



Risley Hall Risley, Derbyshire

- 35 bedroom country house hotel including 16 deluxe bedrooms and 19 luxury suites
- Health and beauty spa with indoor swimming pool, Jacuzzi and treatment rooms
- Abbey Restaurant, cocktail bar, orangery and drawing room
- Baronial hall seating 110 and 4 conference/meeting rooms

£2,250,000 – Freehold

CONTACT US

Viewing is strictly by prior appointment with Colliers International through:

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Set within around 10 acres of private landscaped grounds, Risley Hall is a stunning 16th Century manor house and popular wedding and conference venue. The hotel has 35 bedrooms including 16 en suite bedrooms and 19 luxury suites. Within the hotel is the original baronial hall restored to provide a room of great charm and character and is used for weddings and conferences. There are a further four meeting rooms, an AA Rosette restaurant, relaxing cocktail bar and orangery and comfortable drawing room with open fire. Within the hotel grounds is a luxury health spa with indoor swimming pool, Jacuzzi, sauna and steam room.

The hotel is situated within the beautiful county of Derbyshire and located roughly between Derby and Nottingham and is prominently situated within a small affluent village setting close to junction 25 of the M1 motorway. It is ideally situated to explore the stunning scenery of the Peak District such as Mam Tor and Kinder Scout and more metropolitan attractions such as Bakewell, Buxton and Derby. Nearby places of interest draw thousands of visitors to the area each year including Bolsover Castle, Castleton and not forgetting Chatsworth House.

The hotel is currently owned by a south-east investment company and is now operated by Bespoke Hotels. The business over the years has traded successfully and profitably, however it is fair to say that due to the lack of recent investment trade has suffered. Uniquely set within the grounds is a small retirement village and nursing home and many of its residents use the hotel and its facilities providing a steady mid-week income. Furthermore, with a strong trading base particularly in the conference, wedding and leisure market, we believe there is great scope to develop the business further.

THE PROPERTY

Risley Hall is a substantial 16th Century manor house built of local stone and brick construction. The hotel adjoins Willoughby Court, built in more recent times and of brick construction under a semi-permanent fabric hood.

PUBLIC AREAS

The reception can be reached either from the main car park or from the courtyard. There is a timber reception counter and feature fireplace. This leads on to a stunning internal hallway original oak-panelled walls, oak book case and seating area with cove ceiling and leaded light windows. The drawing room is a beautifully decorated room with stunning feature fireplace and seating for around 16. There is a cocktail bar with timber bar servery and original fireplace, leading through to an orangery with seating for around 24. Located off the main hall are three meeting rooms – Oak Room with oak-panelled walls and seating for 12, Rose Room with seating for around 12 with feature marble fireplace and Vine Room with seating for around 12. The Garden Room is the main hotel restaurant with seating for around 30 but can be utilised as a further meeting room if required. ‘Squires Bar’ is a



further bar area, with timber bar server and separate entrance from the main courtyard. The original baronial hall is utilised as the main hotel function and wedding room. This stunning room has a high vaulted timber ceiling, oak-panelled walls with a galleried landing.

LETTING BEDROOMS

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There are 16 en suite letting bedrooms to the main hotel, sleeping 32. Each of the rooms have colour TV, coffee and tea making facilities and some providing stunning views to the surrounding gardens.

WILLOUGHBY COURT

Willoughby Court is an adjoining building with 19 luxury apartments set around a tiled and covered courtyard. Each of the suites comprise of hallway, lounge, bedroom and en suite bedroom and bathroom and offer tea and coffee making facilities and flat screen TVs.

LEISURE FACILITIES

Situated within the hotel grounds, is the spa and leisure facilities which briefly comprise of reception hall with reception counter, hairdressing salon and nail bar, relaxation room and hydro pool, swimming pool with Jacuzzi and sauna and steam rooms. There is also a bar and bistro with seating for around 30, centred around a traditional brick fireplace. There is a small gym with outdoor seating and relaxing area. Situated to the second floor is the Maple Suite, a meeting room which has seating for up to 20 and which has separate break-out area and snooker room. There are 9 treatment rooms and ladies and gents WCs.

SERVICE AREAS

There are three fully equipped commercial kitchens which service the baronial hall, main hotel restaurant and bistro situated within the leisure spa area. Each of the kitchens have stainless steel appliances and equipment, prep-areas, wash-up areas and walk-in fridges.

OUTSIDE

The hotel is set within around 10 acres grounds (unmeasured) and is centred around the pretty courtyard with manicured lawns, neatly trimmed hedges and colour landscape borders. There is a “secret garden” with wall borders and providing an ideal setting for photographs and two gravel car parks with capacity for around 110 vehicles.



SERVICES

Broxtowe Borough Council in Beeston (0115) 917 7777.
Mains water, drainage, electricity and gas.

WEBSITE

www.bespokehotels.com/risleyhallhotel

LICENCES

Premises Licence
Civil Ceremonies Licence

TRADE

Management figures provided by the management company for the period year ending April 2011 shows turnover of £1,323,879 excluding VAT.

Further trading information can be made available to any seriously interested parties after viewing.



PRICE

Offers of £2,250,000 are invited for the freehold complete with goodwill and trade contents (according to inventory). Stock at valuation.

FINANCE

Colliers International is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

TO VIEW

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.

DIRECTIONS

Travelling along the M1 Motorway, take junction 25 sign posted for A52 Nottingham/Derby. Continue for around 0.25 mile and at the roundabout take the fifth turning into Bostock Lane. Proceed for a further 0.5 mile turning left onto Derby Room (B5010) and then for a further 0.5 mile locating Risley Hall on the right and side.





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Energy Performance Certificate

Non-Domestic Building



SPA

Risley Hall Country House Hotel

Derby Road

Risley

DERBY

DE72 3SS

Certificate Reference Number:

0960-3978-0339-7672-7024

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **78**

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	1204
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	150.62

Benchmarks

Buildings similar to this one could have ratings as follows:

35 If newly built

94 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: DesignBuilder SBEM v2.4.2 using calculation engine SBEM v4.1.c.3

Property Reference: 323787770002

Assessor Name: Ian Almond

Assessor Number: STRO000427

Accreditation Scheme: Stroma Accreditation

Employer/Trading Name: Burcote Consultancy Ltd

Employer/Trading Address: Henge Barn Pury Hill Business Park Alderton Road

Issue Date: 20 Jun 2011

Valid Until: 19 Jun 2021 (unless superseded by a later certificate)

Related Party Disclosure: Not related to the owner

Recommendations for improving the property are contained in Report Reference Number: 9372-4076-0793-0702-6895

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on **0800 085 2005**