



# THE CLOUD HOTEL

MEERUT ROAD • BROCKENHURST • NEW FOREST • SO42 7TD

Freehold - Guide Price £2.35m





**THE CLOUD HOTEL**  
BROCKENHURST, NEW FOREST

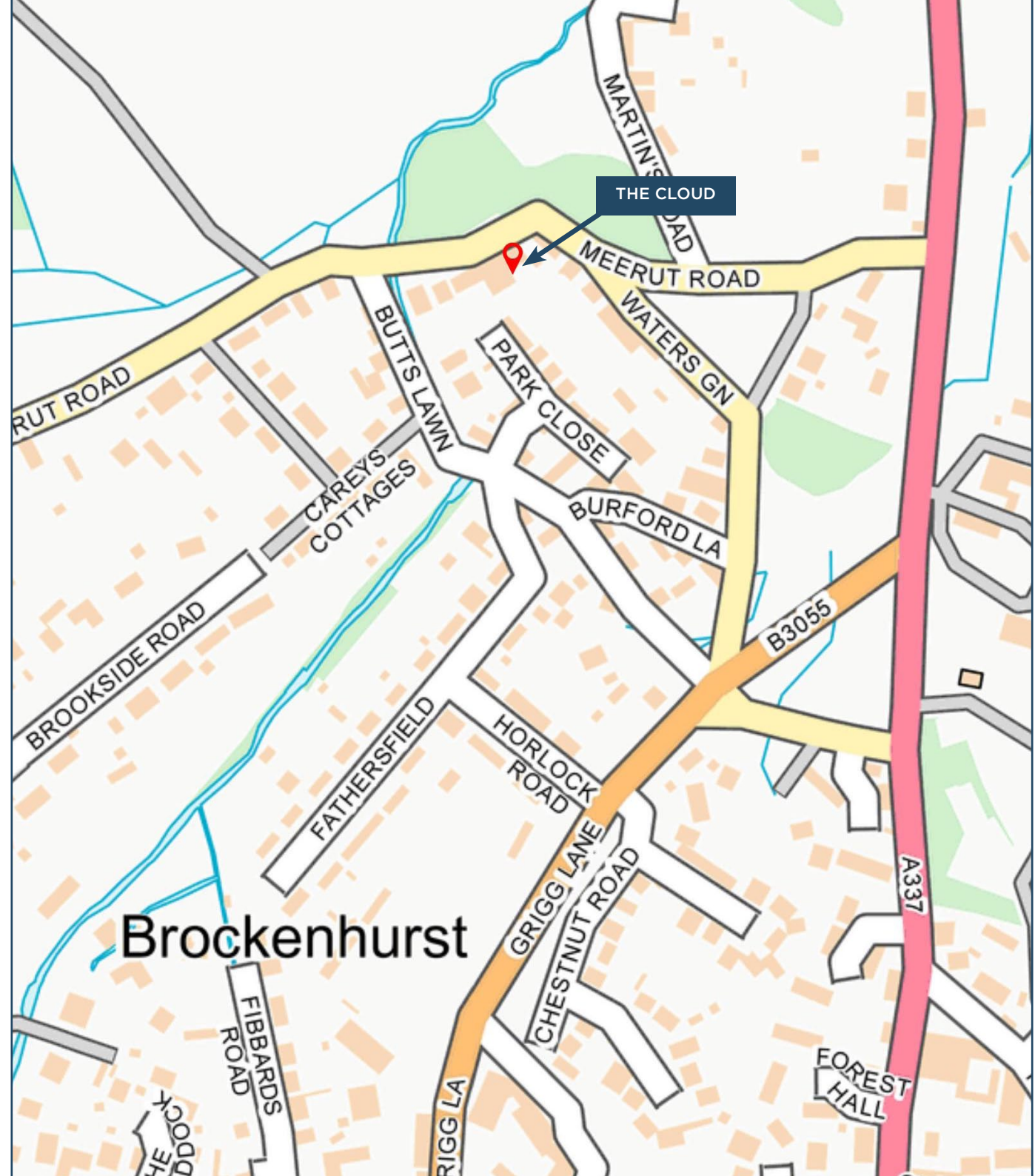


## LOCATION

The village of Brockenhurst is situated within the New Forest National Park. The village has a resident population (in the ward) of approximately 5,000 persons which is significantly enhanced during the summer months given the level of tourism in the area.

The village is approximately 22 kms (15 miles) west of Southampton and 27 kms (18 miles) east of Bournemouth. Road communications in the area are good with the A337 leading to the A31 and the M27 motorway. Rail services to London Waterloo (travelling time approximately 1 hour 40 minutes) are available from Brockenhurst, a mainline station between Weymouth and Southampton. International airports are both Bournemouth and Southampton.

The property is positioned fronting Meerut Road on the southern side, within the defined village boundary but benefiting from spectacular views over the New Forest. The hotel lies in a primarily residential area but fronts the open Forest. Directly opposite is a small gravelled parking area.



## PROPERTY

The property sits on a 0.274 acre (0.11 ha) site with 70% site coverage and was built in the 1920's/30's forming a terrace of residential cottages. The buildings are part art deco brick detached and arranged over ground, first and second floor.

Internally the hotel currently provides 17 letting bedrooms with restaurant and other communal areas and grounds.

Parking is provided to the side with some garages beyond and in front of the building on a gravelled area (leased from the National Park Authority at nil rent) dissected by the highway.

Planning has been granted (20/00773) to rationalise the site and the number of bedrooms and convert the property back to its original state as four cottages with an 8 bedroom B&B, tea rooms and manager's house.

Much of the conversion work is related to the cottage accommodation and manager's house, with the B&B largely remaining unaffected (the second floor is retained and not affected during the whole development process).

The works would involve the removal of the flat roofed extensions and conservatory ranges attached to the rear and a garage, and reinstatement of windows and doors to the cottages. The parking area to the rear would also be slightly increased and re-arranged.



## PROPOSED FLOOR AREAS

Unit	Floor	GIA sq m	GIA sq ft
B&B	Ground	126.54	1,362
	First	110.85	1,193
	Second	68.62	739
		<b>306.01</b>	<b>3,294</b>
Managers Flat	Ground	45.41	489
	First	45.1	485
		<b>90.51</b>	<b>974</b>
Cottage 1	Ground	49.15	529
	First	40.16	432
		89.31	961
Cottage 2	Ground	44.37	478
	First	39.44	425
		<b>83.81</b>	<b>902</b>
Cottage 3	Ground	40.12	432
	First	40.11	432
		<b>80.23</b>	<b>864</b>
Cottage 4	Ground	35.29	380
	First	34.62	373
		<b>69.91</b>	<b>753</b>
<b>Total</b>		<b>719.78</b>	<b>7,748</b>

## THE BUSINESS

The hotel is clearly a seasonal business but despite this, occupancy rates are currently strong, trading at close to full occupancy.

Financial information will be made available with genuine interest, subject to a formal inspection.

## GENERAL INFORMATION

### Planning

The building is not listed but is characterful, and it is noted as a non-designated heritage asset within the New Forest Conservation Area.

Planning has been granted as follows: Change of use to B&B and tea room; single storey conversion to facilitate managers accommodation; first floor extension to facilitate managers accommodation; 2no. roof lights; alterations to fenestration; extension; pitched roof to kitchen extension; 2no. self-contained holiday lets and 2no. cottages (use class C3); 2no. bike stores and cycle racks; demolition of single storey rear extensions and outbuildings.

A copy of the planning permission is available upon request.

### Tenure

Freehold.

### Inventory & Stock

Fixtures, fittings and equipment are included in the sale with general stock at valuation on completion.

### Rating

The property is Listed in the 2017 Rating List with a rateable value of £67,000. The National Multiplier in England for 2021/2022 is 0.512.

Upon completion of the proposed development the building will be re-assessed for Rating and Council Tax purposes.



### Services

The property is served by mains water, gas and electricity. Wi-Fi is provided throughout.

### Statutory Costs

S106 costs have been met by the vendor, all additional CIL/Statutory costs associated with the permission will be payable in addition by the purchaser.

### Energy Performance Certificate

The property has been awarded an EPC rating of 'D77' and will be available upon request. The individual EPC's will be re-assessed upon completion of the development.

### Price

Offers in the order of £2.35m for the freehold interest with vacant possession and the benefit of planning permission are invited

### VAT

VAT is applicable at the going rate.

### Viewing

All viewings must be made by prior appointment and under no circumstances should any direct approaches be made.

For further information and all viewing requests please contact sole selling agents Savills.

## CONTACT

Savills Southampton

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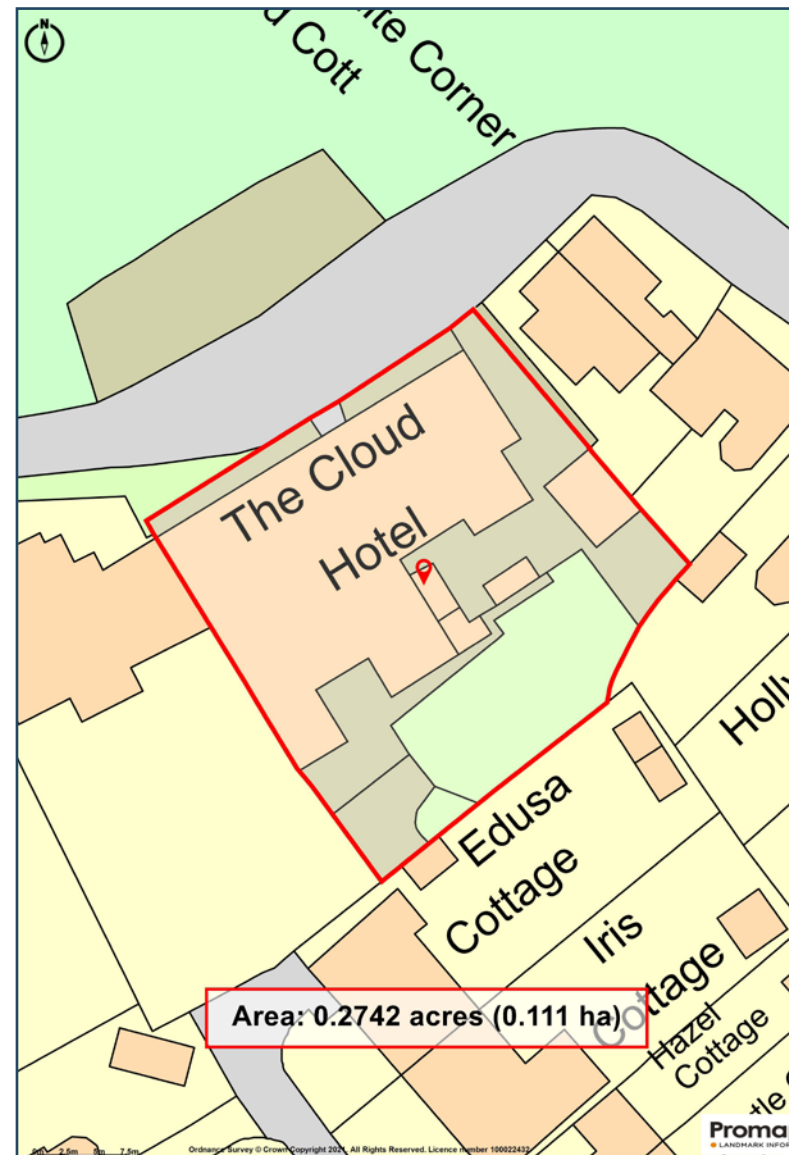
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July 2021

