

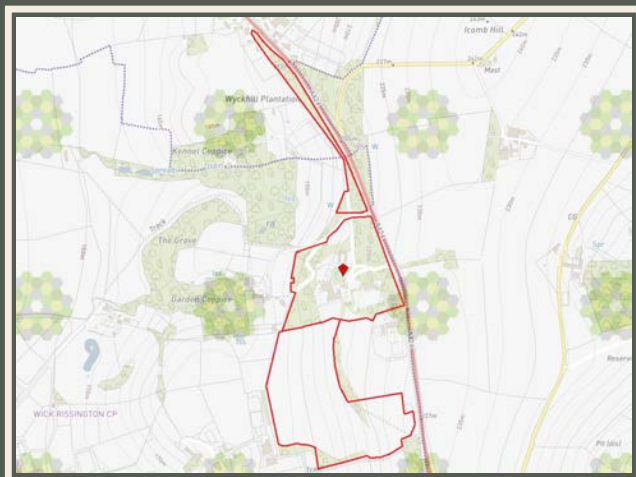
# Wyck Hill House Hotel & Spa

Burford Road, Stow-on-the-Wold, Gloucestershire, GL54 1HY

# The Opportunity

Wyck Hill House is a Grade II Listed property dating from the 18th Century which has long been associated with the finest traditions of hospitality in a classic Cotswolds setting

Guide Price: £10,000,000 – Freehold



# Introduction

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Joint agents Savills and Christie & Co have been instructed to market for sale the renowned Wyck Hill House which whilst now closed, for many years traded as a leading Cotswolds' spa hotel.

Offers based on a guide price of £10,000,000 are invited for the freehold interest.

Wyck Hill House offers an ideal opportunity to re-create one of the finest hotels occupying a gateway location to the most desirable parts of the Cotswolds; the heart of the property is an historic Grade II Listed country house with the benefit of consented planning permission to deliver at least 59 bedrooms. The planning references are 22/02700/FUL and 22/02701/LBC.

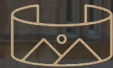
Standing in a rare land holding of approximately 42 acres in the Cotswolds offering outstanding views comprising grounds and woodland and offering a range of development opportunities to create a destination venue of scale and character, within easy reach of London, and accessible to Bristol and Birmingham.



# Key Investment Highlights



Currently offers 59 en suite bedrooms



Grounds which extend to over 40 acres with rolling lawns and attractive woodland



Freehold



The Cotswolds is internationally recognised as one of the UK's most famous Area of Outstanding National Beauty with strong demand from London and surrounding affluent areas



Wyck Hill House is close to the most sought after gems of the Cotswolds including Stow-on-the-Wold, Bourton-on-the-Water and Burford



An established reputation as a leading hospitality business which can be enhanced by the valuable consented planning permission



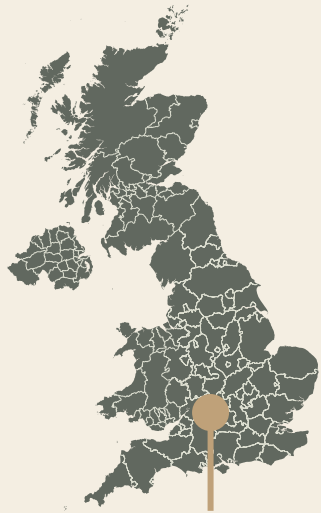
Not currently trading, providing a perfect canvas to create one of the finest hotels in the marketplace to possibly include lodges and treehouses (STPP)



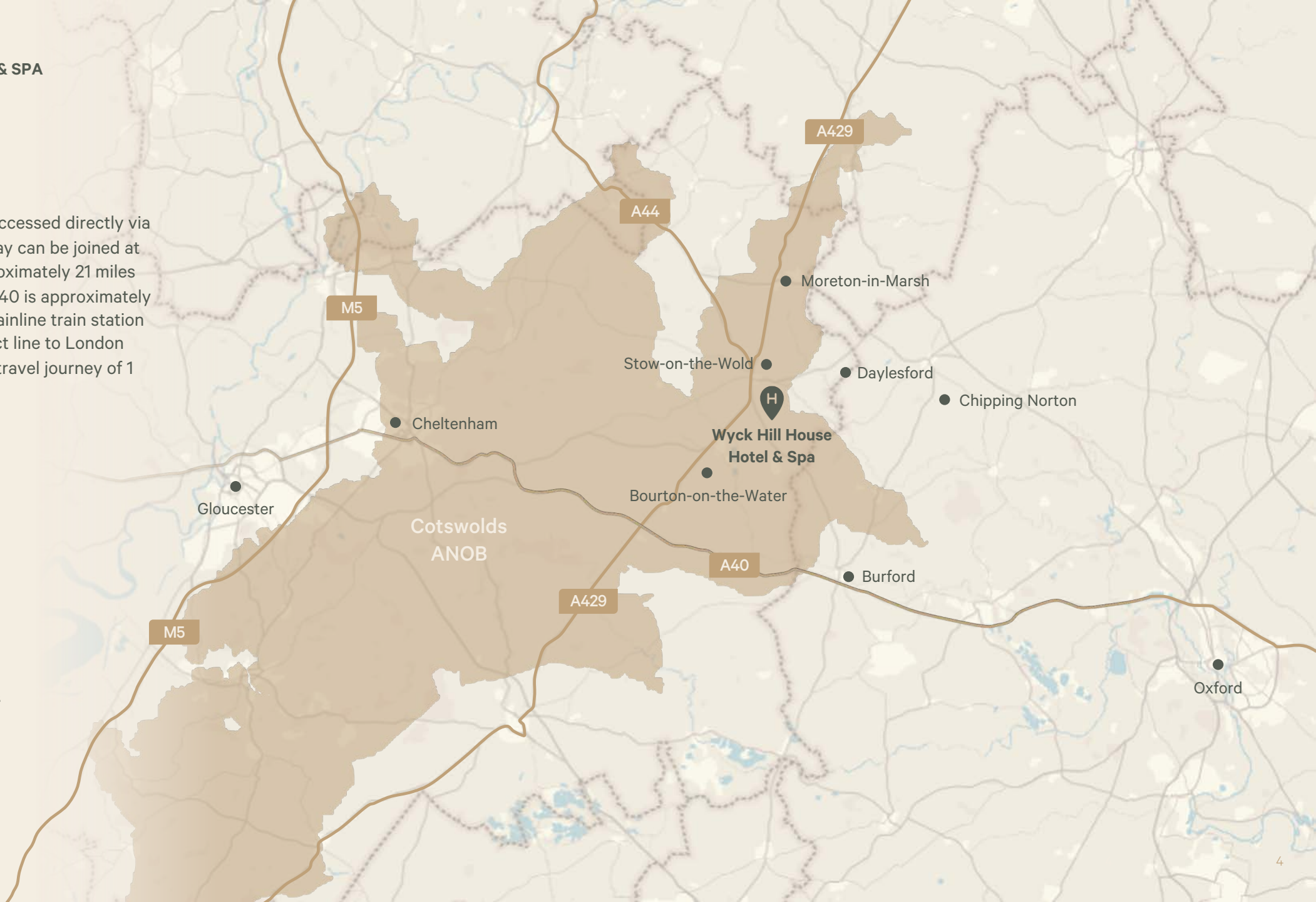
Current accommodation can be summarised as the Main Hotel, Coach House and Orangery, Restaurant, Conservatory, Bar and Spa facilities

# Location

Wyck Hill House Hotel is accessed directly via the A424. The M5 motorway can be joined at Tewkesbury which is approximately 21 miles away. Junction 15 of the M40 is approximately 25 miles away. Kingham mainline train station is 5 miles away with a direct line to London Paddington (approximate travel journey of 1 hour 20 minutes).



Wyck Hill House Hotel & Spa



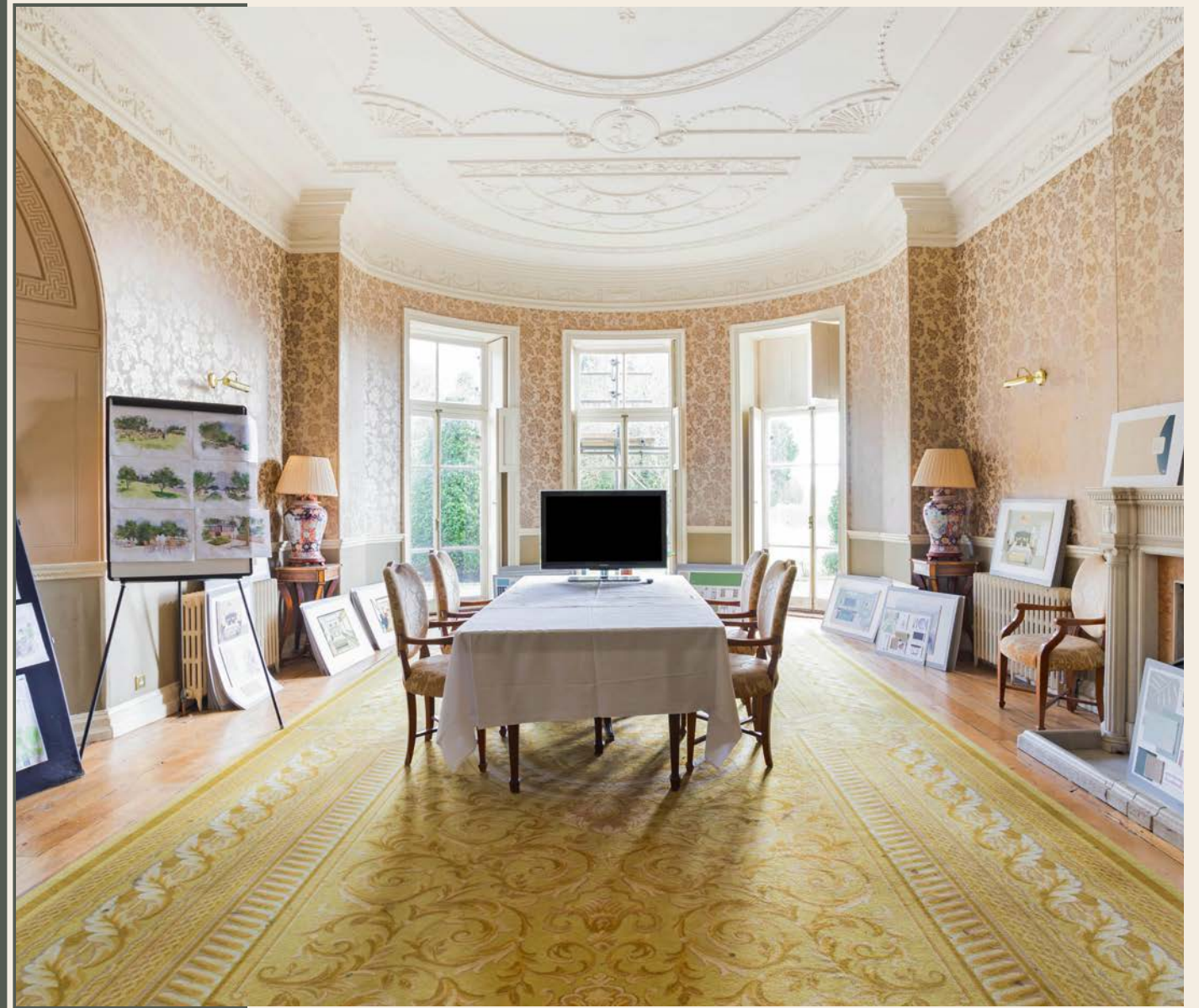
# Accommodation

With 59 spacious en-suite bedrooms, Wyck Hill House offers the perfect opportunity to create a quintessential luxury Cotswold Hotel.



## Public Areas

Extensive public amenities include restaurant, conservatory, terrace, extensive gardens, Adam Room, Club Lounge, Library and Bar. Spa facilities comprise treatment rooms and sauna.



# Value Enhancement Opportunities

Planning and listed building consent has been approved by Cotswold District Council (planning reference: 22/02700/FUL and 22/02701/LBC). This will allow internal and external alterations to be made to the hotel to create a market leading, destination hotel with the addition of balconies and the reconfiguration of the internal space.





WYCK HILL HOUSE HOTEL & SPA

# Fixtures & Fittings

Trade inventory will be included  
with the sale.

## LOCAL AUTHORITY

Cotswold District Council

Trinity Road, Cirencester GL7 1PX

T: 01285 623000



# General Information

## Services:

Private drainage, mains electricity and water.

## Tenure:

Freehold.

## Energy Ratings:

Wyck Hill House - EPC D

The Orangery - EPC D

The Coach House - EPC D

The Coach House - EPC C

## Trade & TUPE:

The business is currently closed. Previously the property has been operated as a full-service hotel and restaurant.

## 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.

## Rateable Value

Hotel & premises - £101,250.



# Contacts

## VIEWINGS

Strictly by appointment with Christie & Co and 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.



**Jeremy Jones**  
Head of Brokerage – Hotels

M: +44 (0) 7764 241 284  
E: [Jeremy.Jones@christie.com](mailto:Jeremy.Jones@christie.com)

**Ed Bellfield**  
Regional Director

M: +44 (0) 7713 061 171  
E: [ed.bellfield@christie.com](mailto:ed.bellfield@christie.com)



**James Greenslade**  
Director

M: +44 (0)7870 555 893  
E: [jgreenslade@savills.com](mailto:jgreenslade@savills.com)

**Harriet Fuller**  
Associate Director

M: +44 (0)7807 999 768  
E: [harriet.g.fuller@savills.com](mailto:harriet.g.fuller@savills.com)



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