



Padbrook Park Hotel

Swallow Way, Cullompton, Devon, EX15 1RU

savills



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Tiverton 6.8 miles, Honiton 11.8 miles, Exeter 12.2 miles (all distances are approximate)

“A fantastic opportunity to acquire a purpose-built Hotel, conference and events centre with 40 bedrooms affording excellent transport links from the M5 motorway in the heart of the Culm Valley”

- 40 spacious en-suite bedrooms
- Ripleys Restaurant with 55 covers
- Bar with 30 covers
- Established wedding business
- Great transport links
- Flexible function suite with up to 200 covers
- Parking for 60 cars with 2 electric charging points
- Set in 1.88 acres of gardens
- Freehold





Padbrook Park Hotel

Padbrook Park Hotel is a purpose built, 3-star Hotel with 40 en suite bedrooms, set over 2 floors.

Central reception is accessed from a large glass fronted entrance.

Each bedroom is en-suite, with the Deluxe Rooms offering Jacuzzi baths and terraces or Juliette balconies. On the ground floor of the Hotel is the Ripley Restaurant (55 covers), bar (30 covers), lounge, reception, ancillary areas, and function rooms for 200 delegates. There is also outdoor seating, terrace, garden, and parking for 60.

Cullompton

Situated in Mid Devon, the historic market town of Cullompton lies on the River Culm. The Town is rich in history, dating back to 872 AD when the Saxon King, Alfred the Great, bequeathed the town and its land to his son.

Cullompton is a lively town with a highly sociable community, offering a wide range of local attractions and events. The award-winning Farmers' Market is the oldest in Devon and all produce comes from a 30-mile radius highlighting the region's food and drink.

The friendly atmosphere welcomes four successful festivals including Springfest and October Festival, which are both celebrations of everything food related, the Cullompton Festival which celebrates the town's history, and the Christmas Light Festival lighting up the streets every December.

The National Trust property Killerton House provides a great day out and is circa 5 miles away. The hillside garden and estate provide numerous walks and activities.

Connectivity

Padbrook Park Hotel is situated in the heart of the Culm Valley, located on the outskirts of the town of Cullompton.

The Property is well located, with access to the M5 motorway circa 1.3 miles away.

Tiverton Parkway Train Station circa 7 mile away with direct services to London Paddington, Exeter is circa 12.2 miles away and the International Airport in Exeter around 10 miles away.



Food & Beverage

The Ripley Restaurant (55 covers) uses locally sourced, fresh, ingredients and is offered to both guests and non-residents. There is also a bar lounge accommodating 30 covers and external seating for 60 on the rear terrace.

Function Suites

The Padbrook Suite can be sub-divided to make the Padbrook Suite 1 and Padbrook Suite 2. The Padbrook Suite seats between 60 to 200 people. Padbrook Suite 1 is the larger subdivision seating between 30 and 120 delegates, and the Padbrook Suite 2 is the smaller subdivision, seating between 30 and 80 delegates. The hotel has a number of corporate clients for their events spaces as well as being a popular venue for weddings.

	Boardroom	U-Shape	Theatre Style	Cabaret
The Padbrook Suite	60	60	200	112
Padbrook Suite 1	40	30	120	48
Padbrook Suite 2	35	30	80	40







Accommodation

The Hotel comprises 40 spacious en-suite bedrooms. There are 2 DDA compliant rooms.

The Deluxe Rooms offer a Jacuzzi bath, canopied bed, and a Juliette balcony. The breakdown of the room categories is as follows:

Room Grade	Quantity
Deluxe Room	2
Family Room	4
Disabled Access Room	2
Twin / Double Room	32
Total	40





Amenities and External Areas

Externally there are terraces for al fresco dining, gardens, and parking for 60 cars with 2 electric charging points

In total the Property extends to circa approximately 1.88 acres.

Development Potential

There is lapsed outline planning consent for a 26 bedroom extension under reference: 90/00288/OUT. This would see the key count increased to 66.

GENERAL INFORMATION

Services

All mains

Tenure

Freehold

Licences

Wedding License

Energy Ratings

EPC C

Trade and TUPE

The current proprietors previously operated the Property as a full-service hotel and restaurant. purchaser will be required to comply with the relevant legislation in respect of present employees.

VAT

Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

Fixtures and Fittings

Trade inventory will be included in the sale. Stock at valuation on completion.

Local Authority

Mid Devon District Council
Phoenix House, Phoenix Ln, Tiverton EX16 6PP
Tel: 01884 255255

Rateable Value and Council Tax

£72,000 for the hotel and premises.

Contacts

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Viewings

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

IMPORTANT NOTICE

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