

**FOR SALE**

**ATTRACTIVE HISTORIC MANOR HOUSE HOTEL**



**The Moonraker Hotel**

**Trowle Common, Trowbridge, Wiltshire, BA14 9BL**

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- **Attractive Grade II\* Listed Georgian manor house that has been extended and has further scope for expansion**
- **Located on the edge of the county town of Trowbridge, close to Bradford on Avon and Bath**
- **23 well-presented bedrooms with en-suite facilities**
- **Restaurant, bar and extensive wedding/function facilities**
- **Kitchen garden and paddock**
- **Large car park and surplus outbuildings ripe for redevelopment**
- **Site area of approximately 3.8 acres**
- **Freehold**



## INTRODUCTION

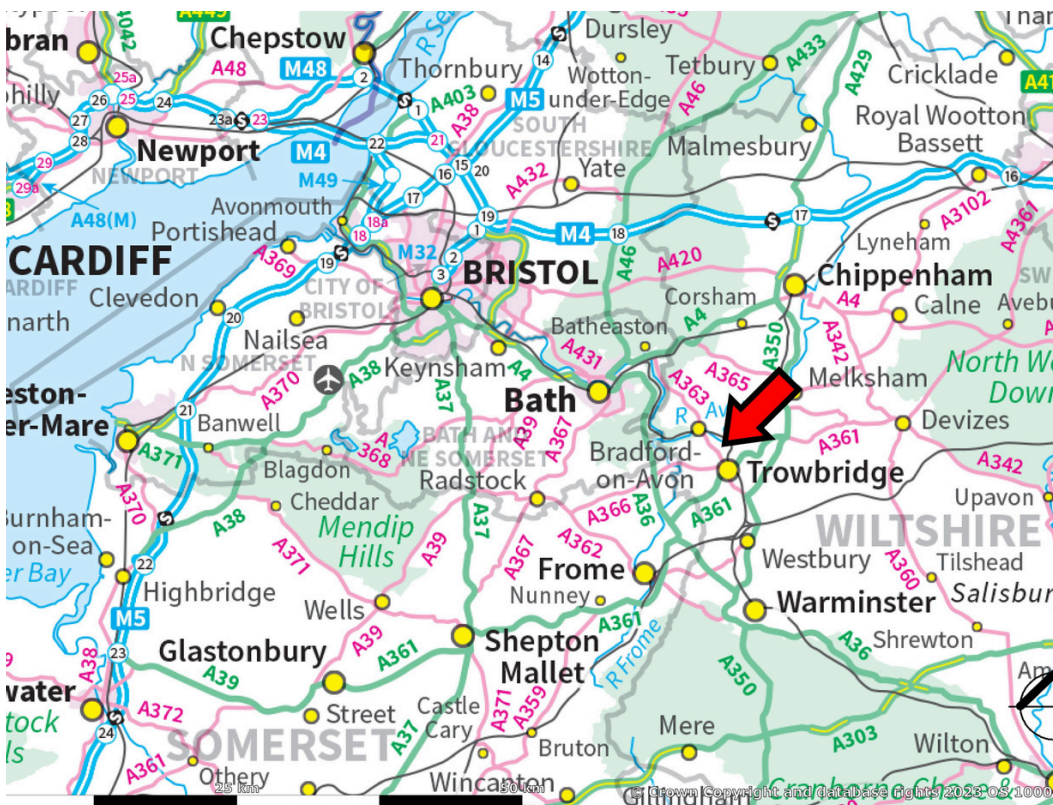
GRAHAM + SIBBALD IS DELIGHTED TO OFFER FOR SALE THE FREEHOLD INTEREST IN THE MOONRAKER HOTEL, WHICH IS AN ATTRACTIVE EXTENDED PERIOD PROPERTY THAT IS WELL LOCATED ON THE EDGE OF WILTSHIRE'S COUNTY TOWN OF TROWBRIDGE.

This historic property, with its pleasant grounds, benefits from an attractive setting on the edge of Trowbridge. It is in an ideal location for exploring the historically rich county of Wiltshire, along with the world-renowned city of Bath.

Scope exists to further develop this established business, subject to obtaining necessary statutory consents, through intensifying the use of the existing outbuildings and adding further facilities.







## LOCATION ///yarn.eagles.hands

The Moonraker Hotel is located on the north-western edge of Trowbridge, approximately a five-minute drive from the centre of the market town via the A363. Trowbridge's development from a market town to the county town of Wiltshire was facilitated by its close proximity to the Kennet and Avon canal, which passes a short distance to the north of The Moonraker Hotel.

A five-minute drive to the north of The Moonraker Hotel is the historic town of Bradford on Avon, which nestles on the hillside and banks of the picturesque River Avon. About a 20-minute drive beyond Bradford on Avon is the world renowned-city of Bath. Other popular tourist attractions are Avebury, Stonehenge and Longleat Safari Park.



*\*Indicative site plan taken from land registry information*

Earlier in 2023 Trowbridge received a £16m grant from the government's Future High Streets Fund that the local council has reportedly being using to benefit local businesses wishing to explore new ideas to help with the updating of the town.

Commercial businesses located in the town include Apetito, Nutricia and Hitachi all of which the hotel works closely with.

There is a train line running through Trowbridge that links the town with places such as Bath and Salisbury, from where there are mainline trains to London amongst other places. Arterial roads are also within easy reach of The Moonraker Hotel with the A303 being approximately 22 miles to the south and the M4 around 16 miles to the north.



## THE PROPERTY

This attractive full-service property is a former manor house mentioned in the Domesday Book as being part of the Abbess of Glastonbury's estate, dating from the 1700. It is approached via a sweeping driveway off the A363. The property has been sympathetically converted and extended into a 23-bedroom hotel with a bar, restaurant and function area.

The original manor house building consists of three floors, with single and two storey extensions to the side and rear. Next to the manor house is a mainly single storey building that accommodates the hotel's public areas and commercial kitchen. Part of this building has a first floor comprising two bedrooms. To the rear of the public area building is a marquee that is connected by a covered walkway. There are bedrooms located in two detached single storey buildings, one of which is located to the front of the hotel's main buildings with the other one being to the rear, adjacent to the marquee.

Externally, the hotel has a pleasant garden outside of the marquee and a lawned area to the front of the manor house. There is also an attractive kitchen garden across the entrance drive that includes a large pond. The hotel has large unmarked parking areas and various former barns that might have potential to convert for commercial use, subject to obtaining the necessary statutory consents. Adjacent to the hotel's public areas is a wooden double garage used for storage. The rear portion of the hotel's site is a large paddock area that is currently not used to the hotel's commercial benefit.





## GUEST ACCOMMODATION

Being an extended period property, The Moonraker Hotel benefits from a mix of well-appointed bedrooms that are categorised as follows:

Category	Number
Standard Rooms	11
Superior Rooms	12
<b>Total</b>	<b>23</b>

The bedrooms are located across the various buildings that comprise the hotel. Eight of the bedrooms are in the original manor house and six are in the building that also comprises the hotel's public areas. The single storey building to the front of the hotel has five broadly uniform bedrooms and the single storey building to the rear of the property, adjacent to the marquee, has four broadly similar bedrooms.

The remaining 14 bedrooms, that are not located in the detached single storey buildings, are of an individual size and style reflecting the period nature of the hotel. However, all of the hotel's bedrooms have an en-suite facility, flat-screen television, complimentary toiletries and tea & coffee making facilities.

## THE MOONRAKER BRASSERIE

Forming part of the open plan public area is the hotel's restaurant, which can accommodate around 50 covers. The Brasserie has an informal contemporary décor and the kitchen team aim to use fresh local produce to provide a menu of classic meals.

The hotel's Head Chef has been heading up the kitchen for the past five years and has created mouth-watering dishes that are both local and seasonal and make use of the hotel's kitchen garden.





## MEETING & EVENTS

The convenient and picturesque location of The Moonraker Hotel makes it a pleasant venue for holding a meeting or function. The hotel has a range of function facilities including:

- **The Drawing Room** – located in the manor house, this room benefits from period features and is suitable for boardroom conferences/meetings for up to 12 delegates. There is a door leading out onto the Manor House lawn.
- **The Moonraker Brasserie** – The hotel's restaurant can be used during the day to host up to c.70 delegates (theatre style). It is available after 11:00am or from 07:00 if booked as part of an exclusive use event.
- **The Moonraker Marquee** – the marquee is heated for all year-round use, with it benefiting from solid construction. It provides a flexible space for up to 100 guests for a meal and opens to the outside lawn area.



## PUBLIC AREAS

Most of the hotel's public areas are in the building adjacent to the manor house. Doors open to a reception area that forms part of the open plan lounge, restaurant and bar area. There is a covered walkway from the rear of the public areas connecting to the marquee.

## ADDITIONAL FACILITIES

The hotel has a commercial kitchen that connects to the hotel's public areas and is also close to the marquee. It is an extensively fitted out facility with an extraction system.

Adjacent to the public areas there are customer toilets at ground floor level. There is a double garage building of timber construction that is close to the hotel's public areas and used for storage. There are further outbuildings across the hotel's site, some of which are used for storage.









## THE BUSINESS

The hotel's unique position being next to Trowbridge and minutes from Bath and Bradford on Avon means that it benefits from a 50/50 split of business and leisure business.

There are a number of key corporate accounts that the hotel benefits from with scope to improve this substantially. Leisure business comes via online travel agents and directly via the hotel's website.

The Moonraker is a fully managed business giving any new owner the option of how involved they wish to be. The current owners live on the south coast of England and do monthly visits to the hotel.

Financial information is available in a virtual data room on request by seriously interested parties.

## UPSIDE POTENTIAL

The Moonraker has various opportunities for further development and growth of the business, subject to obtaining the necessary statutory consents:

- Repurposing the large barns into a dedicated conference & wedding centre
- Add more bedrooms using the existing outbuildings
- Repurpose the c.1-acre paddock to become a revenue producing asset
- Marketing of the restaurant to the locals

## FIXTURES & FITTINGS

We are advised that all fixtures, fittings and other items associated with the running of the business are owned outright and shall be included within the sale, save for any items that might be leased or on finance, details of which can be provided on request. Prospective purchasers should satisfy themselves that the equipment is in full working order.







## SERVICES

We have been advised that the property is connected to mains water, gas and electricity. Drainage is into a septic tank.

## BUSINESS RATES

The VOA's website shows that the property's current Rateable Value in the 2023 Rating List is £44,750.

## LICENCES

The property has the benefit of a premises licence and a civil ceremony licence.

## FIRE RISK ASSESSMENT

In accordance with the Regulatory Reform (Fire and Safety) Order 2005 we have assumed that an adequate Fire Risk Assessment has been carried out.

## PLANNING

We understand that The Moonraker Hotel is listed and further information is set out in the virtual data room. However, we recommend that all interested parties make their own enquiries regarding the hotel's planning status with the Local Planning Authority.

## TENURE

The property is held freehold.

## ENERGY PERFORMANCE CERTIFICATE

The hotel is a listed property.





## METHOD OF SALE

**Offers in the region of £2,100,000 are invited for the property's freehold interest** to include contents, excluding personal items. Stock to be purchased separately at valuation.

## VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be payable at the prevailing rate where applicable. Prospective purchasers should consult their accountant/solicitor for professional advice in this respect.

## ANTI-MONEY LAUNDERING (AML)

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

## VIEWING

No direct approach may be made to the business. For an appointment to view, please contact the Vendor's agent, Graham + Sibbald, who are acting as sole selling agents.

**To arrange a viewing please contact:**



**James Williamson**

**Director**

James.Williamson@g-s.co.uk

07717 361 856



1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

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3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

Date published: JANUARY 2025

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