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REAL ESTATE

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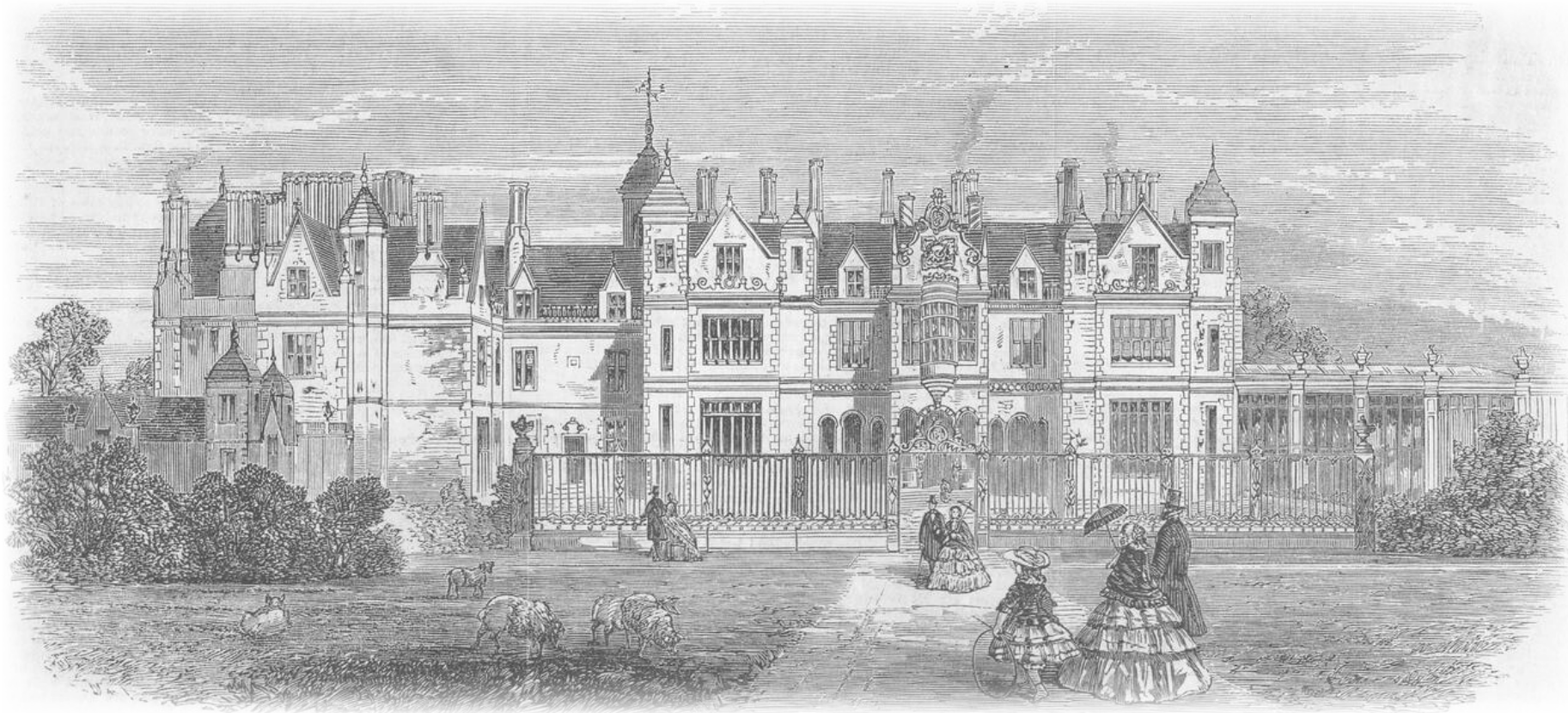
Stoke Rochford Hall

AN EXCITING OPPORTUNITY TO ACQUIRE A UNIQUE JACOBEAN STYLED MANOR HOUSE HOTEL



STOKE ROCHFORD | GRANTHAM | LINCOLNSHIRE | NG33 5EJ

Introduction



Colliers and **Enterprise Hotels & Hospitality** are delighted to have been appointed joint advisors to offer for sale the long-leasehold (999-years) interest of Stoke Rochford Hall Hotel by the way of an asset sale. This stunning Grade I Listed Jacobean styled manor house is located in the rural Lincolnshire countryside, set in approximately 28 acres of woodlands and landscaped gardens.



Investment Highlights

- Charming Grade I Listed Jacobean styled manor house dating from the mid-19c
- 110 en-suite guest bedrooms spread across the manor house and adjoining buildings
- Spacious public areas with a stunning orangery suitable for an array of uses
- Nestled in the quaint village of Stoke Rochford in the Lincolnshire countryside within its own private estate and adjacent to Stoke Rochford Golf Club
- Located approximately five miles south of Grantham and circa 1hr10 from London by train
- Extensive grounds including lawned, woodlands and landscaped gardens within a total demise of approximately 28.8 acres
- Various outbuildings including the former halls of residence, which comprises 135 additional bedrooms, and leisure club, in addition to a single storey purpose-built self-contained conference and events centre for up to 300 capacity
- Numerous asset management and value-add opportunities
- Long Leasehold – 999 years effective from 1978 with a peppercorn rent



Background

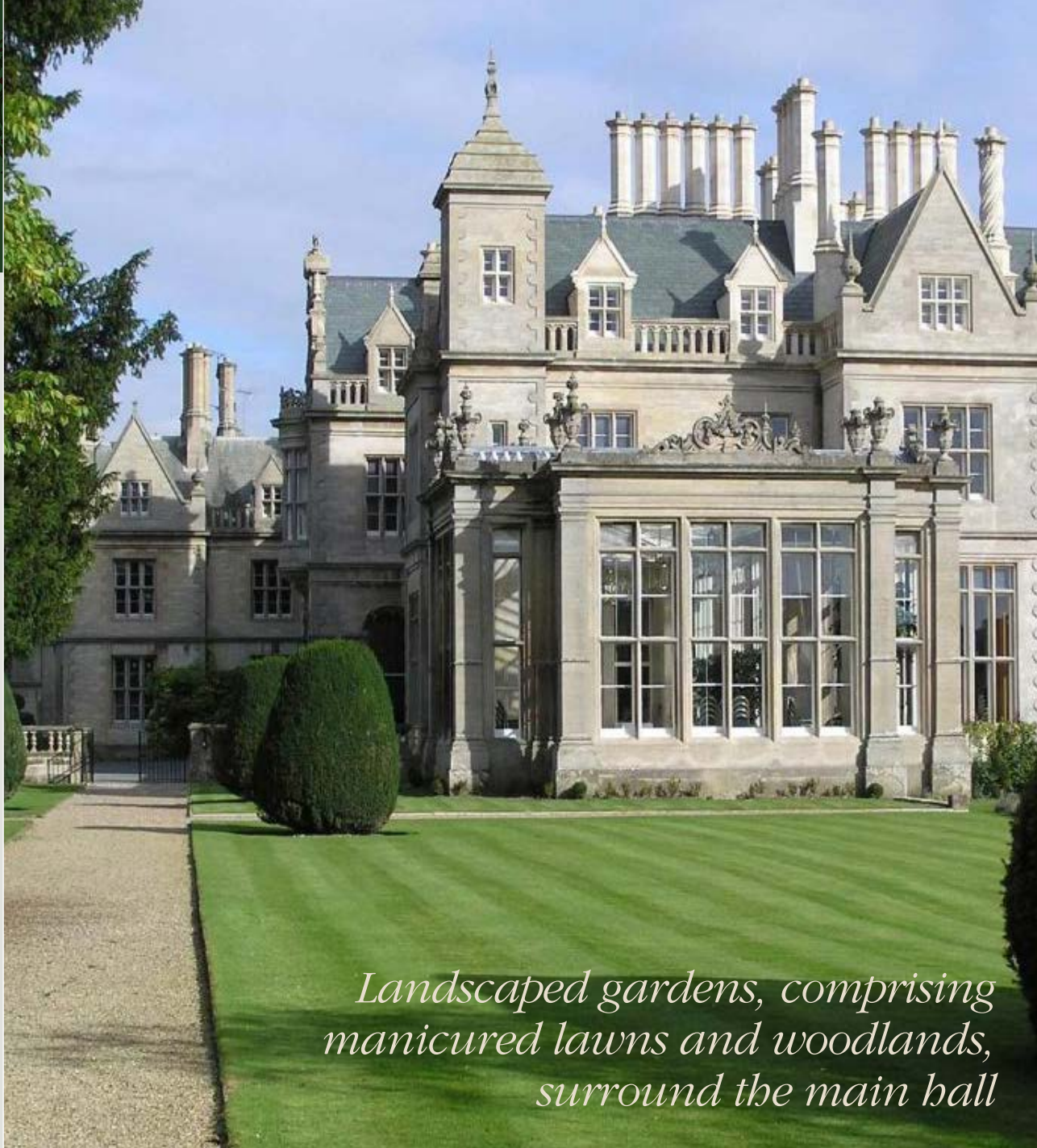


STOKE ROCHFORD HALL is a fabulous example of contemporary Jacobean architecture and is of great historical significance. This charming three-storey period former manor house, with its stone mullioned window and impressive obelisk finials, dates from 1843 and was originally designed by the renowned architect William Burn for the Turnor family, who resided there during the 19c and 20c.

During the Second World War, the hall was occupied by the War Office and used for various purposes before being purchased by Kesteven County Council in 1948 as a teacher-training college. The college closed in 1978 and the hall became the National Education and Conference Centre for the National Union of Teachers (NUT).

In 2005, a substantial fire broke out in the manor house which caused serious damage to the building and destroying the entire roof and various floors. Fortunately, the North Wing was left unscathed. In 2007, English Heritage commissioned a comprehensive restoration programme of the building which took approximately 8 months to complete and cost circa £12m.





Landscaped gardens, comprising manicured lawns and woodlands, surround the main hall



The property was sympathetically rebuilt and restored to its former glory, retaining much of its original charm and period features. It reopened in 2008 following the completion of the works.

Adjoining the main hall is The Stables Courtyard which is a two storey Grade II Listed Building constructed in a similar style to the main house. Within the grounds adjacent to the entrance drive and visible from the main hall is The Venue, a purpose-built self-contained conference centre which is a single storey building of more modern construction.

Located to the left-hand side of the main drive before reaching the manor house is the Grade II Listed obelisk of limestone and ashlar construction, which stands at 250 metres tall and was built by the Turnor family in 1847 to commemorate Sir Isaac Newton, who was born nearby at Woolsthorpe Manor. Located in view of this fabulous monument is the former leisure club and a separate three storey purpose-built building, which was previously used as a halls of residence for the National Union of Teachers (NUT) and comprises an additional 135 bedrooms. Both buildings are unoccupied.

The rest of the site comprises manicured lawns, woodlands and landscaped gardens surrounding the main hall. Parking for approximately 40 cars is provided within a forecourt in front of the main hall with several other parking areas located within the grounds.



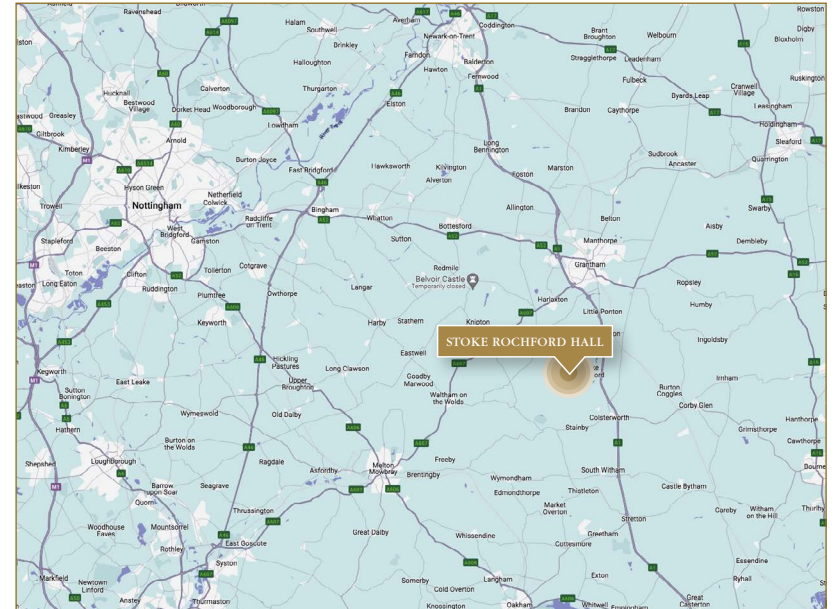
Location

Set within its own estate, this charming hotel is located in an attractive rural setting in the quaint village of Stoke Rochford, offering the perfect blend of accessibility and seclusion. Accessed via a private road with stone gate piers, the main approach to the hotel, which meanders through the site, boasts stunning views of the undulating grounds and the Cringle Brook which winds from the south to the north of the park.

The Property is located approximately five miles south of Grantham and 30 miles equidistant from Nottingham, Loughborough, Leicester,

Peterborough, and Lincoln. The closest road network is the A1 trunk road which is a short drive from the Property and connects with other major A roads in the area, including the M1 motorway, which is approximately 30 miles west of the hotel.

The nearest train station is in Grantham which offers direct services to London Kings Cross in just over an hour and other key cities such as Newcastle and Edinburgh via the East Coast Main Line. Other notable cities such as Nottingham and Peterborough are reachable in less than 30 minutes.



Demand Drivers



BELTON HOUSE

The National Trust landmark, Belton House, is located approximately 10 miles from the hotel and attracts c.350,000 visitors each and every year.

BELVOIR CASTLE

One of the finest Regency castles in England and the ancestral home of the Duke of Rutland, is approximately 10 miles from the hotel.

WOODSIDE WILDLIFE PARK

Woodside Wildlife Park in Lincolnshire is one of Europe's leading wildlife parks is roughly an hour's drive from the hotel.

STAMFORD

Stamford is bustling prosperous market town with quaint streets, blend of history and Georgian architecture to its unique and quality shopping. There is a thriving high street with coffee shops, restaurants and a vast range of retailers. Stamford was named as having one of the best high streets on the country in 2023, ranking fourth out of 15 destinations in the list, which was compiled by The Telegraph's UK destination experts.

GRANTHAM RETAIL OUTLET

The Grantham shopping village is due to open in 2025 which will be built over two phases with the first phase opening with around 80 units and the

second phase with 35 to 40 units. With a host of globally-recognised fashion, retail and hospitality brands already signed up. In total the development will be 270,000 sq ft which is expected to attract 3.5 million visitors per year.

Works to the nearby A1/A42 Grantham relief road, which is projected to unlock a further nine million passengers per annum thanks to a recently construction junction – with a total of 27.4 million vehicles now having direct access to the outlet from the A1, the UK's third busiest road.



The Property

Leading from the courtyard, and through the main entrance with its imposing strapwork gable, obelisks, and panelled double doors, is the principal reception and central hall area. The room boasts high vaulted ceilings, ornate wood panelling in Jacobean style and an extravagant stone fireplace with an overmantel showcasing classical demi figures.

To the right hand-side of the main hall is The Library which occupies the southern wing of the main house and comprises two further elaborate carved fireplaces. The room boasts exquisite strap and scrollwork, numerous period features and large bay windows with delightful views of the grounds. The area is able to accommodate

a total of 150 covers for either formal dining or conferences and functions. Accessed through The Library is The Orangery, which is truly stunning with its floor to ceiling windows, allowing natural light to permeate the room. It is licensed for civil ceremonies and ideal for hosting larger groups of up to 120 guests.

Formerly the Music Room, and situated to the left of the main hall, is the Oak Bar. The room comprises an oak topped central servery, period features throughout and views of the manicured gardens. The most impressive feature of the room is a black and white marble fireplace, with winged caryatids, heads, and feathered bosoms, which is thought to date back to the 17c.

Adjoining the Oak Bar is the Turnor and Rochford Rooms, of which both have individual marble fireplaces. The Turnor Room is decorated in the style of Louis Quinze with large, gilded mirrors, and further ornate panelled ceilings in Jacobethan style. The two rooms are interconnecting, and the doors can be opened fully to make a larger room.

The principal restaurant area is located in basement and provides for approximately 120 covers with a servery. Adjacent to the restaurant is the Terrace Bar which is able to accommodate a further 60 covers with access to an external seating area.

The Property



ANCILLARY

A sizable commercial kitchen with various dry stores, walk in fridge and cold units. The main hall is fitted with a guest lift which services all floors. We have been advised that the lift is in service.

CONFERRING ROOMS

The conferencing and function facilities comprises the Boardroom, Newton Room and IT suite located on the ground floor, with six further conferencing rooms on the first floor.

LEISURE CLUB & FACILITIES

Built by the Kesteven Council in the 1970s, the Leisure centre and adjoining three storey

purpose-built building comprises the former leisure facilities and halls of residence, which contains 135 additional bedrooms and shared bathroom amenities, a spacious gym and an Olympic sized swimming pool which is currently out of use.

THE VENUE

The Venue Conference Centre is located adjacent to the entrance drive on the main approach to the hotel and is of modern construction. The self-contained Conference Centre holds a maximum capacity of up to 300 delegates and is currently closed.



Letting Bedrooms

The hotel provides a total of 110 en-suite guest bedrooms summarised as follows:

TYPE	NUMBER
Suites	3
Standard Mansion Doubles	31
Standard Doubles (Courtyard & Woodland Lodge)	70
Singles	6



There are a total of 110 bedrooms broken down as follows; 34 en-suite bedrooms in the main hall, 52 in the Courtyard and 24 in the Woodland Lodge, of which six are singles. The main hall comprises three suites.

There is also the potential to add a further 8 bedrooms in the mansion house by converting some of the existing seminar rooms.





Value-Add Opportunities

UPSCALING

The hotel offers an abundance of value-add opportunities due to its historic charm and unique setting. Through the delivery of a planned capital investment programme there is scope to repurpose the hotel as a luxury product which would benefit from a varied business mix, ranging from corporate and MICE, to leisure, weddings, and events such as product launches.

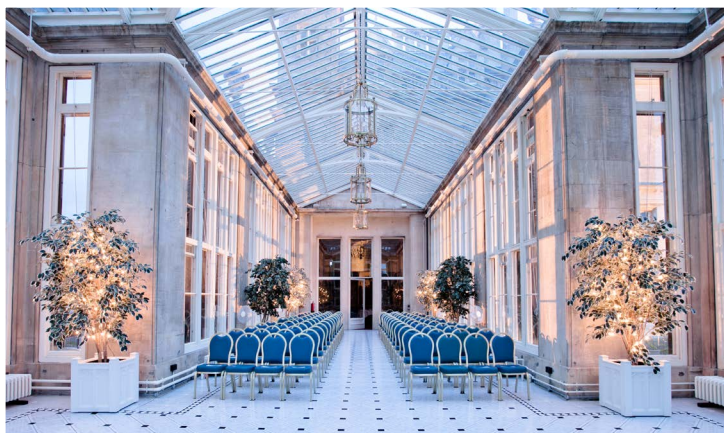
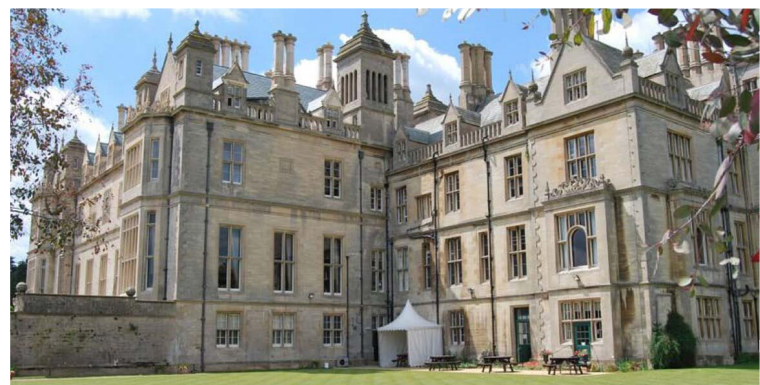
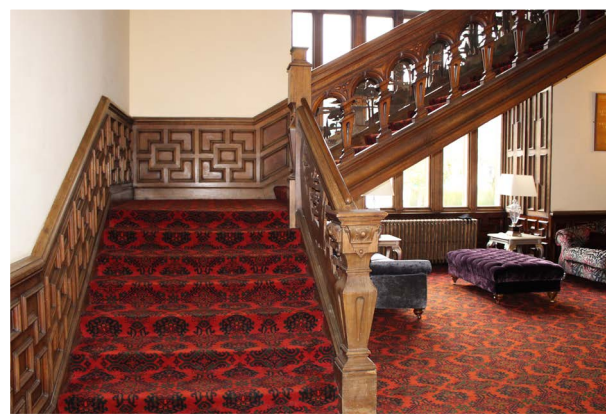
BRANDING

As the hotel will be sold free and clear of branding and management, the addition of a globally recognised brand could add significant value through driving distribution and revenue to the business.

DEVELOPMENT POTENTIAL

Subject to the relevant consents, there is scope to convert some of the existing buildings for both continued or alternative use, such as the former Leisure Club and halls of residence. Interested parties are advised to undertake their own due diligence and (if appropriate) seek third party advice.

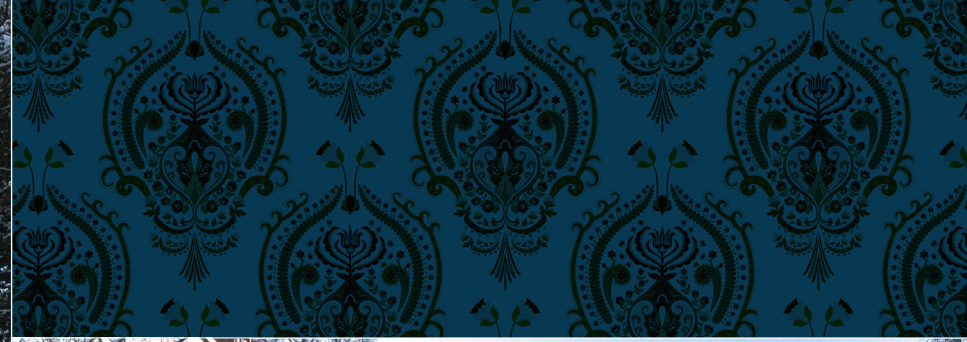




Gallery

Site Plan





Further Information



PROCESS

Colliers International and Enterprise Hotels & Hospitality have been appointed as joint selling advisors to offer for sale the long leasehold interest of Stoke Rochford Hall Hotel by way of an asset sale.

TENURE

The property is held by way of a long lease of 999 years from 1978 at a peppercorn rent.

SERVICES

We are advised that the property is connected to mains electricity, with private drainage, LPG for cooking and oil-fired central heating system.

PRICE

Offers in excess of £5 million.

EPC

The Property is exempt from an EPC.

VAT

The property is elected for VAT and as such we anticipate the transaction will be treated as a transfer of Going Concern (TOGC).

VIEWINGS

All viewings are strictly by appointment only. Please contact the sole selling agents below to arrange a viewing. Under no circumstances should direct contact be made with the vendor, nor any employees of the hotel.

ANTI-MONEY LAUNDERING

A 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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