

COLDEAST MANSION



COLDEAST DRIVE, SARISBURY GREEN, SOUTHAMPTON, SO31 7PT

FREEHOLD WITH VACANT POSSESSION

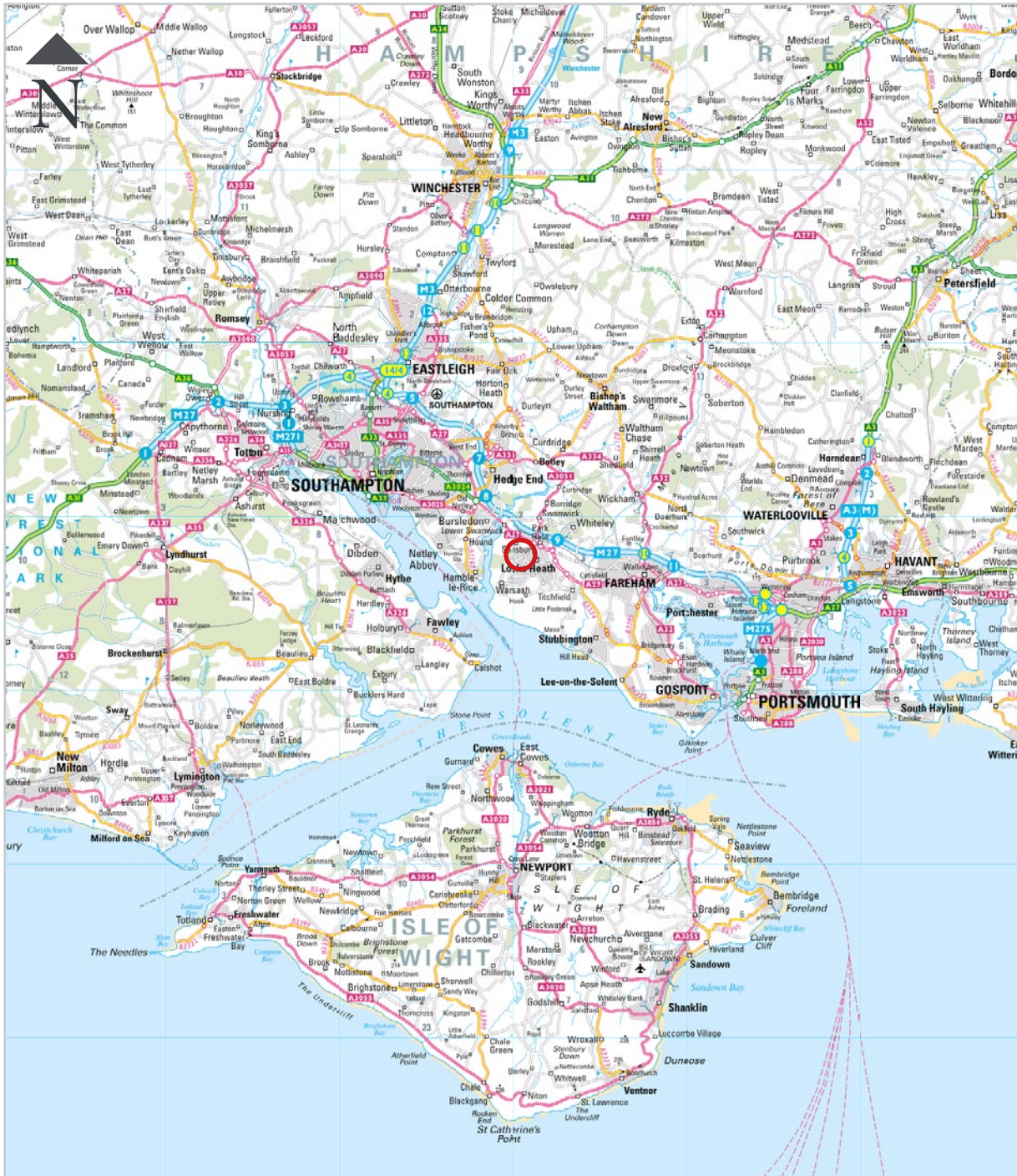
PRICE ON APPLICATION

Executive Summary

On the instructions of Edward Avery-Gee & Daniel Mark Richardson, Joint Administrators of Coldeast Mansion Ltd, this substantial Apart-hotel is presented to the market

- Attractive C1 Apart-hotel with development potential for a variety of uses (STP)
- The building has a total of 37 studios and 1 bed apartments
- Extensive conference and function facilities
- The property sits on a 8.9 acre site (3.7 hectares)
- 48 space car park
- Outstanding planning application to create additional 18 apart-hotel rooms and 4 duplex apartments (P/18/0520/FP)
- Freehold Available





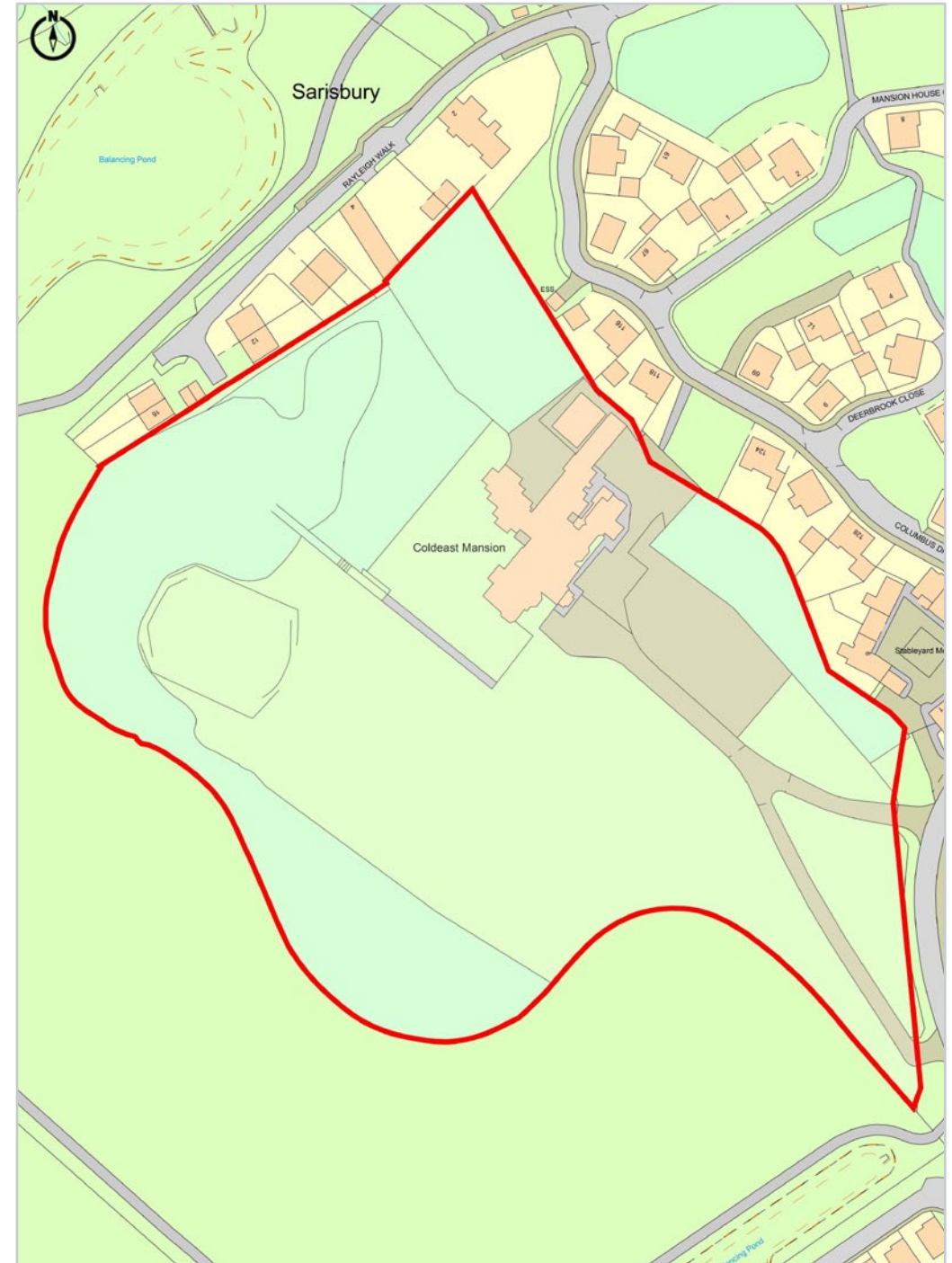
Location

Coldeast Mansion is located to the east of Southampton and west of Fareham in Sarisbury Green / Locks Heath, a popular residential area situated midway between Southampton and Portsmouth. The main A27 (Bridge Road) passes to the north of the site and provides the primary means of access.

The A27 connects with junction 9 of the M27 to the east and with junction 8 of the M27 to the west.

The River Hamble is located approximately 1 mile (1.6 km) to the west with the immediate surrounding area being in predominantly residential uses.





Situation

The property backs onto the outstanding Holly Hill Park & Gardens nature reserve. The reserve spreads over 70 acres of woodland, with more than 5 acres of lakes, providing space for leisurely walks all year round.

To the North-East of the mansion, the area is predominately residential. The property is accessed via Coldeast Drive off of the A27, leading to the mansions private driveway through the grounds.

Description

Set in approximately 8.9 acres of green gardens and parkland the former mansion house has its origins in the early 19th century, first constructed as a private residential dwelling. The property has been extended on a number of occasions and has been used for various different enterprises.

Most recently, the mansion was converted into a apart-hotel providing 37 bedrooms and apartments as well as hire-able space for weddings and events. Whilst modern, the hotel retains a sense of Victorian charm throughout the interior design.

A car park to the front of the property provides car parking for approximately 48 vehicles.

A planning application is underway for the further extension of the building to provide additional accommodation and trading space.





Accommodation

The property comprises of 37 beautiful and spacious serviced apartments to choose from: studio, super studio, one bedroom and one bedroom deluxe ranging in size from 22 sq m to 75 sq m, offering en-suite bathrooms with feature baths, showers or wet rooms. We detail the accommodation below:

Basement :-

Unit 1	I Bed	49.6 Sqm (534 sq ft)
Unit 2	I Bed	44.9 Sqm (483 sq ft)
Unit 3	Studio	28.7 Sqm (309 sq ft)
Unit 4	Studio	48.2 Sqm (519 sq ft)
Unit 5	I Bed	64.4 Sqm (693 sq ft)
Unit 6	Studio	46.3 Sqm (498 sq ft)
Unit 7	Office space	(N/a)

Ground floor :-

Unit 8	I Bed	29.5 Sqm (318 sq ft)
Unit 9	I Bed	33.8 Sqm (364 sq ft)
Unit 10	Studio	29.5 Sqm (317 sq ft)
Unit 11	Studio	41.0 Sqm (441 sq ft)
Unit 12	I Bed	45.0 Sqm (484 sq ft)
Unit 13	I Bed	41.9 Sqm (451 sq ft)
Unit 14	N/a	
Unit 15	Studio	38.1 Sqm (410 sq ft)
Unit 27 c	Studio	51.1 Sqm (550 sq ft)

First floor :-

Unit 16	I Bed	32.4 Sqm (349 sq ft)
Unit 17	I Bed	33.9 Sqm (365 sq ft)
Unit 18	Studio	48.2 Sqm (519 sq ft)
Unit 19	I Bed	43.0 Sqm (463 sq ft)
Unit 20	I Bed	41.4 Sqm (446 sq ft)
Unit 21	Studio	32.0 Sqm (344 sq ft)
Unit 22	I Bed	36.4 Sqm (391 sq ft)
Unit 23 a	Studio	29.7 Sqm (320 sq ft)

Unit 23 b	Studio	22.9 Sqm (246 sq ft)
Unit 24	Studio	36.5 Sqm (393 sq ft)
Unit 25 a	Studio	25.7 Sqm (277 sq ft)
Unit 25 b	Studio	42.8 Sqm (461 sq ft)
Unit 26	I Bed	55.0 Sqm (592 sq ft)
Unit 27 a	Studio	26.5 Sqm (285 sq ft)
Unit 27 b	Studio	36.7 Sqm (395 sq ft)

Second floor :-

Unit 28	I Bed maisonette	75.0 Sqm (807 sq ft)
Unit 29	I Bed	46.3 Sqm (498 sq ft)
Unit 30	I Bed	44.4 Sqm (478 sq ft)
Unit 31	Studio	33.7 Sqm (363 sq ft)
Unit 32	Studio	37.7 Sqm (406 sq ft)
Unit 33	I Bed	53.0 Sqm (570 sq ft)
Unit 34	Studio	28.5 Sqm (307 sq ft)
Unit 35	Studio	25.8 Sqm (278 sq ft)
Unit 35 a	Studio	43.0 Sqm (463 sq ft)
Unit 36	I Bed	54.3 Sqm (584 sq ft)
Unit 37	Studio	39.7 Sqm (427 sq ft)

Conference and Banqueting Facilities

The venue has a dedicated bar and breakfast room providing approximately 48 covers. Additionally the main function room was previously used as a restaurant facility. The function accommodation together with its capacity is provided below:-

Room	Civil Ceremony	Wedding Breakfast	Evening Reception
The South Wing			
The Morning Room	47	40	60
The Drawing Room	90	70	100
The Conservatory	16	N/A	20
The Orangery Wing			
The Orangery	50	40	50
The Mahogany Room	100	80	110
The Library	30	30	N/A
The Admirals Room	60	60	60



Planning

The current permitted use of the property is as a hotel (Class C1).

The property is locally listed but is not situated within a Conservation Area.

In 1998, planning permission was granted for the development of 250 dwellings on the central part of the Coldeast Hospital site. The planning permission was implemented in 2008 by Miller Homes and the residential houses all sold.

There is currently an outstanding planning application to create additional 18 apart-hotel rooms and 4 duplex apartments on the subject site. The design of the extension follows the historic function of a service block, with a simple but classic design. The annex has been designed to reflect the styling of a stable block. A summary of the current application is as follows:

Planning Reference - P/18/0520/FP

Proposal: Erection Of Two Storey Rear Extension To Contain 18 Apart-Hotel Rooms & Two Storey Freestanding Annexe Block To Contain 4 Duplex Apartments & Extension To Car Park

Decision Date: Not Available

Status: Under Consideration

More information regarding the current planning application can be found at www.fareham.gov.uk

Rating

Property Address	Description	Rateable Value
Coldeast Mansion, Coldeast Dr, Sarisbury Green, Southampton, SO31 7PT	Hotel and Premises	£54,500.00

The National Multiplier for England and Wales for Rating 2020/2021 is £0.512.

The Business

Since opening in 2017 the hotel has become very popular with tourists at weekends due to the Parkland setting of the Mansion and the proximity to the Hamble, the Ageas Bowl and Goodwood. In mid-week from Monday through to Thursday the hotel is often booked to full occupancy by corporate travellers working from the local business Parks and from Southampton and Portsmouth. In addition to this staying guests who intend to go on a cruise. Please note due to Covid19/Lockdown the business is operating at a reduced service.

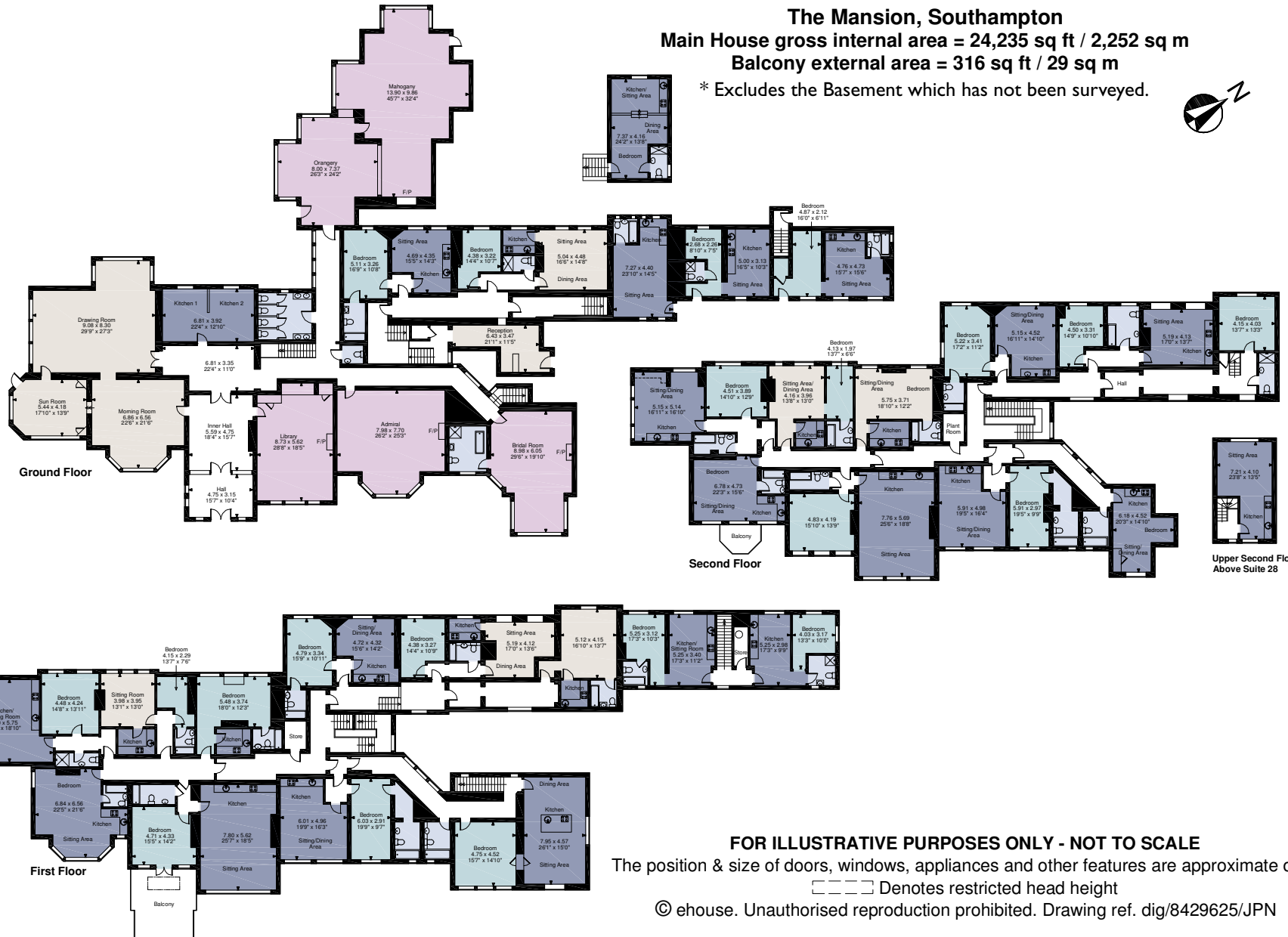
With its charm and proximity to all major transport routes, the apart-hotel also benefits from events spaces, with the property also able to offer services as a functions / wedding venue.

We believe the opportunity exists for a corporate hotelier or enterprising owner occupier / investor to upgrade some of the accommodation, in particular the function facilities.

Floorplans

The Mansion, Southampton
Main House gross internal area = 24,235 sq ft / 2,252 sq m
Balcony external area = 316 sq ft / 29 sq m

* Excludes the Basement which has not been surveyed.



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

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Basement plan not provided

Fixture & Fittings

All fixtures and fittings are included in the sale, less any personal items.

Tenure

Freehold.

Transaction Type

The sale will be sold via private treaty with vacant possession.

Price

Price on application

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.

EPC

The EPC has been commissioned and the EPC certificate will be provided upon request.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, the preferred purchaser will be required to provide identification and proof of address, prior to exchange.

Additional Information

Further information will be provided upon request and subject to status.

Contact Information

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