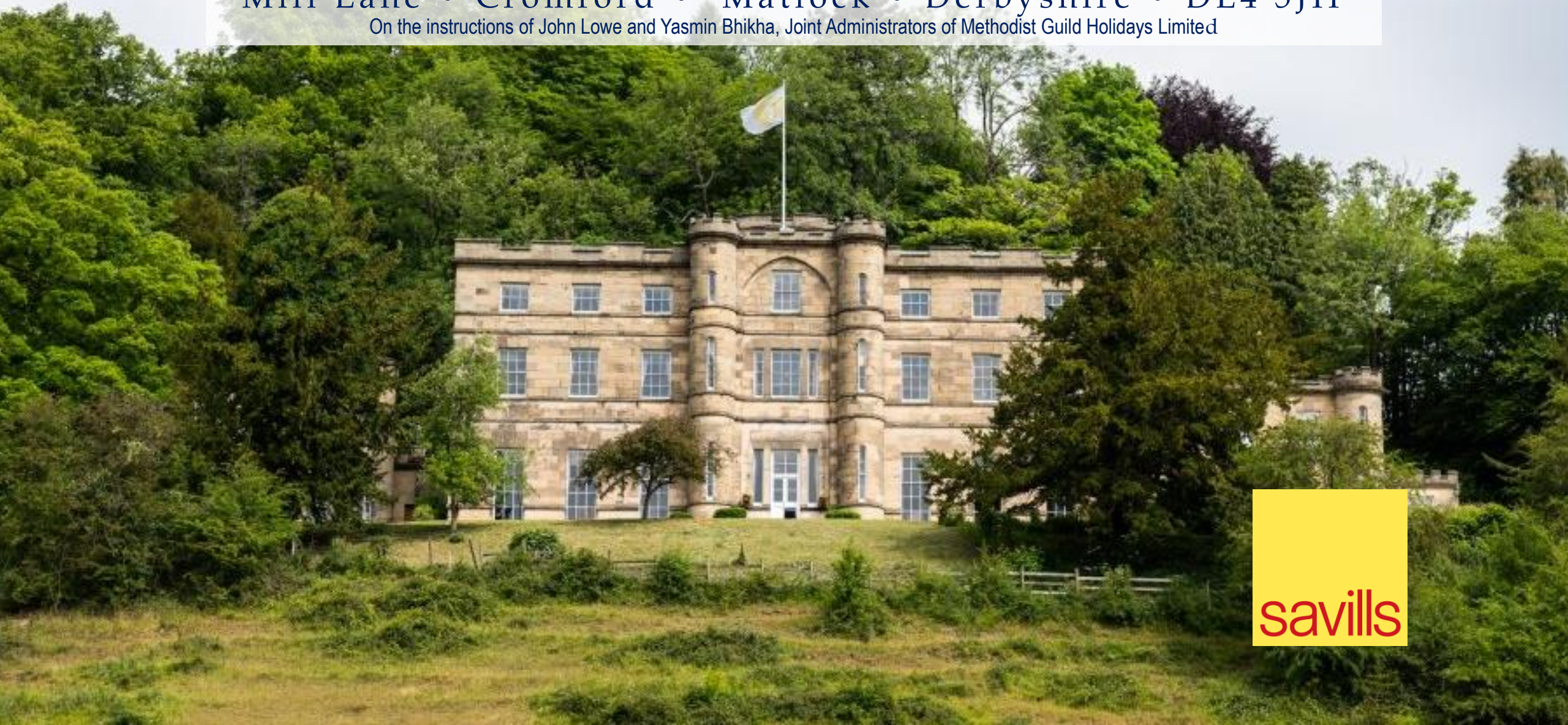


# Willersley Castle

Mill Lane • Cromford • Matlock • Derbyshire • DE4 5JH

On the instructions of John Lowe and Yasmin Bhikha, Joint Administrators of Methodist Guild Holidays Limited



# WILLERSLEY CASTLE

Mill Lane • Cromford • Matlock •  
Derbyshire • DE4 5JH

Chesterfield 10 miles (25 minutes drive time) • Bakewell 10  
miles (35 minutes drive) • Derby 16 miles (35 minutes drive  
time) • Buxton 18 miles (35 minutes drive) • Macclesfield 19  
miles (1 hour drive time) • Sheffield 25 miles (1 hour drive  
time) • Stoke-on-Trent 28 miles (1 hour drive time)

## Executive Summary

Hotel Reception & Office

Lounge

Bar

Function Room

Large kitchen and stores

2 Dining rooms and Drawing Room

28 en-suite letting bedrooms in the main house

26 bedroom in Mews annex

Detached swimming pool with changing rooms

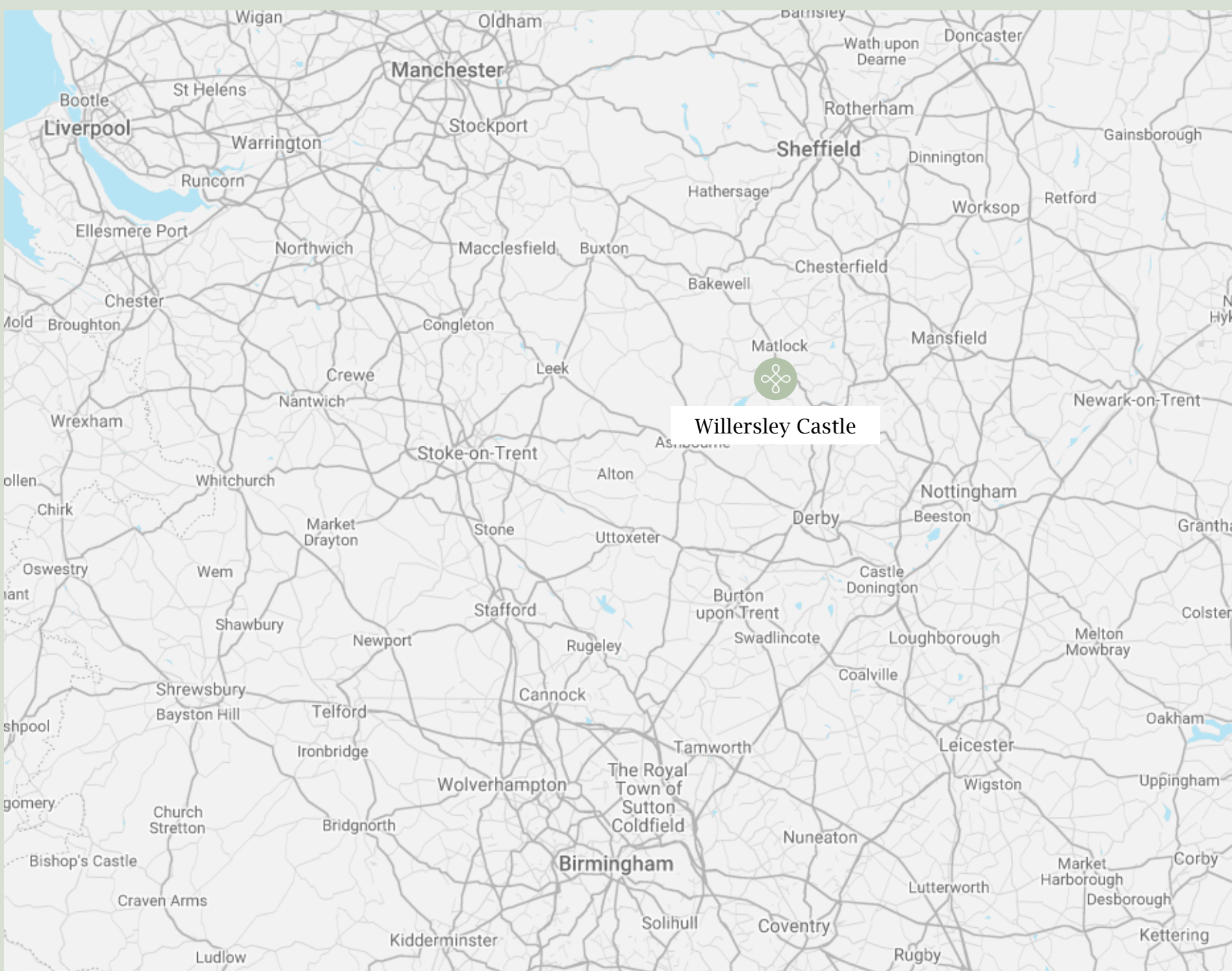
Detached gate house

Approximately 65 acres of grounds

2km of fishing rights on the River Derwent

On-site parking





## Willersley Castle

A unique opportunity to acquire the freehold interest in a stunning late 18th Century Grade II\* Listed former mansion house, which has been in hotel use since the second World War. The property is situated above the River Derwent in the popular tourist village of Cromford, Matlock, just outside the Peak District National Park, and overlooks the spectacular limestone gorge of the River Derwent.

### Location

Willersley Castle is located in the quaint village of Cromford in close to the town of Matlock. The village was built-up alongside the valley of the River Derwent following the discovery of natural thermal springs in 1698. The property sits above the River Derwent, off the A6 - which runs between Derby to the south and Buxton to the north, with Matlock Bath lying 1 ½ mile east of the Peak District National Park.

### Local Attractions

The village remains popular with tourists, having a number of local attractions. The Heights of Abraham, is a Georgian zig-zag garden leading from the centre of the village to the summit of Masson Hill and includes the Victoria Prospect Tower and Great Rutland Cavern. The estate can be accessed by foot or via the cable car system which was installed in 1984. In addition to this there are a number of walks that can be taken through the village including High Tor, Lover's Walk and Derwent Gardens. Amongst the above, is the Derwent Valley Mills UNESCO World Heritage Site, home to Sir Richard Arkwright's Cromford Mills and Masson Mills, and considered to be the birthplace of the factory system. Other key local attractions in the village include the Grand Pavilion, Matlock Bath Aquarium, Matlock Bath Lead Mining Museum and Gulliver's Kingdom theme park. Willersley Castle is also ideally placed for the Peak District National Park which has 13.25 million visitors every year (STEAM, 2018). Other local attractions in easy reach of the hotel and space include the country houses of Haddon Hall & Hardwick Hall as well as Chatsworth House which features works of art, spectacular fountains, attractive gardens, a farm shop and a children's farm.

## Description

Originally named Willersley Hall, Willersley Castle was originally built as a country mansion for Sir Richard Arkwright and was completed in 1792. The property is of traditional stone construction beneath a slate covered roof and is arranged over basement, ground, first and second floors.

The property also includes a gate house, a mews block with further bedrooms and conference rooms and a detached building with swimming pool. There is on site parking available and the grounds extend to 65 acres of open field and ancient woodland. The property enjoys river frontage and fishing rights along the river.



## Letting Bedrooms

There are 54 individually en-suite letting bedrooms, 26 of which are located in the main building and 28 of which are located in the detached mews block.

## Staff Bedrooms

There are 4 staff bedrooms.

Bar and Restaurant:

The hotel benefits from a restaurant and bar area.

## Swimming Pool

There is a detached building with a swimming pool and ladies and gents changing rooms.

## Grounds

The hotel has extensive grounds which extend to in excess of 65 acres.





# GENERAL INFORMATION

## Business

The hotel is currently closed to trade.

## Tenure

Freehold

## Services

The property has mains electricity. Water is via a natural spring and drainage is via a septic tank.

## Licences

Premises Licence and Civil Ceremonies Licence.

## Fixtures & Fittings

The property will be sold as seen.

## Planning

The Property is Grade II Listed and lies within the Cromford Conservation Area. All planning enquiries should be directed to the local authority.

## Local Authority

Derbyshire Dales District Council, Town Hall, Bank Road, Derbyshire, DE4 3NN  
Tel: +44 (0) 1629 761 100

## Guide Price

Offers invited

## VAT

Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

## Rateable Value

Hotel & Premises £70,000

## EPC

Not applicable

## Viewing

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

## Contacts

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[tcunningham@savills.com](mailto:tcunningham@savills.com)

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.