

MORTONS HOUSE HOTEL

45 EAST STREET, CORFE CASTLE, BH20 5EE



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Swanage 5.1 miles, Wareham 5.7 miles, Poole 14.5 miles, Dorchester 20.9 miles
(all distances are approximate)

21 bedroom Grade II Listed hotel benefitting from delightful views of Corfe Castle and the surrounding countryside.*

- 21 tastefully decorated, en suite bedrooms
- 2 AA Rosette restaurant with 60 covers
- Oak Room lounge, Castle Room for private dining and bar area
- Terraces to side of property for al-fresco dining
 - Staff accommodation block
 - Car parking for circa 30 cars



Mortons House Hotel

Mortons House Hotel is located on East Street in the centre of Corfe Castle. The hotel enjoys views of Corfe Castle and the surrounding countryside and is well located for all of the Isle of Purbeck's attractions.

The main part of the Mortons House Hotel was built as an 'E' shape in 1590 to honour Queen Elizabeth I. Subsequently the building has been extended and enlarged to offer further accommodation.

The A351 runs directly past the entrance to the hotel, providing excellent connectivity as it is the main road from Wareham in the North and Swanage in the South. There is a direct train service from London Waterloo to Wareham (6.1 miles away), with bus routes onward to Corfe Castle. Poole Harbour is around 14.3 miles away from the hotel with ferry services to Jersey and France. Bournemouth International Airport is around 22.9 miles away.



Corfe Castle and the Isle of Purbeck

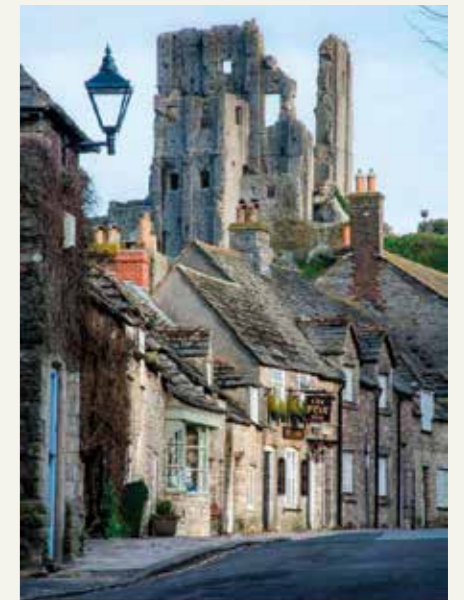
Corfe Castle is a historic village in the heart of Dorset, well known for its ruined castle, after which the village is named. Dorset sits on the coast of the English Channel, with nearby destinations such as Weymouth, Poole, Lyme Regis and Swanage to explore.

The Isle of Purbeck, in fact a peninsula, is home to attractions such as the Jurassic Coast with its iconic Old Harry Rocks, the Swanage Railway, and Corfe Castle. Around 16.5 million people a year are drawn to the area to explore the Jurassic Coast, a world heritage coast line of unique geology, with 20% of visitors staying overnight.*

The Hotel is located near the Corfe Castle train station on the Wareham to Swanage steam train line. The seaside resort of Swanage (5.1 miles away) is a popular destination with its beach, pier and range of activities. The Hotel is located 5.8 miles from the sandy Studland beaches and the

chain ferry to Sandbanks. In 2016, around 244,000 visitors came to Corfe Castle to experience the history of the castle, village and the restaurants, pubs, independent shops and two museums.*

*(Data taken from the Association of Leading Visitor Attractions, 2016).



Accommodation

Guest accommodation is provided in 21 en suite bedrooms. Room grades are set out below:

ROOM GRADE	QUANTITY
The Elizabethan Room	1
Double/Twin	14
Dacombe Room	4
Purbeck Suite	1
Loft Suite	1

The Dacombe rooms are located in a separate building and are all designed for disabled access.



Public Areas

On the ground floor of the hotel is the Oak Room. Decorated with fine wood panelling dating from the 1670's, the room provides a cosy guest lounge with an open fire.

The two AA Rosette restaurant has 60 covers and adjoins the bar area with seating for 20.

The Castle Room can be used as additional capacity for the restaurant or alternatively as a small function room/private dining room capable of accommodating 22 guests.



Staff Accommodation

Currently there is a three bedroom staff accommodation block adjacent to the main building. There is potential to convert this into further letting bedrooms, subject to obtaining necessary consent.

External Areas

The gravelled car park leads to the hotel reception.

Accessible from the hotel and reception is a paved terrace with water feature which is suitable for al-fresco dining.

There is on site parking for around 30 cars with disabled access to the main building.

There is storage space and a workshop.

In total the site extends to circa 0.76 acres.

GENERAL INFORMATION

Services

All main services.

Licences

Premises Licence. Civil Ceremonies Licence.

Tenure

Freehold.

Energy Rating

The buildings are EPC exempt.

Trade

The sale is for retirement reasons. The business is established and profitable and is currently owner operated. A dedicated website offers booking facilities and is available at <https://www.mortonhouse.co.uk>

TUPE

The purchaser will be required to comply with the relevant legislation in respect of present employees.

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.

Fixtures and Fittings

Trade inventory will be included in the sale. Stock at valuation on completion.

Local Authority

Purbeck District Council
Worgret Road, Wareham BH20 4PP
Tel: 01929 556561

Rateable Value

£72,600 for the hotel and premises.

Contact

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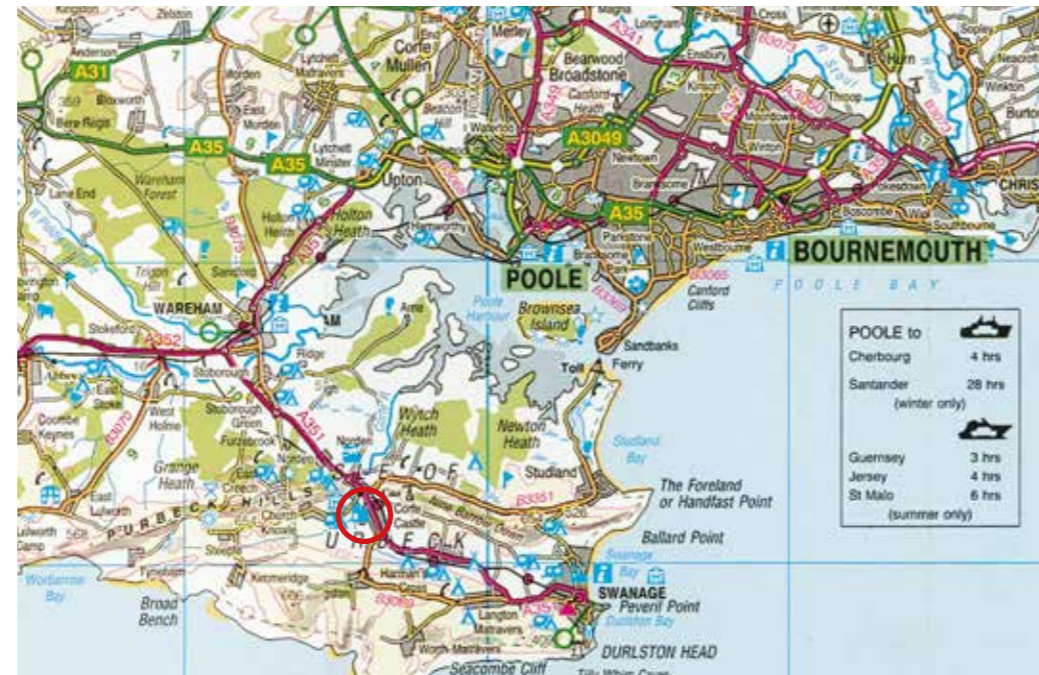
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Viewings

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.



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