overview

Built at the turn of the 20c by Major Mann Thompson as a hunting lodge, the property was subsequently purchased by Colonel Colman in 1944 as a weekend hunting and fishing retreat. Colman was one of the family members behind Colman's Mustard and a close friend of Edward VIII, who regularly stayed at the hall during his courtship with the American divorcee, Wallis Simpson. Colman resided there until his death in 1969.

Prior to its closure, the hotel traded as popular wedding and events venue, whilst also catering for corporate and leisure guests. There is a substantial marquee in the grounds with a capacity for up to 600 guests.

## Location

The property is set back from Melton Road and is roughly a 5-minute drive from the town of Melton Mowbray. The hotel is relatively equidistant from the conurbations of Leicester to the south west (20 miles), Nottingham to the north east (20 miles), and Grantham to the east (15 miles). The historic and prosperous town of Stamford is also less than 25 miles away.

The property is well connected to the major trunk road of the A46 and A1, as well as the M1 motorway to the west. The hotel is also

accessible by train, with the nearest station in Melton Mowbray, which offers regular services to Leicester in less than 20 minutes via East Midlands Railway.

The property is conveniently located near several demand generators, such as Belton House (21 miles away), Belvoir Castle (10 miles away), Twinlakes Park (3.4 miles away) and the Grantham Designer Outlet Village, which is due to open in 2025 and is expected to attract circa 3.5 million visitors per year.

## The Property

A characterful Edwardian country house hotel arranged over basement, ground, first and second floor. The site is set back from the Melton Road and is accessed via a country lane, which offers picturesque views of the local countryside.

The asset is surrounded by mostly pastureland and is of principally brick construction beneath a series of pitched roofs, with delightful stone-mullioned windows and timber-framed gables. In addition to the main house, the site comprises more modern two-storey and three-storey extensions and subsidiary buildings. We have been advised that the building is not Listed.

The total site area extends to approximately 8.2 acres.

# Scalford Country House Hotel, Melton Rd, Melton Mowbray, LE14 4UB



## Public Areas

Accessed from the car park and through the main entrance is the reception, a small office, bar area, and the Colman Room which is suitable for hosting small functions and private events.

Leading through the hallway is the principal restaurant and lobby area capable of seating approximately 150 covers and boasts a delightful ornate fireplace, which was a gift from King Edward VIII to Major Thompson.

Located to the right hand side of the restaurant is the Belvoir Room, previously used as an overflow to the main restaurant, as well as various other ancillary and storage rooms, with access to an external courtyard.

There is an additional restaurant/breakfast room, titled the Morning Room, which could be converted into another bar area or as a separate café/dining space.

## Letting Accommodation

The hotel features a total of 81 bedrooms of varying sizes, spread across the manor house and subsidiary buildings. The main house is comprised of 27 bedrooms which are a mixture of standard doubles, suites, and singles, arranged over the first and second floor. The remaining are located in the '200' bedroom block and Scalford Lodge.

The rooms are configured as follows:

Room Type	Quantity
Mansion (Double)	4
Mansion (Single)	21
Mansion (Suite)	2
Standard Double (200 Block)	44
Scalford Lodge	10
Total	81

## Staff Accommodation

Situated at the front of the site is Quorn Lodge, which was previously used for staff accommodation and comprises 5 bedrooms on the upper parts. The ground floor falls outside of the freehold title and is owned by a separate individual.

## The Opportunity

The property is currently closed. It offers abundant value-add and asset management opportunities to create a successful full-service hotel, or an exclusive-use venue capable of hosting large groups for weddings, corporate events, or even product launches. There is scope to combine the single bedrooms in the main house into larger double rooms, whilst also converting the Somerby, Windsor, Fernie and syndicate rooms into suites. It is also felt that the site would benefit from a spa offering due to the property's tranquil setting, subject to the relevant planning consents.





# Scalford Country House Hotel, Melton Rd, Melton Mowbray, LE14 4UB



## Fixtures and Fittings

We are advised that all trade fixtures, fittings and other items associated with the running of the business are owned by the freeholder.

## Ancillary

Commercial kitchen, with cold stores and walk in fridge freezers.

## External

Large dedicated parking area to the front of the site. The total site area extends to approximately 8.2 acres.

## Services

We have been advised that the property is connected to LPG gas tanks for cooking and biomass for heating. The biomass is fuelled by wood pellets and is on the RHI scheme, which runs until 2035. Water is connected to mains but is mostly delivered via a borehole and held in insulated storage tanks amounting to 27000 litres. Foul water is treated via a septic tank.

## Licences

We understand that the hotel has a premises licence.

## Tenure

Freehold.



## Asking Price

Offers in the Region of £3,250,000 are sought for the freehold interest on a vacant possession basis. We have been advised that the Property is not opted to tax and therefore VAT will not be applicable to the sale.

## Business Rates

The current rateable value for the property according to the 2023 Rating List is £84,000 with effect from the 1 April 2023.

## 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.

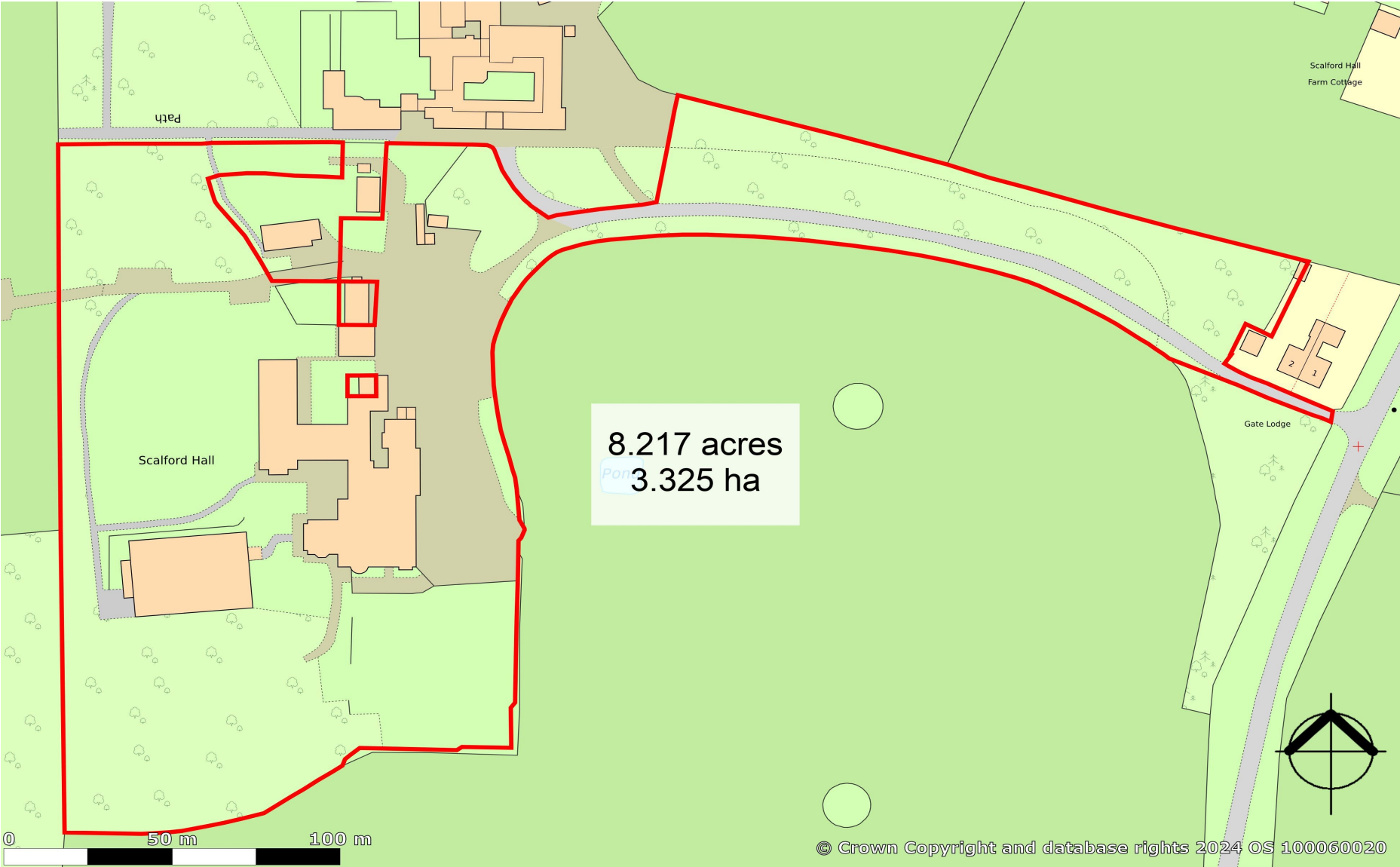
## To View

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

## Identity Checks

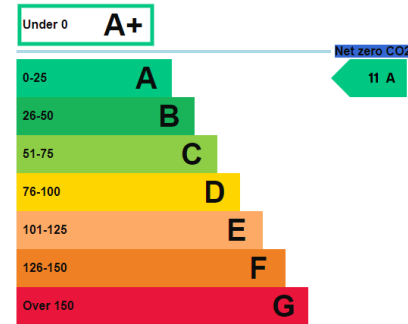
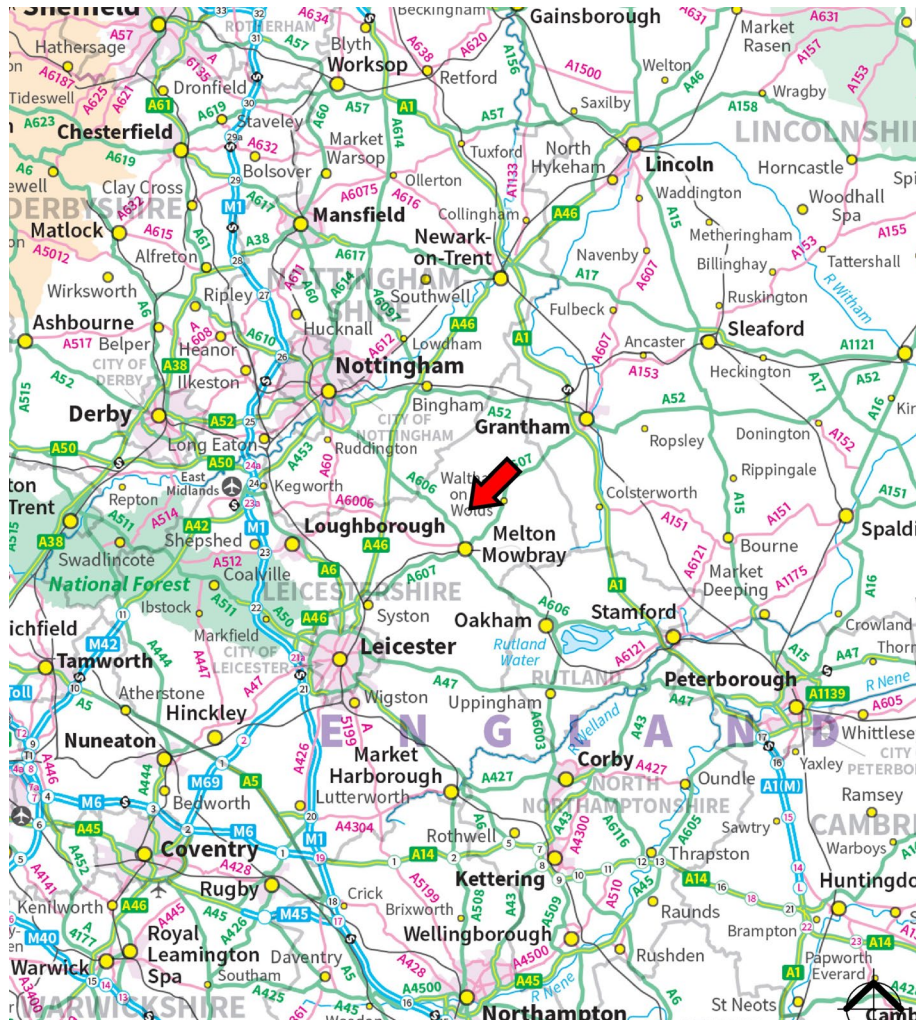
In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be

# Scalford Country House Hotel, Melton Rd, Melton Mowbray, LE14 4UB





# Scaford Country House Hotel, Melton Rd, Melton Mowbray, LE14 4UB



For more information, please contact:



Josh Sullivan  
 T: +44 7742 500389  
 E: josh.sullivan@colliers.com

Disclaimer  
 Colliers gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. (May24) Colliers International is the licensed trading name of Colliers Property Advisers UK LLP which is a limited liability partnership registered in England and Wales with registered number OC385143. Our registered office is at 50 George Street, London W1U 7GA.