



HALL GARTH HOTEL & COUNTRY CLUB,
DARLINGTON
WELL APPOINTED COUNTRY HOUSE HOTEL FOR SALE



SUMMARY

- Well-appointed country house hotel within a magnificent period property
- 56 en suite bedrooms with leisure complex, conference facilities and 9-hole golf course
- Set within approximately 67 acres of grounds
- Turnover year ended 31st December 2012 £1,795,735 excluding VAT

- Offers in the Region of £1.95m



INTRODUCTION

Hall Garth Hotel is an impressive country house hotel set within approximately 70 acres of its own parkland. The hotel is accommodated within a stunning period property and includes extensive leisure facilities.

Located just outside the market town of Darlington in County Durham, the property provides an ideal location for a break, a wedding or a business event. The accommodation is both extensive and well laid out and as such provides a relaxed and welcoming environment for any form of custom.

Darlington offers a variety of shops, a daily indoor market and a large market square. Attractions in Darlington include family-friendly venues such as Darlington Railway Centre & Museum and the famous Beamish Museum or discover the area's heritage with Piercebridge Roman Fort and Tees Cottage Pumping Station.

To the North is the magnificent Northumberland coast with its open beaches and historical castles and to the South are the popular Yorkshire coastal resorts including the seaside towns of Whitby, Filey, Scarborough and Bridlington, and the Yorkshire dales and moors providing stunning scenery and many outdoor activities.

THE PROPERTY

The property was built in the mid to late 17th century as a large private residence.

The building is constructed of limestone under a pitched welsh slate roof.

It is Grade II listed.

PUBLIC AREAS

The hotel is split over 3 areas.

Within the main building are:

A well appointed reception area comprising the main reception and a comfortable lounge seating approximately 12.

The restaurant which is tastefully decorated and set out over 2 areas, providing approximately 80 covers.

Adjacent to the restaurant is "The Green Room" providing seating for around 20 people. In addition, 2 more lounges are provided, both with seating for 10, and the hotel also includes a substantial conservatory with seating for 20.

Within the "Hall Bar" is a large well stocked bar servery.

There are a variety of conference facilities available. In the main building these include:

"The Brafferton Suite" (200 banquet, 280 theatre)

"The Summerson Suite" (180 banquet, 250 theatre).

Within the "Stables" are:

A substantial self contained pub unit with a large bar area and lounge seating 15, 2 more lounges seating 15 and 22 respectively, a games area with seats for 15 and a well located conservatory seating 26.

Within the "Mill House" is a conference room known as "The Mill House Suite" which provides seating for 20.



LETTING BEDROOMS

The hotel comprises 56 bedrooms. (10 feature 4 poster rooms and 46 double/twin).

40 bedrooms are located on the 1st floor of the main building, including the 10 feature rooms, 10 are located on the 1st floor of the "Stables", and 6 are located over the ground and 1st floors of the "Mill House"

All bedrooms are provided with en suite bathrooms, satellite TV, WiFi, hairdryer, iron and ironing board and tea and coffee making facilities.

LEISURE FACILITIES

The extensive leisure facilities are located on the ground floor of the "Mill House". It comprises a swimming pool with sauna/steam rooms and a Jacuzzi, a lounge area, male and female changing areas and gym all served with a reception area which includes the golf Pro-Shop.

A separate reception is provided for the beauty area which has 3 treatment rooms and a hair salon.

Externally the hotel includes a 9-hole golf course constructed in 1992.

SERVICE AREAS

A commercial kitchen is provided with preparation areas, wash up areas and walk in fridge and dry store.

Administrative offices are located within the main building and the "Stables".



OUTSIDE

The hotel enjoys well landscaped gardens and grounds, including a unique medieval hunting lodge, which are laid out over approximately 70 acres. A site plan can be provided upon request.

A car park is provided for approximately 120 vehicles.

SERVICES

We understand that the property is served with mains gas, electricity, water and drainage.

The property is served with gas fired central heating.

The property has 1 passenger lift.

2013 LISTINGS

AA 3 Star (75%)

The property is marketed as part of the Classic British Hotels consortium.

LICENCES

Premises Licence

Civil Marriage Licence

WEBSITE

www.hallgarthdarlington.co.uk



TENURE

The property is held freehold.

DATA ROOM

A secure dataroom can be accessed by seriously interested parties upon request which contains further information on the property. Please note this is a confidential matter and therefore a confidentiality undertaking must be signed before access to further information can be given.

TRADE

The hotel benefits from a wide range of sources of revenue including room sales, food and beverage, weddings, conference trade and leisure memberships.

We are informed that turnover for the year end 31st December 2012 was £1,795,735 excluding VAT.

Occupancy rates at the hotel have been consistently good for the last 3 years and are forecast to continue, with each year achieving comfortably over 60%.

Further trading information can be provided to seriously interested parties upon request.

DIRECTIONS & MILEAGES

The property has good links by road and is approximately; 16 miles from Middlesbrough, 47 miles north of York, 63 miles north of Leeds, 73 miles east of Carlisle and 37 miles south of Newcastle Upon Tyne.

If traveling on the A1(m), North or South, leave the motorway at junction 59 and follow the A167 approaching Darlington. After a short time turn left onto Brafferton Lane and Hall Garth Hotel is approximately 0.2 miles on the right.

The nearest railway station is located within Darlington town centre and provides direct access to York, Durham and Newcastle upon Tyne.





PRICE

Offers in the region of £1,950,000 are invited for the freehold property, complete with goodwill and trade contents (according to inventory) but excluding personal items. Stock at valuation.

FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:

Julian Troup

+44 (0) 161 831 3324

julian.troup@colliers.com

Peter Bean

+44 (0) 113 200 1890

peter.bean@colliers.com

15 – 16 Park Row
Leeds
West Yorkshire
LS1 5HD



SUBJECT TO CONTRACT

Disclaimer

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Energy Performance Certificate

Non-Domestic Building



LEISURE CENTRE HALL GARTH HOTEL
Sonoma Hotels Group
Hall Garth Golf & Country Club Hotel
Coatham Mundeville
DARLINGTON
DL1 3LU

Certificate Reference Number:
0178-0132-9379-7504-3006

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

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

94

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Mechanical Ventilation
Total useful floor area (m ²):	502
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	416.23

Benchmarks

Buildings similar to this one could have rating as follows:

35

If newly built

94

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

Assessment Software:	CLG, iSBEM, v4.1.d, SBEM, v4.1.d.0
Property Reference:	777331590008
Assessor Name:	William Louis Johnston
Assessor Number:	LCEA029636
Accreditation Scheme:	CIBSE Certification Limited
Employer/Trading Name:	hurleypalmerflatt
Employer/Trading Address:	The Pentagon Centre, 36 Washington Steet, Glasgow G3 8AZ
Issue Date:	2012-04-25
Valid Until:	2022-04-24
Related Party Disclosure:	

Recommendations for improving the property are contained in Report Reference Number: 0040-7933-0472-9158-1070

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 Department's website at www.epb.dfpni.gov.uk, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.

Energy Performance Certificate

Non-Domestic Building



MAIN BUILDING HALL GARTH HOTEL
Sonoma Hotels Group
Hall Garth Golf & Country Club Hotel
Coatham Mundeville
DARLINGTON
DL1 3LU

Certificate Reference Number:
9797-3054-0327-0106-0395

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



◀ **72** 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):	5216
Building complexity (NOS level):	4
Building emission rate (kgCO ₂ /m ²):	125.88

Benchmarks

Buildings similar to this one could have rating as follows:

33 If newly built

88 If typical of the existing stock

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Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

Assessment Software:	CLG, iSBEM, v4.1.d, SBEM, v4.1.d.0
Property Reference:	777331590006
Assessor Name:	William Louis Johnston
Assessor Number:	LCEA029636
Accreditation Scheme:	CIBSE Certification Limited
Employer/Trading Name:	hurleypalmerflatt
Employer/Trading Address:	The Pentagon Centre, 36 Washington Steet, Glasgow G3 8AZ
Issue Date:	2012-04-25
Valid Until:	2022-04-24
Related Party Disclosure:	

Recommendations for improving the property are contained in Report Reference Number: 0076-0142-9379-7594-3006

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 Department's website at www.epb.dfpni.gov.uk, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

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Energy Performance Certificate

Non-Domestic Building



MILL HOUSE HALL GARTH HOTEL
Sonoma Hotels Group
Hall Garth Golf & Country Club Hotel
Coatham Mundeville
DARLINGTON
DL1 3LU

Certificate Reference Number:
0040-7933-0372-9159-1070

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

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

67

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	458
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	175.76

Benchmarks

Buildings similar to this one could have rating as follows:

36

If newly built

95

If typical of the existing stock

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Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

Assessment Software:	CLG, iSBEM, v4.1.d, SBEM, v4.1.d.0
Property Reference:	777331590009
Assessor Name:	William Louis Johnston
Assessor Number:	LCEA029636
Accreditation Scheme:	CIBSE Certification Limited
Employer/Trading Name:	hurleypalmerflatt
Employer/Trading Address:	The Pentagon Centre, 36 Washington Steet, Glasgow G3 8AZ
Issue Date:	2012-04-25
Valid Until:	2022-04-24
Related Party Disclosure:	

Recommendations for improving the property are contained in Report Reference Number: 9797-4054-0327-0109-1301

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 Department's website at www.epb.dfpni.gov.uk, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

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Energy Performance Certificate

Non-Domestic Building



THE STABLES HALL GARTH HOTEL
Sonoma Hotels Group
Hall Garth Golf & Country Club Hotel
Coatham Mundeville
DARLINGTON
DL1 3LU

Certificate Reference Number:
9797-3054-0327-0107-1305

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

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

58

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	874
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	124.4

Benchmarks

Buildings similar to this one could have rating as follows:

32

If newly built

85

If typical of the existing stock

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Employer/Trading Name:	hurleypalmerflatt
Employer/Trading Address:	The Pentagon Centre, 36 Washington Steet, Glasgow G3 8AZ
Issue Date:	2012-04-25
Valid Until:	2022-04-24
Related Party Disclosure:	

Recommendations for improving the property are contained in Report Reference Number: 0177-0142-9379-7504-3006

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