


# Miskin Manor Hotel & Spa

On instructions of Gareth Harris and Diana Frangou of RSM UK Restructuring Advisory LLP, acting as joint receivers.

 Pendoylan Road, Pontyclun, CF72 8ND

Guide Price: £4,000,000



# Description

On the instructions of Gareth Harris and Diana Frangou of RSM UK Restructuring Advisory LLP acting as Joint Receivers, Christie & Co have been instructed to seek a buyer for the freehold of Miskin Manor Hotel, a significant and prominent country house hotel near Cardiff.

The hotel has 42 en suite guest bedrooms and sits in c.23 acres of its own grounds including award winning gardens and several helipads.

There are 8 function rooms on site (12-250) all equipped with AV equipment and WiFi connections.

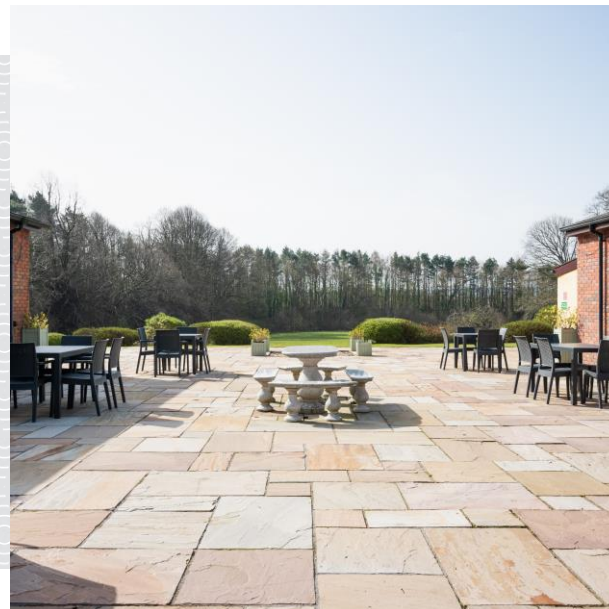
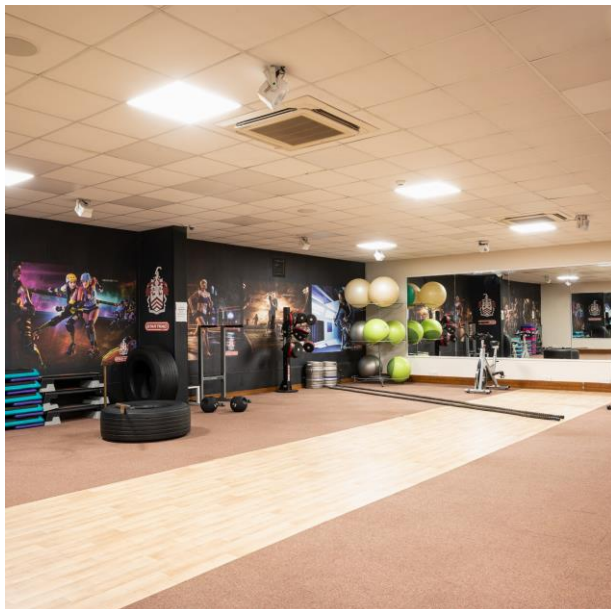
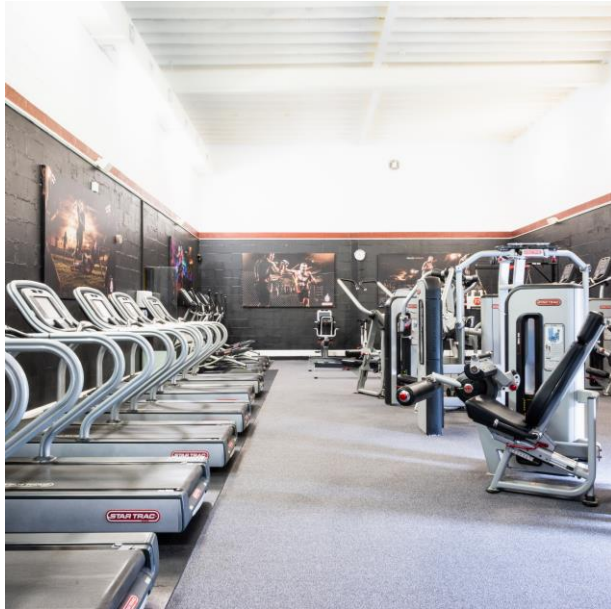
The Health Club & Spa is set in a stand alone building away from the hotel and offers fitness suite, 15m swimming pool, steam room, sauna, several training rooms, a beauty & wellness clinic with several treatment rooms and a café. The health club benefits from its own separate entrance and car park.

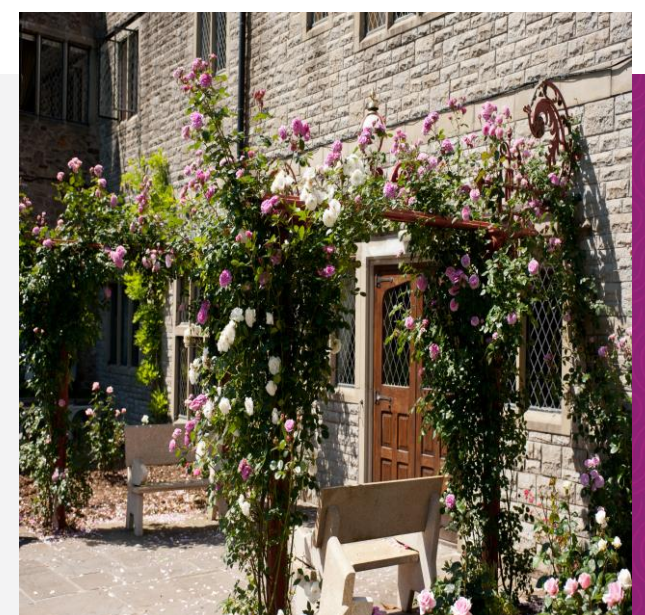
The manor is believed to date back to the 10<sup>th</sup> Century and was converted from a family home into a country house hotel in 1985.



## Key Highlights

- 42 characterful bedrooms
- 15 minutes from Cardiff
- c.23 acres
- Full leisure facilities
- Owners' Accommodation
- EPC: Exempt







 Miskin Manor, Pendoylan Road, Pontyclun, CF72 8ND

## Location

The hotel is located in Miskin, a quiet village just 1 mile from the M4 motorway, and 15 minutes from Cardiff city centre.

The hotel is well connected for major transport links including air services (Cardiff international) with several helipads on site, by car (M4) and Rail via Pontyclun (London Paddington 2hr10mins)





## Internal Details

The hotel has 42 guest bedrooms, each unique in size, style and décor. All guest rooms offer en-suite facilities. Public areas include open plan reception area with lounge bar, WC facilities and 8 private dining/function suites. There is a large managers/owners' apartment on the first floor.

| Room Type     | Number                          |
|---------------|---------------------------------|
| Luxury Room   | 1                               |
| 4 Poster Room | 4                               |
| Superior Room | 12                              |
| Family Room   | 6 (including 1 accessible room) |
| Double Room   | 16                              |
| Twin Room     | 1                               |
| Single Room   | 2                               |

## Other Property

There are 5 self contained lodges on the site. 3 are currently used by family members, one is tenanted and the remaining one is available on Airbnb as extra letting accommodation. These could be incorporated further into the business and used to provide self catering accommodation, or further accommodation for the hotel.

# Regulatory

**Tenure**

Freehold

**EPC**

Exempt

**Restrictive Covenants**

There is a restrictive covenant on the land limiting the number of hotel rooms to 42. The lodges do not count toward this number.

**Development potential**

There is significant potential for alternative use (STPP). In the past schemes have been devised for change of use and conversion to residential care home, retirement village and residential use. Potential buyers are advised to make their own enquiries on the feasibility of such schemes.

**Disclaimer**

The Receivers (Gareth Harris and Diana Frangou of RSM UK Restructuring Advisory LLP acting as Joint Receivers) will not warrant or guarantee any trading information provided to prospective buyers. No guarantees or warranties will be given regarding the accuracy or completeness of any information provided and purchasers must satisfy themselves as to the accuracy and completeness.

**Process**

Offers are invited for the freehold interest in Miskin Manor based on a guide price of £4,000,000. For more information, please contact Richard Thomas at Christie & Co on the information overleaf.





# Contact

No direct approaches are to be made to the hotel or its staff. All requests for viewings to be made via Christie & Co.

**Richard Thomas**  
**Associate Director – Hotel Brokerage**

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