

# THE UK REGIONAL HOTEL MARKET

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Key Availability & Transactions

Q2 2015

THE EXPERIENCE HELD  
BY OUR CORE TEAM OF  
UK BASED SPECIALISTS  
COVERS THE ENTIRE  
SPECTRUM OF HOTEL  
GENRES, FROM BRANDED  
TO INDEPENDENT  
TO LIFESTYLE AND  
COUNTRY HOUSES.

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# HOTEL PROPERTY SPECIALISTS

*Knight Frank's dedicated hotel division established itself as an independent department in 1952. It has since developed into a market leader in this specialist sector, and has unrivalled access to national and international capital flows and hotel specific market intelligence through the firm's global network.*

The experience held by our core team of UK based specialists covers the entire spectrum of hotel genres, from branded to independent to lifestyle and country houses.

Our team is reputed for the trusted relationships we build with clients, offering the full breadth of services; from sales and acquisitions to valuations and development.

The following document provides an overview of key recent transactions that have taken place in the UK regional hotel market and assets currently available through Knight Frank.

A separate publication detailing key availability and transactions in London is available on request.

## Key Availability & Transactions Q2 2015



### Savill Court Hotel and Spa

*Bishopsgate, Windsor Great Park, Surrey TW20 0XN*

Four star country house hotel with 141 bedrooms and significant conference and banqueting space set within 22 acres, 25 miles from Central London.

**Role:** Selling agent

**Guide Price:** £25 million



### Kingston Hotel

*Skerne Road, Kingston-Upon-Thames, Surrey*

An opportunity to purchase the long leasehold (995 years) interest in a shell and core 142 bedroom hotel located within the town centre of Kingston-upon-Thames.

**Role:** Selling agent

**Guide Price:** £14 million



### Bovey Castle

*North Bovey, Dartmoor National Park, Devon TQ13 8RE*

64 bedroom hotel with 14 lodges and an 18 hole golf course, set in a 275 acre private estate.

**Role:** Selling agent

**Guide Price:** £14 million



### Holiday Inn Express, London Croydon

*1 Priddy's Yard, Croydon CR0 1TS*

156 bedroom hotel with eight conference rooms in the centre of Croydon.

**Role:** Selling agent

**Guide Price:** £13 million

## Key Availability & Transactions

### Q2 2015



### The Crown Hotel

*Crown Place, Harrogate, North Yorkshire HG1 2RZ*

115 bedroom freehold hotel with extensive function and conference facilities with restaurant in the centre of Harrogate.

**Role:** Selling agent

**Guide Price:** £10 million



### Brocket Hall

*Welwyn, Hertfordshire AL8 7XG*

Exclusive event venue and estate comprising 46 bedrooms set within 543 acres with two championship golf courses and award winning restaurant, 22 miles from central London.

**Role:** Selling agent

**Guide Price:** £10 million



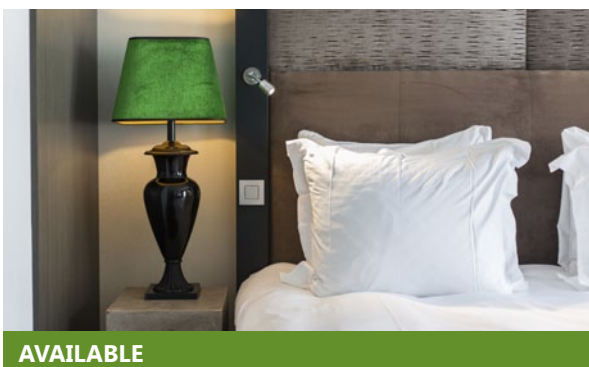
### Tracy Park Golf & Country Hotel

*Bath Road, Wick, Near Bath BS30 5RN*

An attractive freehold hotel with 42 high quality bedrooms and suites and two championship 18 hole golf courses set within 89 hectares (221 acres) of historic parkland close to the world heritage city of Bath.

**Role:** Selling agent

**Guide Price:** £8.95 million



### Confidential Instruction

*A high quality hotel close to London*

An individual freehold hotel with 30 high quality bedrooms and suites, conference and wedding facilities and an award winning restaurant set within attractive and extensive grounds in a city centre location.

**Role:** Selling agent

**Guide Price:** £7.95 million



## Key Availability & Transactions Q2 2015



**SOLD** Q1 2014

### **Travelodge Edinburgh Leamouth Hotel** *18-20 Leamouth Terrace, Edinburgh EH4 1PW*

64 bedroom town house hotel in Edinburgh City Centre.

**Role:** Selling agent

**Guide Price:** £7.5 million



**AVAILABLE**

### **The Manor at Weston-on-the-Green** *Weston-on-the-Green, Oxfordshire OX25 3QL*

An attractive 11th century country house hotel with 25 en suite bedrooms, conference and wedding facilities and a two AA Rosette restaurant.

**Role:** Selling agent

**Guide Price:** £6.75 million



**AVAILABLE**

### **Lythe Hill Hotel** *Petworth Road, Haselmere, Surrey GU27 3BQ*

41 bedroom country house hotel with conference facilities and spa, set within 22 acres of grounds, in a prime Surrey location.

**Role:** Selling agent

**Guide Price:** £6.75 million



**SOLD** Q3 2014

### **Ramada, Birmingham Sutton Coldfield** *Penns Lane, Sutton Coldfield, West Midlands B76 1LH*

170 bedroom hotel on a lakeside setting with 15 conference facilities and an established leisure club set within 14 acres.

**Role:** Selling agent

**Guide Price:** £6.5 million

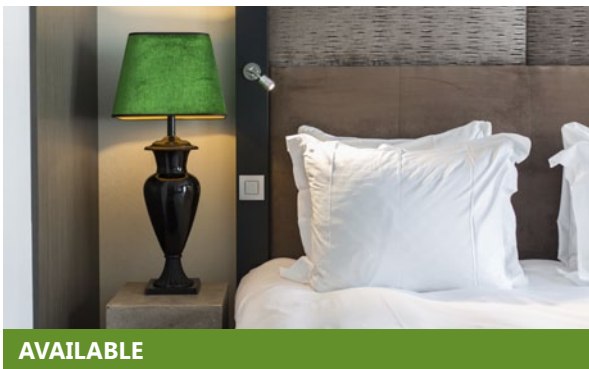
## Key Availability & Transactions Q2 2015



### Redwood Hotel and Country Club *Beggar Bush Lane, Failand, Bristol BS8 3TH*

112 bedroom, four star hotel with extensive conference facilities, cinema and large leisure club.

**Role:** Selling agent  
**Guide Price:** £6 million



### Confidential Instruction *Bath City Centre*

A profitable hotel located in the centre of Bath with potential to develop further.

**Role:** Selling agent  
**Guide Price:** £5.5 million



### Park Inn London Watford *30-40 St Albans Road, Watford, Hertfordshire WD17 1RN*

100 bedroom hotel with bar, conference facilities and circa 100 car parking spaces.

**Role:** Selling agent  
**Guide Price:** Price upon application



### The Great House *Thames Street, Sonning, Berkshire RG4 6UT*

50 bedroom country house hotel, restaurant and conference venue, located on the banks of the River Thames at Sonning.

**Role:** Acquisition agent  
**Guide Price:** £5 million



## Key Availability & Transactions Q2 2015



### Ramada Plaza, London Gatwick

*Tinsley Lane South, Three Bridges, Crawley, West Sussex RH10 8XH*

151 bedroom, purpose built AA four star hotel in a prominent location.

**Role:** Selling agent

**Guide Price:** £4.9 million



### Pelham House Hotel

*St Andrew's Lane, Lewes, East Sussex BN7 1UW*

31 bedroom boutique hotel with potential to create additional rooms, located in the centre of Lewes.

**Role:** Selling agent

**Guide Price:** £4.95 million



### Park Inn by Radisson Cardiff

*Mary Ann Street, Cardiff CF10 2JH*

146 bedroom hotel with bar, restaurant, conference facilities and 50 car parking spaces.

**Role:** Selling agent

**Guide Price:** £4.5 million



### Ramada, Hatfield

*St. Albans Road West, Hatfield, Hertfordshire AL10 9RH*

128 bedroom hotel with extensive conference facilities set within four acres.

**Role:** Selling agent

**Guide Price:** £4.5 million



## Key Availability & Transactions Q2 2015



### The Crown Hotel

16 High Street, Old Amersham, Buckinghamshire HP7 0DH

An established and well known 38 bedroom former coaching inn in an excellent location.

**Role:** Selling agent

**Guide Price:** £4.5 million



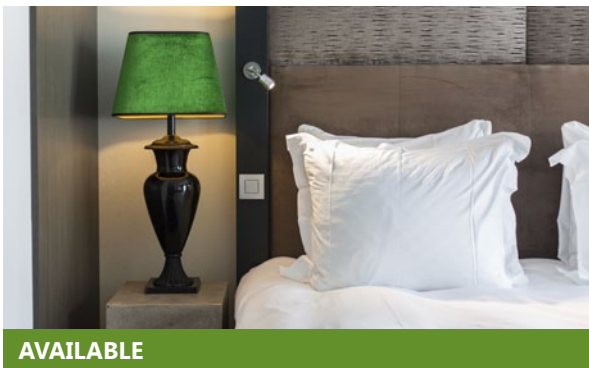
### Tewkesbury Park Hotel and Golf Club

Lincoln Green Lane, Tewkesbury, Gloucestershire GL20 7DN

82 bedroom, four star hotel with conference facilities, leisure club and 18 hole golf course.

**Role:** Selling agent

**Guide Price:** £4.5 million



### Confidential Instruction

Wiltshire

37 bedroom country house hotel with conferencing, close to Bath, set in attractive gardens and grounds.

**Role:** Selling agent

**Guide Price:** £4.25 million



### Murrayshall House Hotel & Golf Courses

Scone, Perth, Perth and Kinross PH2 7PH

41 bedroom, four star hotel set in a 350 acre estate with two golf courses.

**Role:** Selling agent

**Guide Price:** Offers in excess of £4 million

## Key Availability & Transactions Q2 2015



### The Lambert Arms

*Aston Rowant, Near Thame, Watlington, Oxfordshire OX49 5SQ*

44 bedroom coaching inn situated in Oxfordshire, with a two AA Rosette Award restaurant.

**Role:** Selling agent

**Guide Price:** £3.75 million



### Mercure Cardiff Centre

*Wharf Road East, Cardiff CF10 4BB*

100 bedroom hotel with bar, restaurant and 80 car parking spaces in the centre of Cardiff.

**Role:** Selling agent

**Guide Price:** £3.5 million



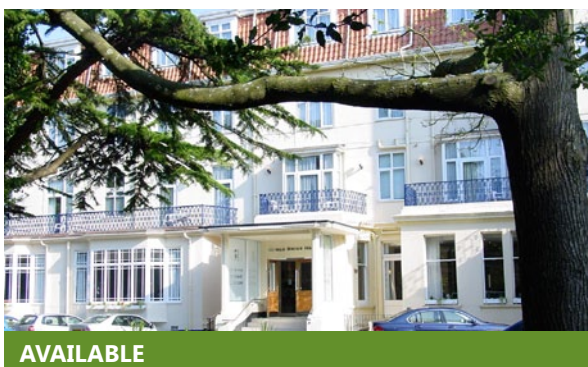
### Mercure Bolton, Last Drop Village Hotel & Spa

*Hospital Road, Bromley Cross, Bolton BL7 9PZ*

128 bedroom hotel, with 13 conference rooms, two bars, a restaurant, 400 car parking spaces, extensive spa and leisure facilities and eight retail units.

**Role:** Selling agent

**Guide Price:** £3 million



### Best Western Hotel Royale

*16 Gervis Road, Bournemouth, Dorset BH1 3EQ*

64 bedroom hotel with a bar, restaurant, conference and leisure facilities and approximately 60 car parking spaces.

**Role:** Selling agent

**Guide Price:** Offers in excess of £2 million



## Key Availability & Transactions

### Q2 2015



**SOLD** Q1 2015

### The Waterloo Hotel

99 Duke's Ride, Crowthorne, Berkshire RG45 6DW

79 bedroom, four star hotel set within 1.2 acres in Crowthorne.

**Role:** Selling agent

**Guide Price:** £2.5 million



**SOLD** Q3 2014

### Ramada Loughborough Hotel

High Street, Loughborough, Leicestershire LE11 2QL

78 bedroom hotel situated in the town centre with extensive car parking.

**Role:** Selling agent

**Guide Price:** £2.25 million



**AVAILABLE**

### Hadlow Manor Hotel

Goose Green, Hadlow, Kent TN11 0JH

The property comprises 29 bedrooms, a bar, restaurant, conference facilities and 153 car parking spaces.

**Role:** Selling agent

**Guide Price:** £2.25 million



**AVAILABLE**

### Solberge Hall Hotel

Newby Wiske, Northallerton, North Yorkshire DL7 9ER

24 bedroom country house hotel, with two AA Rosette Award restaurant set in 8.5 acres

**Role:** Selling agent

**Guide Price:** £1.85 million

## A partnership approach

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Through our alliance with US based Newmark Grubb Knight Frank, our global network extends across over 330 offices in 48 countries and we have more than 12,500 professionals handling in excess of US\$800 billion (£500 million) worth of prime commercial, residential and agricultural real estate per annum.

Working with private individuals, developers, investors, banks, corporate occupiers and public sector bodies, we provide a range of agency, investment, property management and professional consultancy services, which are supported by our dedicated market research teams.

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