

Woughton House Hotel

Buckinghamshire



'An attractive boutique country house hotel with value-add opportunity'



Woughton House Hotel

Newport Road | Woughton-on-the-Green | Milton Keynes
Buckinghamshire | MK6 3LR

Introduction

Knight Frank LLP has been instructed as Sole Selling Agent to secure a purchaser for the freehold interest in Woughton House Hotel.

An attractive boutique country house hotel located on the outskirts of Milton Keynes comprising 51 stylish en suite bedrooms, restaurant and bar, conference and meeting facilities, outside decking area, landscaped grounds with a wedding licensed gazebo and on-site parking for 78 vehicles.

There is also approved planning permission for an additional 23 bedrooms and an extension to the restaurant at ground floor level, as well as with the potential to develop a spa offering (subject to the necessary planning consents).



Viewing by appointment only.
These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of this brochure.

The Opportunity

Woughton House Hotel provides a unique opportunity to acquire a boutique country house hotel set in beautiful surroundings in the county of Buckinghamshire that can be acquired free from branding and management.

Although the hotel is currently closed, it was recently refurbished to a high standard and presents extremely well. It is a multi-faceted business that can generate revenue through multiple income streams including food and beverage, weddings and corporate events, and also benefits from development potential.



Investment Highlights

- Attractive Georgian country house hotel recently refurbished in Q2 2018
- Situated in 4 acres of gardens overlooking the pastures of Ouzel Valley Park
- Located on the outskirts of Milton Keynes (3 miles from town centre)
- 51 stylish contemporary en-suite bedrooms
- Restaurant (max 60 covers)
- Bar and Lounge (max 60 covers)
- Conference facilities comprising 3 function rooms with capacity for 220 delegates
- Outside decking area (max capacity of 40 people)
- On-site parking for up to 78 vehicles
- Total site area of approximately 4 acres
- Approved planning permission for an additional 23 bedrooms and an extension to the restaurant on the ground floor
- Potential to develop a spa offering (subject to the necessary planning permissions)
- Held freehold



Location

Woughton House Hotel is located in the county of Buckinghamshire on the outskirts of Milton Keynes and is adjacent to Ouzel Valley Park that has a network of paths for people to explore. The property lies just off Newport Road in the village of Woughton on the Green, which is 2.8 miles away from Milton Keynes accessed via the A421 to the east of the town.



MK Centre, Milton Keynes



Woughton-on-the-Green



Northampton Guildhall

Milton Keynes

Milton Keynes is one of the fastest growing cities in the UK, home to over 14,000 businesses, and is situated in close proximity to popular attractions such as the market town of Stony Stratford and the historically significant Bletchley Park, 15 minutes and 10 minutes' drive from the hotel respectively.

The town has benefited from regeneration projects in recent years such as The Hub in the town centre, now a thriving leisure district with many bars and restaurants. Milton Keynes also boasts the renowned shopping centre MK and MK Dons football stadium.



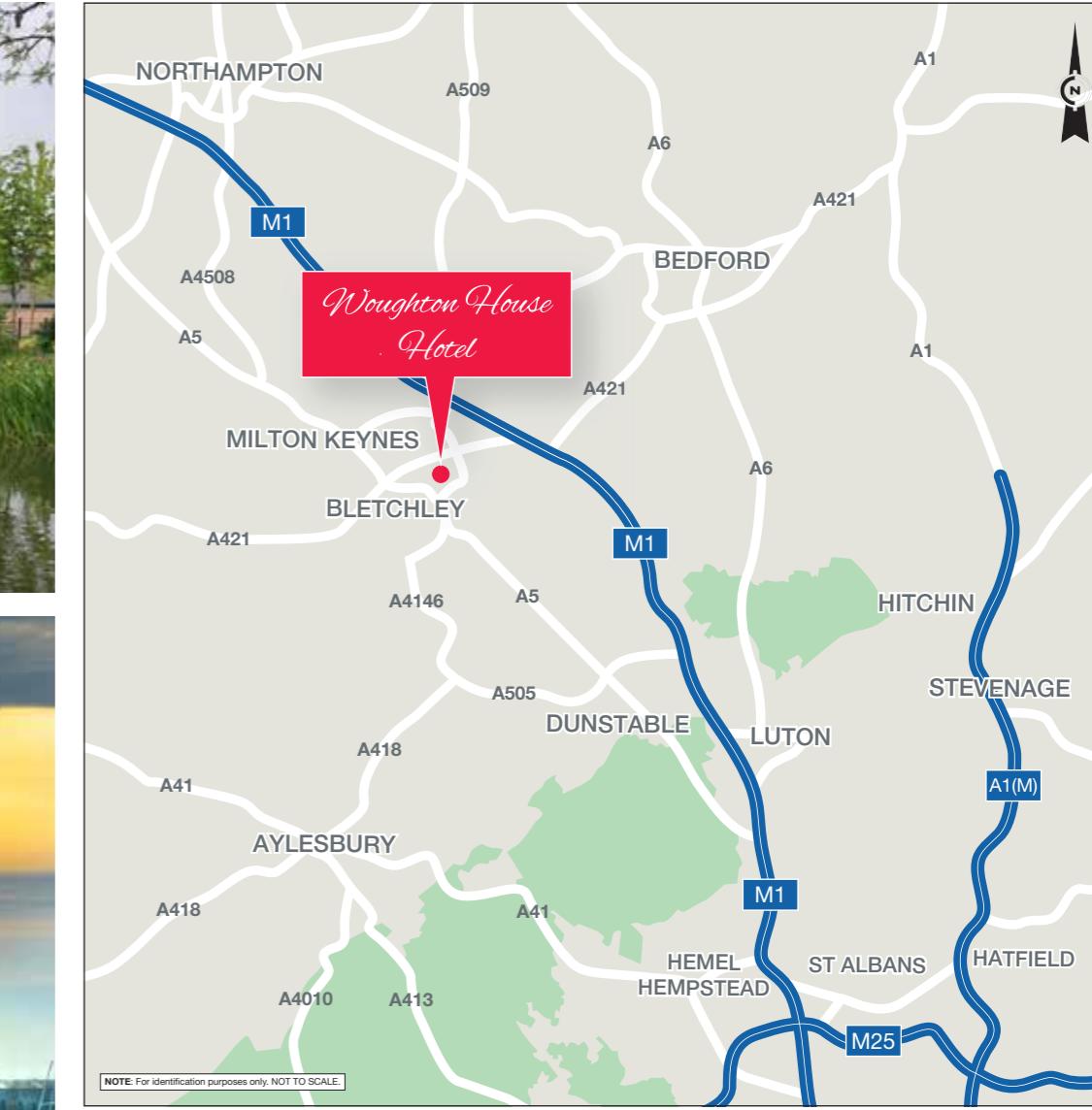
Caldecotte Lake, Milton Keynes

The town also benefits from excellent transport connections as it is adjacent to the M1 (Junction 14) which links to the south network, and has a central train station (10-minute drive from the hotel) that provides direct services to London Euston in 30 minutes, Birmingham International in 45 minutes and Manchester in under 2 hours.

The hotel is also close to several major airports including London Luton Airport and London Heathrow Airport which are approximately 20 miles and 40 miles respectively from the hotel.



Bletchley Park



Location	Approximate Distance	Approximate Drive Time
Bletchley	3 miles	8 minutes
Northampton	20 miles	30 Minutes
Luton	26 miles	30 minutes
Cambridge	45 miles	55 minutes
Oxford	45 miles	1 hour
London	55 miles	1 hour 20 minutes
Birmingham	70 miles	1 hour 15 minutes

The Property

The property is accessed via a treelined driveway from Newport Road that leads to the front entrance of the hotel and the hotel car park.

The property comprises 51 stylish boutique en suite bedrooms, three meeting and function rooms, a lounge bar, restaurant, outside decking area, a wedding licensed Gazebo and has a total site area of approximately four acres.



It recently underwent a £2 million refurbishment in Q2 2018 and as a result presents extremely well.

Externally there is onsite parking for 78 vehicles and a bike store situated adjacent to the Coach House.

There is also on-site staff accommodation comprising 4 bedrooms.



The Hotel

The Hotel comprises the main hotel building and the Coach House. The main building, which includes most of the bedroom accommodation (41 bedrooms) is arranged over ground and first floors. It encompasses the older original part of the building to the front, comprising the public areas, function room space, back of house areas and bedroom accommodation. An extension to the rear was constructed in 1840 and comprises bedroom accommodation and meeting rooms.

Adjacent to the main hotel building is the Coach House, which comprises 10 bedrooms arranged over ground and first floors and provides views over the landscaped gardens to the front of the hotel.

On entering the main hotel building via the front entrance, the reception is situated directly ahead just beyond the threshold of the main corridor. Directly to the left of the front entrance is the bar and lounge area, which leads to the outside decking area, whilst on the right of the main entrance is the restaurant.

Located along the main corridor past reception there are the public WC's, the main staircase to the upper floor of the original building, access to the back of house areas and the main function room space. This corridor also leads to the extension at the rear of the building.

Public Areas

Upon entering the front entrance of the hotel, the Restaurant is situated on the right-hand side and can cater for 60 covers. Before the hotel closed, it was an award winning restaurant known as the Seasons

Restaurant and provided guests with classic British dishes with a modern twist.

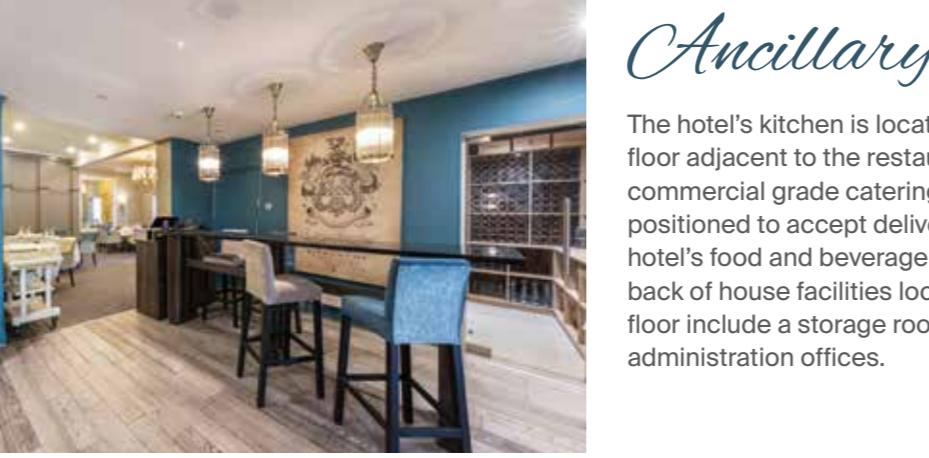
To the left-hand side of the main entrance is the bar/lounge area which can cater for up to 60 covers. The bar traditionally offered

a snack menu and a full range of alcoholic beverages.

Adjacent to the bar area is an outdoor wooden decked terrace area, which acts as a sun trap in the summer months, with

lounge seating and umbrellas that can cater for 40 people.





Ancillary Facilities

The hotel's kitchen is located on the ground floor adjacent to the restaurant and is fitted with commercial grade catering equipment. It is well positioned to accept deliveries and cater for the hotel's food and beverage areas. The additional back of house facilities located on the ground floor include a storage rooms, laundry room and administration offices.



Function and Meeting Facilities

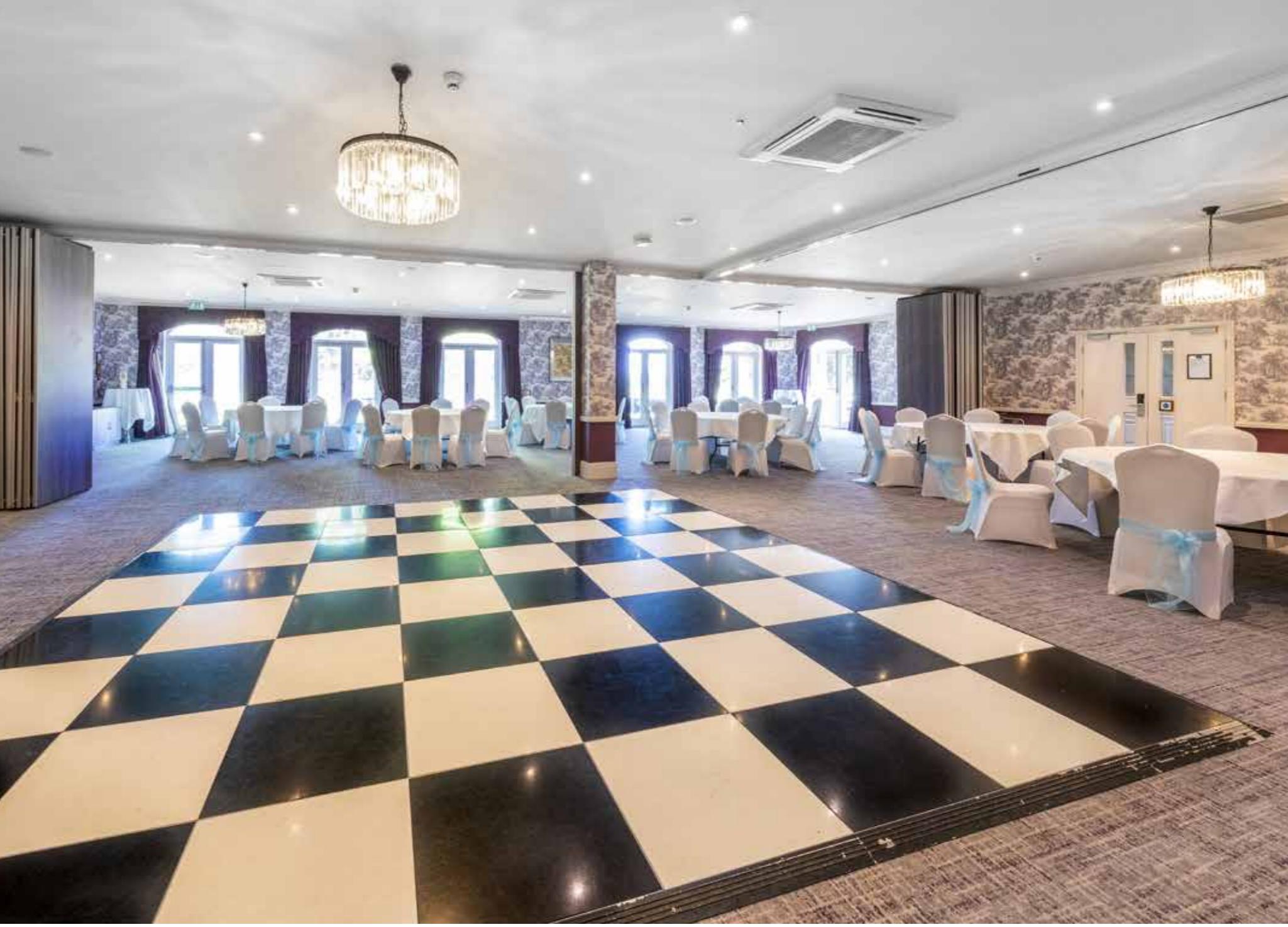
The property has one main function room known as the Orchard Suite located on the ground floor of the original part of the main building. It has retractable partitions that can divide the function space into three

separate rooms and has its own bar that can service private events.

Additionally there are two meeting rooms, one of which is located on the ground floor

of the extension adjacent to the lobby adjoining the two parts of the building and the other is on the first floor of the extension.

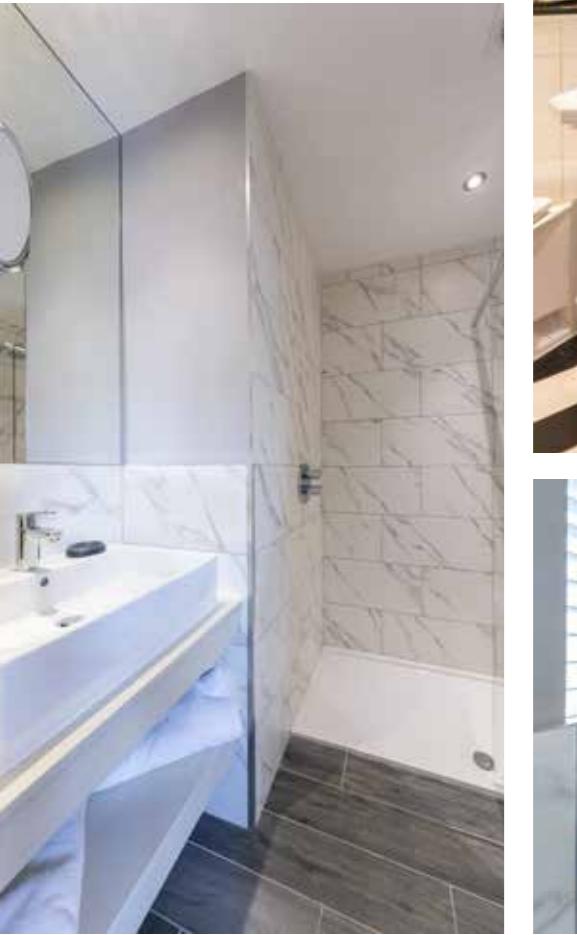
Each room is air conditioned and provides high-speed wireless internet, TV projector, flip chart, a printer, copier, scanner and office supplies.



Accommodation

The hotel comprises 51 stylish boutique en suite bedrooms, 41 of which are arranged across the ground and first floors of the main hotel building, and the remaining 10 are arranged across the ground and first floors of the Coach House.

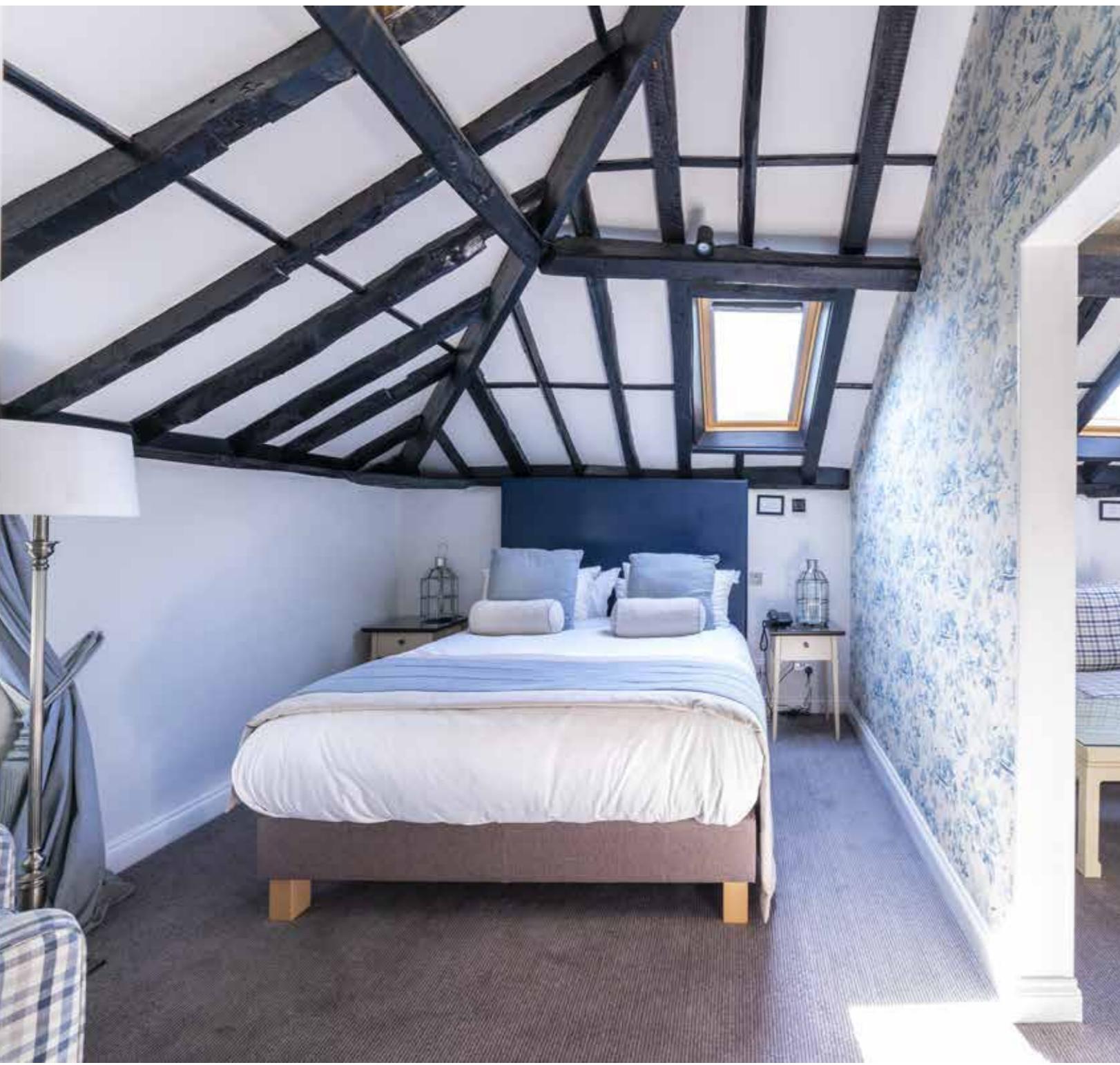
Following the refurbishment, each bedroom has been designed with art deco décor featuring monochrome patterned scatter cushions and neutral tones. All of the bedrooms are air conditioned and include a flatscreen TV, free standing furniture, tea and coffee making facilities, iron and ironing board, hairdryer and complimentary WiFi.



Staff Accommodation

There is staff accommodation within a building located to the rear of the Coach House that comprises of 4 bedrooms, 2 bathrooms and a kitchenette.





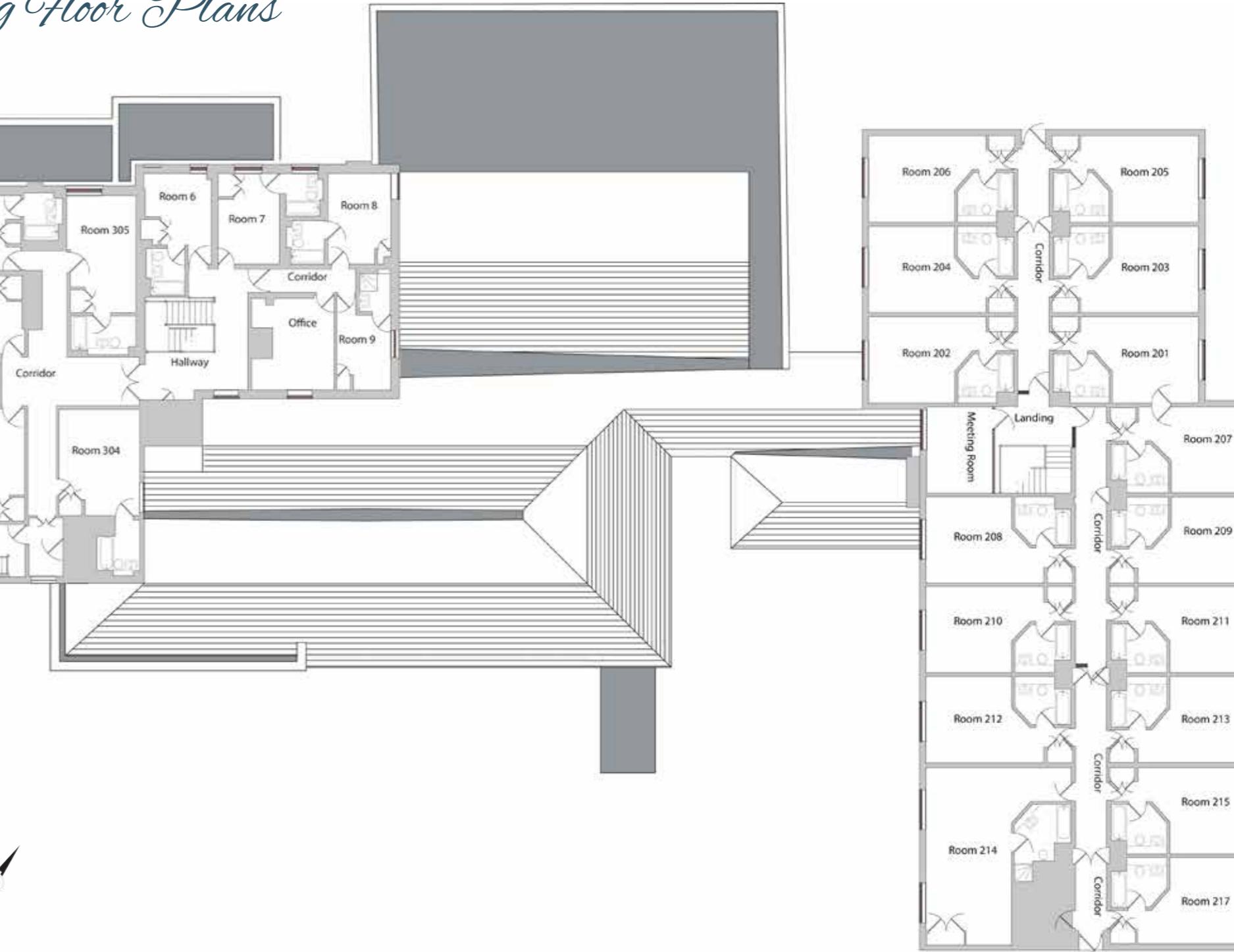
Existing Floor Plans

Ground Floor



For illustrative purposes only. NOT TO SCALE.

Floor Plans



only. NOT TO SCALE.

Value-Add Potential

There is approved planning permission for an additional 23 bedrooms and an extension to the restaurant at ground floor level.

The proposed plans include creating an extension adjoining the newer part of the main building to the rear that will provide 17 bedrooms at ground floor level and 7 bedrooms at first floor level.

The proposed restaurant extension will be at ground floor level and will provide for an extra 16 covers.

Further information can be found on the Milton Keynes Planning Portal by searching the planning reference number 17/01009/FUL.

There is also scope to develop a spa offering within the existing grounds subject to the necessary planning consents.



Proposed Site Plan



Proposed Floor Plans

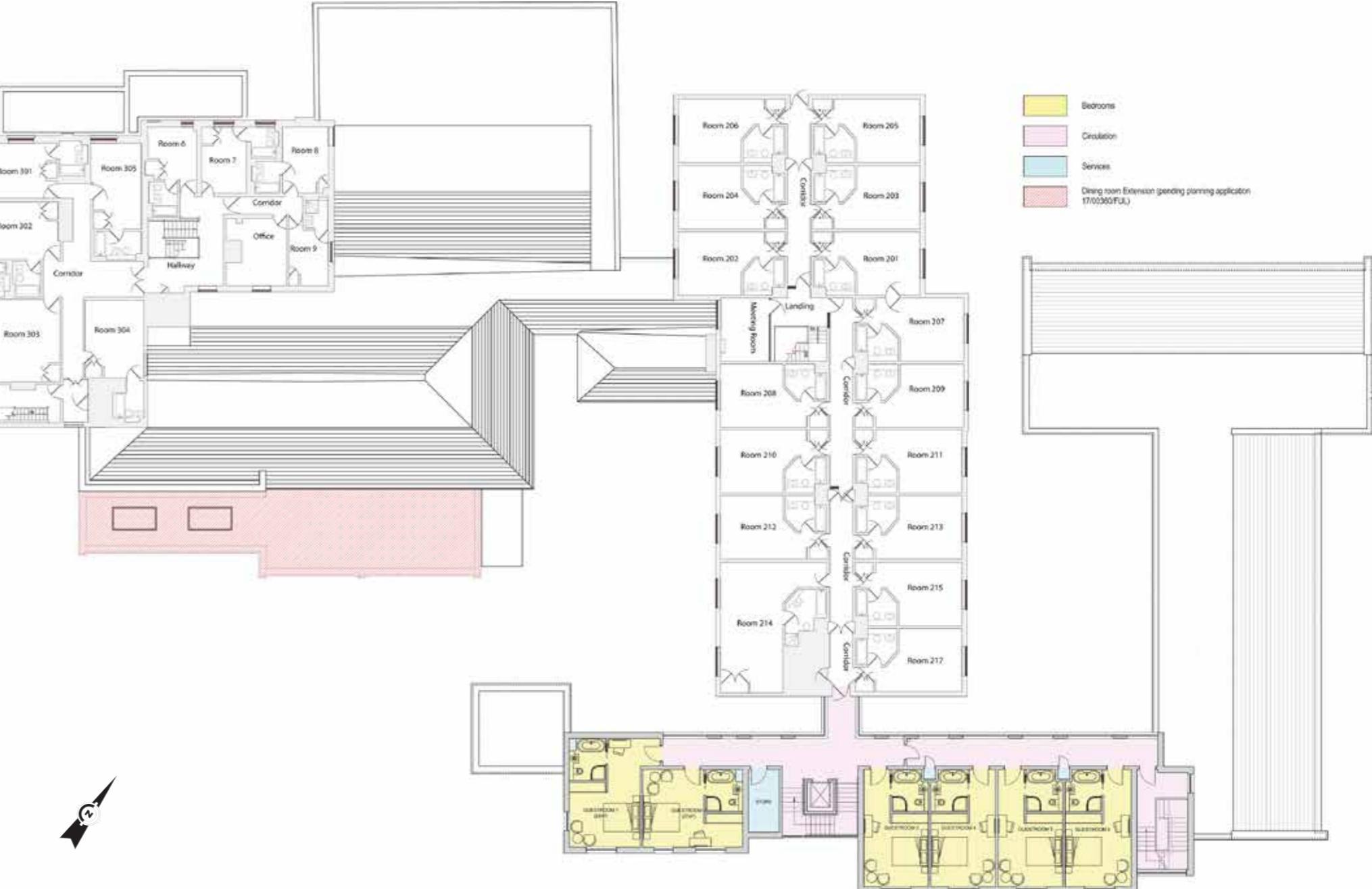
Ground Floor



For illustrative purposes only. NOT TO SCALE.

Proposed Floor Plans

First Floor



For illustrative purposes only. NOT TO SCALE.

Additional Information

Tenure

Held freehold.

Rates

We have made enquiries through the Valuation Office Agency which indicates the hotels and premises Rateable Value is £146,000. This equates to rates payable of £74,752 for the period 1 April 2021 to 21 March 2022. We advise all interested parties make their own enquiries to confirm these figures.

Local Authority

Milton Keynes Council.

Licences

We are advised that the hotels operate with all necessary licences.

Listings

The Woughton House Hotel is not listed

Services

We have been verbally advised that the properties are connected to mains gas, electricity and water.

EPC

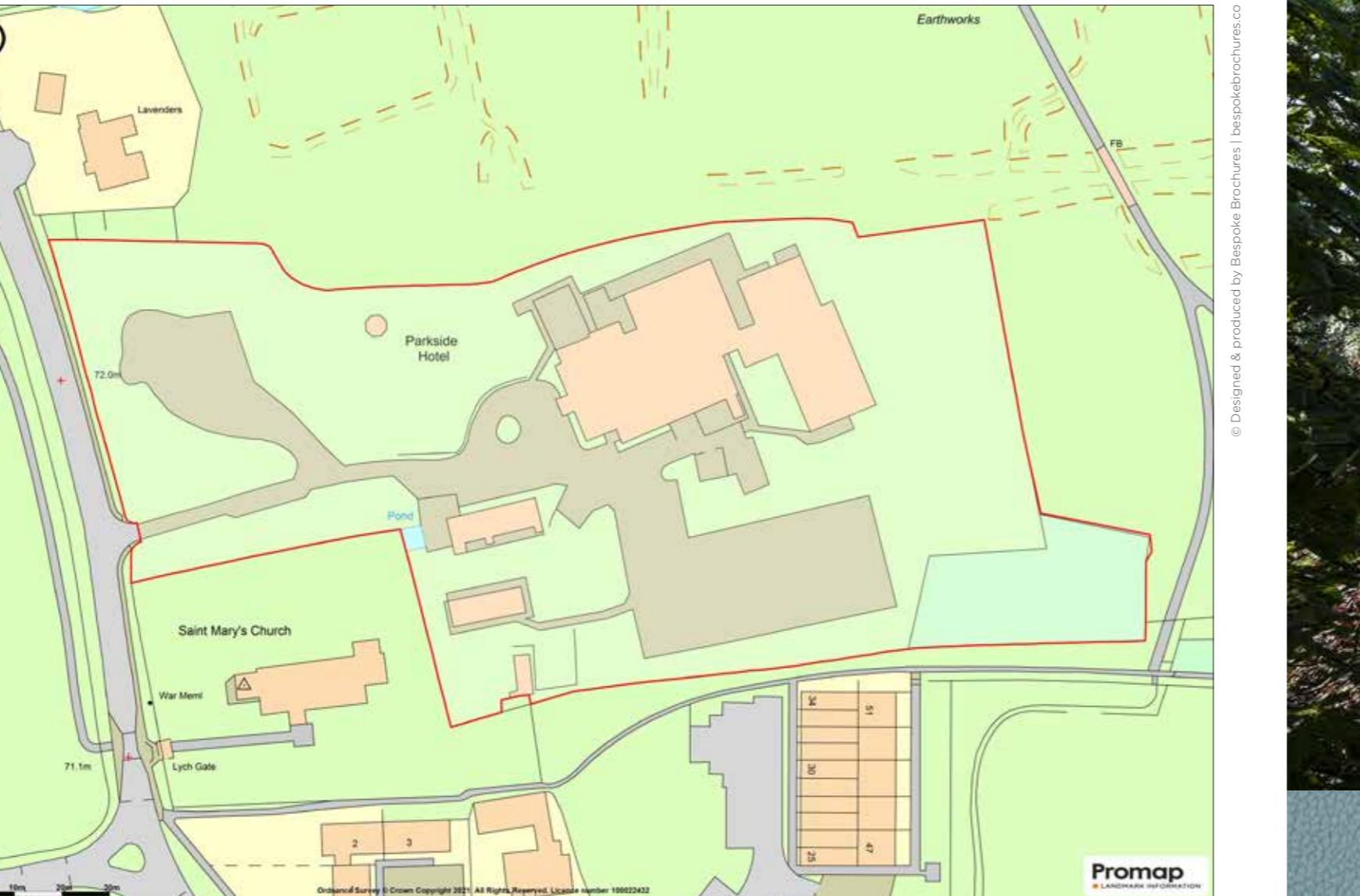
Available upon request - EPC expired.

Price

Offers in Excess of £6,000,000 (Six Million Pounds).

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