

Myddelton&Major

FOR SALE



Park House Hotel, Cholderton, Salisbury,
Wiltshire, SP4 0EG

Hotel and Premises

10,870 sq ft (1009.82 sq m)

Freehold Commercial/Residential
Premises with Excellent
Accessibility to the A303



Location

The village of Cholderton lies within the county of Wiltshire and is about 9 miles northeast of Salisbury. There are local amenities in the village, including a pub, a farm shop and café, and Cholderton Rare Breeds Farm. More comprehensive facilities are available in Tidworth, Amesbury, Andover, and Salisbury. The property is approached off the A338 at a roundabout which provides access to the main A303 trunk road.

Description

Park House Hotel (Lot 1) is a period building and was originally a Coaching Inn, and subsequently a prime residence and an established equestrian centre with a range of stables and outbuildings. By the time the present owners bought the property in 1979, the stables had been sold for residential development. From 1983, the owners operated the property as a guest house and ran a successful business which was expanded in the 1990s when they built the additional single-storey accommodation to provide a total of 48 rooms, 29 with ensuite bedrooms. There are 3 further bedrooms, and 8 reception and living rooms, which enables the owners to have self-contained living accommodation for themselves. Lot 1 is a total of 0.66 acres (0.267 ha).

There is additional land (Lot 2) comprising 1.56 acres (0.631 ha).

Planning

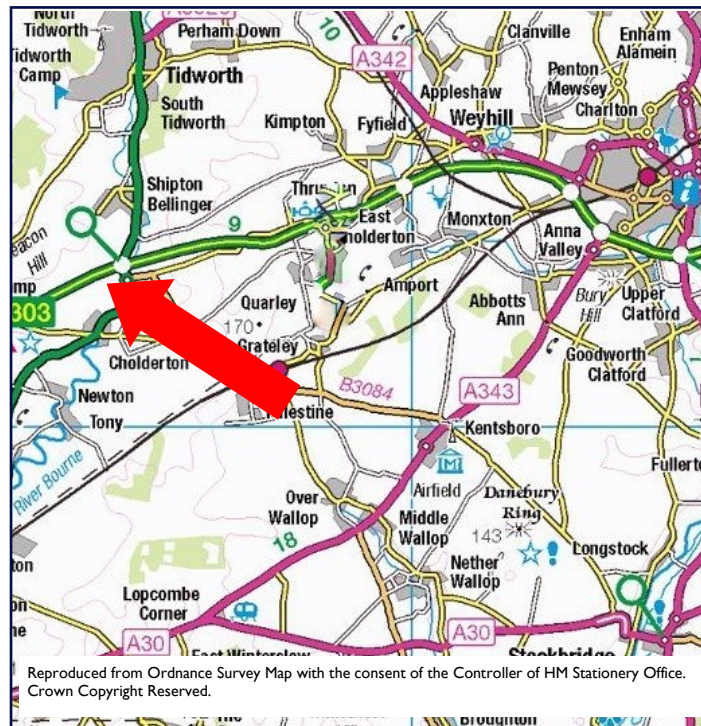
The property is in an area covered by the Test Valley Borough Council. There is an established use and consent for the property as a hotel, but could be suitable for other potential commercial or residential uses, subject to planning. In respect of Lot 2 (edged blue on the plan) there is also potential for further development, subject to necessary planning consents.

Accommodation

The original house was converted to provide hotel accommodation:

Ground floor	4678 sq ft	(434.60 sq m)
First floor	2550 sq ft	(237.00 sq m)
Single-storey bungalow rooms	3641 sq ft	(338.30 sq m)

There are 17 single-storey bungalow rooms, and 6 further annexe bedrooms. See attached floor plan.



Outside

There is ample car parking and the extent of the property is shown on the attached plan coloured green (Lot 1).

Tenure

Freehold.

Guide Price

£900,000 for Lot 1.

Offers invited for Lot 2.

Money Laundering Regulations

Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

Code for Leasing Business Premises

As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, www.rics.org.

VAT

We understand the property has not been elected for VAT purposes, therefore, we understand the price is not subject to VAT.

Business Rates

Rateable Value: £33,000 (From April 2023).*

Rates payable for year ending 31/03/25: £16,467.

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

Services

Mains electricity. Private water system from the Cholderton Water Company. Private drainage system. Oil-fired central heating for a boiler.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

Energy Performance

The property has an EPC rating of C67.

Agent's Note

The present owners ran a very successful family business which was thriving until Covid-19 when the hotel had to be closed. For personal reasons, the owners have now decided to retire and offer Park House Hotel for sale.

Lot 1 is Park House Hotel, coloured green on the plan.

Lot 2 is the additional land edged blue. No offer will be considered on Lot 2 until agreement has been reached regarding the sale of Lot 1. Lot 2 can, of course, be bought or terms agreed for an option together with Lot 1.

Viewing

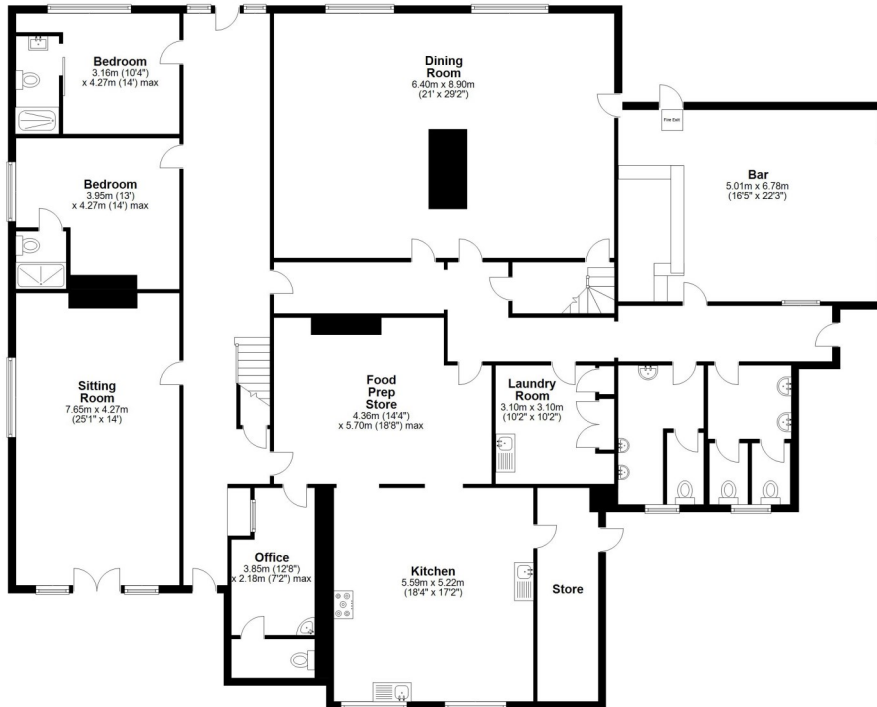
Strictly by appointment only.

Disclaimer

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.

Ground Floor Plans of Park House Hotel

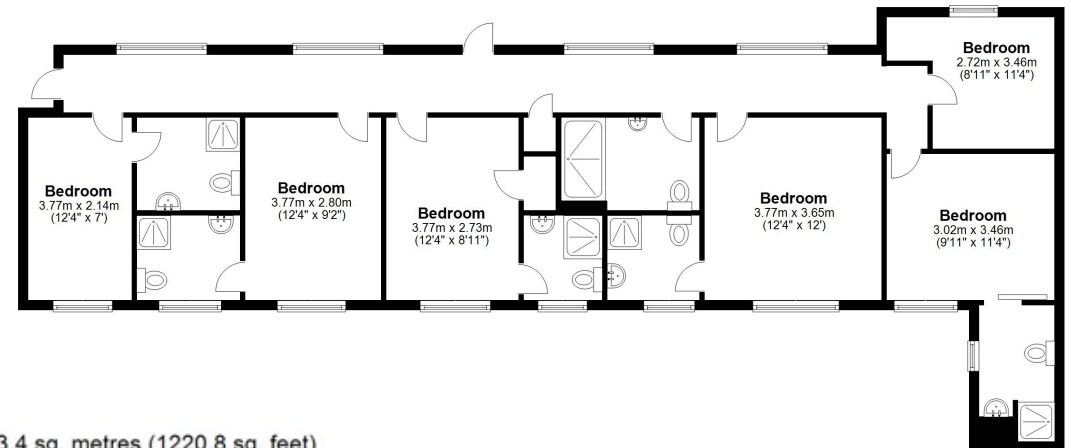
Ground Floor



Total area: approx. 558.2 sq. metres (6008.1 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them.
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Ground Floor Annexe Rooms



Total area: approx. 113.4 sq. metres (1220.8 sq. feet)

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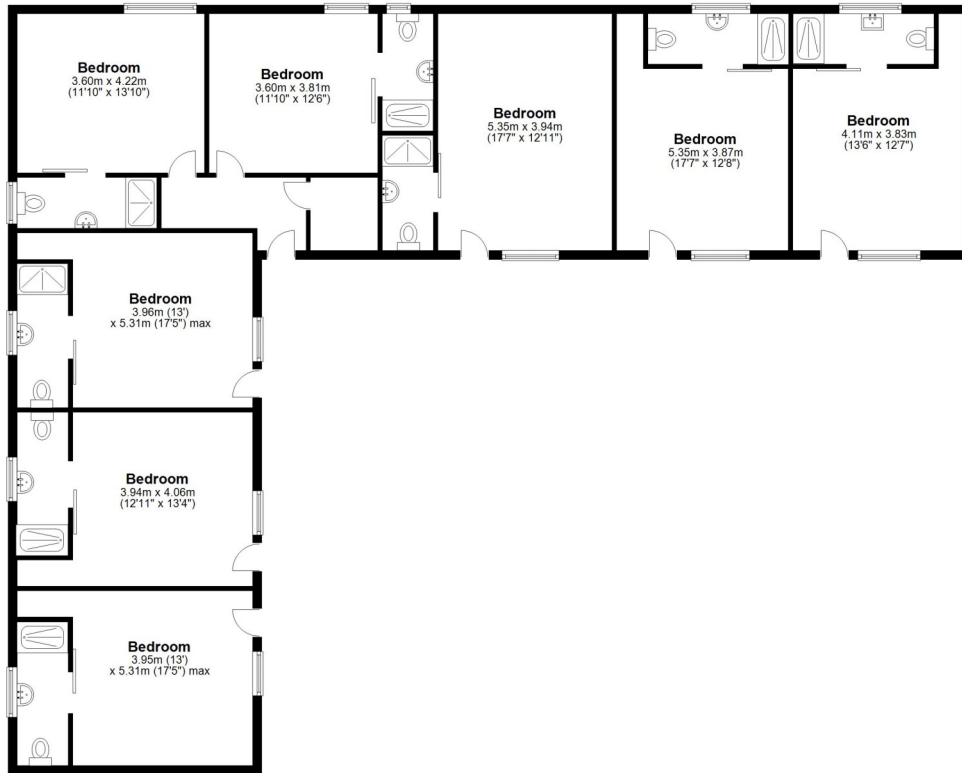
First Floor Plans of Park House Hotel

Approx. 237.0 sq. metres (2550.7 sq. feet)



Plans of Ground Floor Bungalow Rooms

Ground Floor Bungalow Rooms



Total area: approx. 175.9 sq. metres (1893.7 sq. feet)

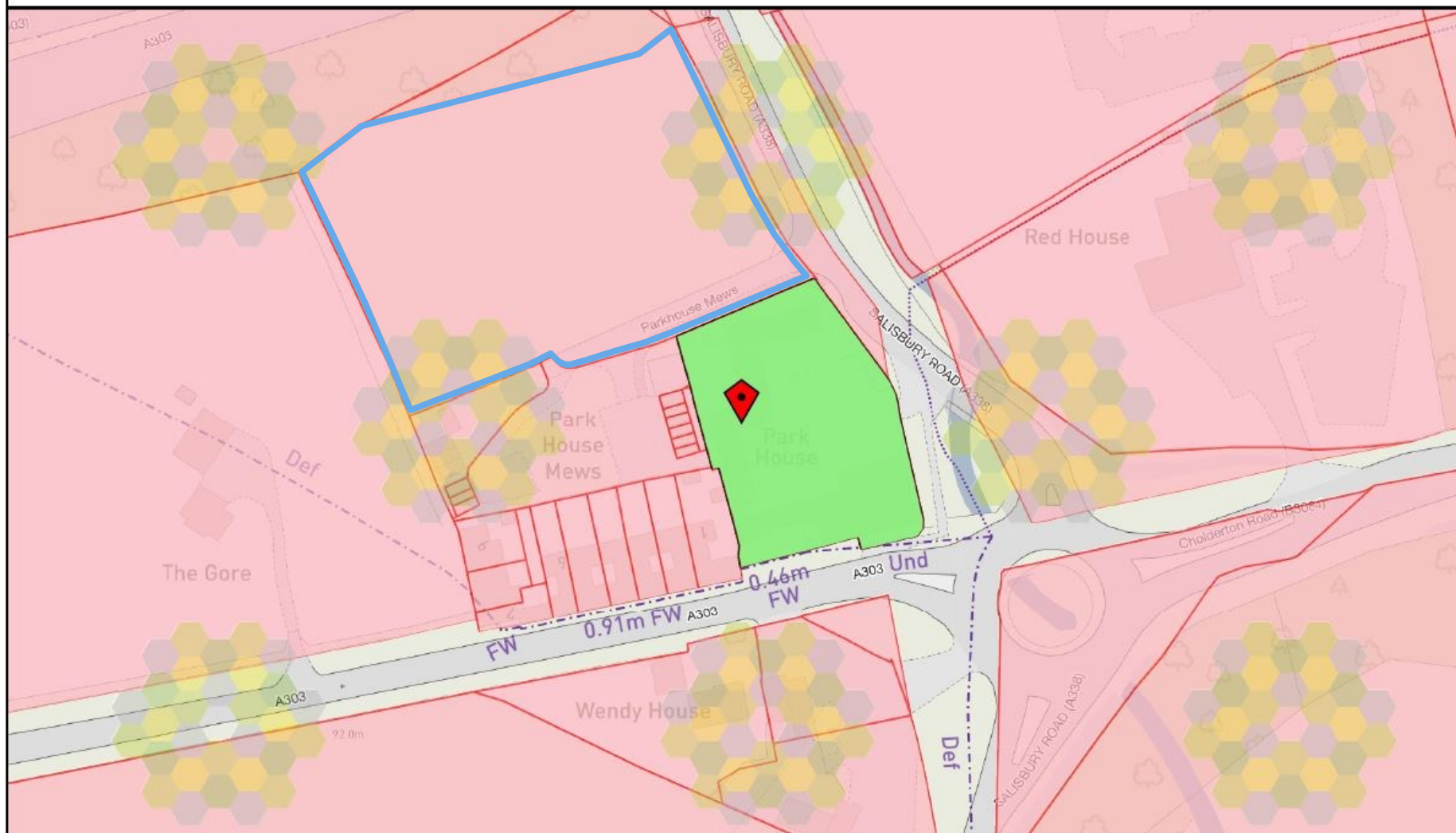
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Ground Floor Bungalow Rooms



Total area: approx. 162.4 sq. metres (1747.7 sq. feet)

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0 5 10 15 20 25 30 35 40 50m

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Data last updated 10:00pm 27 SEPTEMBER, 2022

Lot 1 is Park House Hotel, coloured green.
Lot 2 is additional land edged blue.

Map scale 1:1250