



# KILWORTH HOUSE HOTEL & THEATRE

LUTTERWORTH ROAD, NORTH KILWORTH, LEICESTERSHIRE, LE17 6JE



CHRISTIE & CO AND SAVILLS BRING TO THE MARKET FOR THE FIRST TIME,  
THE RENOWNED KILWORTH HOUSE HOTEL & THEATRE



# THE OPPORTUNITY

Set in the heart of rural Leicestershire, Kilworth House Hotel & Theatre is a Victorian estate occupying 38 acres of beautifully manicured parkland; a well-established hotel destination benefiting from the hotel's ornate Victorian Orangery and a stunning, award-winning open-air theatre venue situated in the attractive grounds and adding a magnificent open air theatre in the grounds in 2007.



Treatment Room



Top Hat 2017



# THE HISTORY

Originally a family home at the end of the 19th Century for John Entwisle, the High Sheriff of Leicestershire, it was turned into flats in the 1960's by the Snowdon family and bought in 1999 by the current owners who have restored it to its former glory, transforming it into a beautiful hotel and adding a magnificent open air theatre in the grounds in 2007.







# KEY INVESTMENT HIGHLIGHTS

Grade II Listed Italianate country house estate

Located a short distance from the M1 (J20)

Set in 38 acres of grounds – sufficient space for further development, subject to planning

Profitable country house hotel with a variety of income streams including an outdoor theatre

Popular wedding venue

Potential to brand the hotel to an international hotel brand, benefiting from enhanced sales and reservation distribution

Development potential for a full spa and leisure facilities

Freehold



The Shelley Room





The Marlowe Room

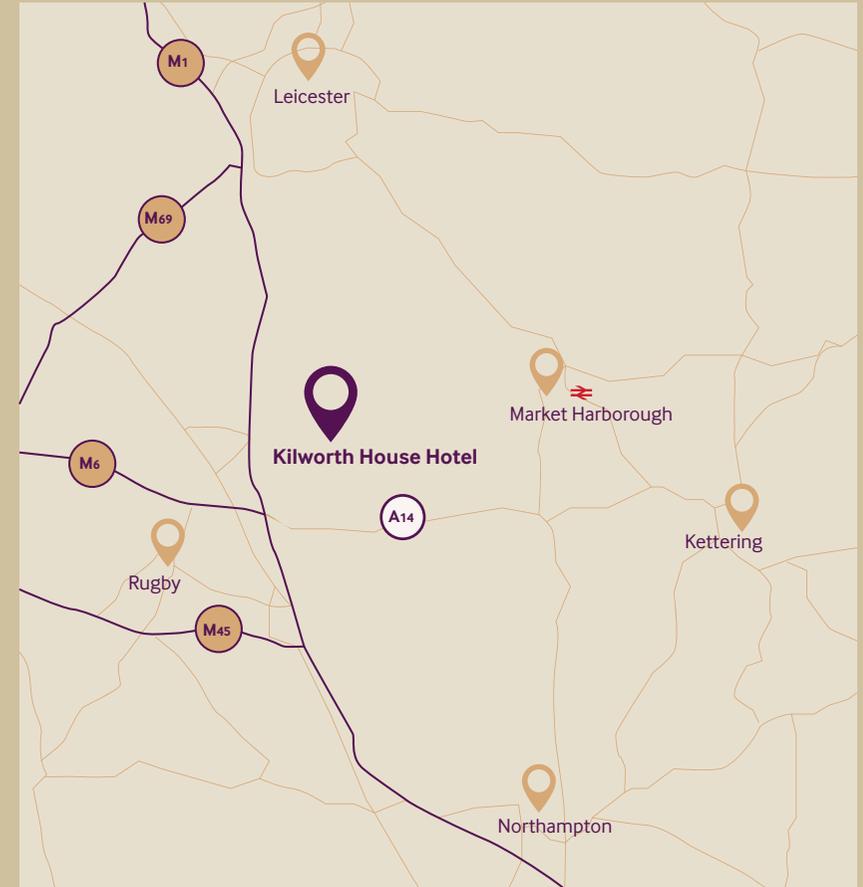
# LOCATION

Kilworth House Hotel is set within 38 acres of landscaped grounds, just four miles east of Junction 20 of the M1 and easily accessible from the M69, M42, M6 and A14. Its situation and facilities make it an ideal location for corporate events and leisure weekends.

Express inter-city trains from London leave St Pancras International almost every hour and the journey takes just over one hour on the Midland mainline to reach Market Harborough Station, which sits 20 minutes away from the estate by car.

Kilworth House Hotel is located within easy reach of several international and regional airports. East Midlands and Birmingham International Airports are each only around forty five minutes away by car. Stansted and Luton Airports are approximately an hour and a half's drive, and Heathrow and Manchester Airports are both approximately two hours by road.

Kilworth House Hotel can accommodate arrival by helicopter at the private helipad located within the grounds. Ordnance Survey Reference SP834601. Health and safety precautions are in place and notice must be given prior to arrival.



Leicester, England



Althorp Hall, Northampton

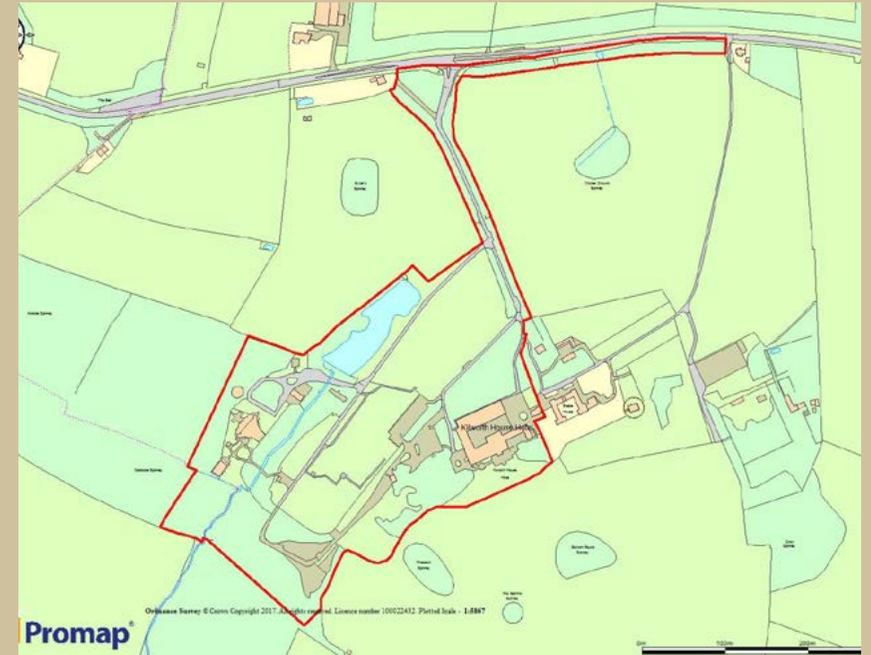
# PROPERTY

Set in expansive grounds, Kilworth House Hotel is a Grade II Listed hotel offering fine dining, luxury accommodation and an open-air theatre with a capacity of 550 seats. The hotel is a former family home with two unique features – the award-winning open-air theatre set in a wooded glade beside a lake, and the hotel's ornate Victorian Orangery overlooking the parkland.

The hotel comprises 44 well-appointed period bedrooms in excellent condition as well as 2 restaurants, 4 private dining rooms and 8 conference rooms, catering from small, informal meetings to large corporate events.

As the region's most exclusive retreat for marriage ceremonies, Kilworth House Hotel is a popular wedding venue, catering for up to 130 guests. The hotel also benefits from a Civil Wedding Licence; both ceremonies and receptions can be accommodated.

Outdoor activities include fishing at the lake within the estate, two walking trails, and a number of golf clubs in the surrounding area such as Kilworth Springs Golf Club and Lutterworth Golf Club.







The Tennyson Room



The Milton Room



The Keats Room



## FACILITIES OVERVIEW

Guest Rooms	Quantity
Luxury	11
Garden	33
<b>Total</b>	<b>44</b>

# CONFERENCE, EVENTS & PRIVATE DINING

<b>Number of Rooms</b>	<b>8</b>
<b>Room</b>	<b>Max Capacity</b>
Hardy Suite	80
Dickens Suite	80
Staging Post	40
Austen Room	32
Johnson Room	12
Shakespeare Room	20
Byron Room	8
The Blake Room	Informal meeting lounge

<b>Restaurants</b>	
The Orangery	130
The Wordsworth	40

<b>Private Dining</b>	
The Library Room	40
The Staging Post	40
The Shakespeare Room	20
The Byron Room	8

<b>Leisure Facilities</b>	
Beauty studios	2

<b>External Areas</b>	
Car parking spaces	C. 100
Site area	38 acres



The Blake Room



The Orangery



# THE THEATRE

The Kilworth House Theatre opened in 2007 in a beautiful wooded glade close to the lake in the grounds of Kilworth House Hotel. There's a special aura and magic about open-air theatre on a beautiful English summer's evening, so what better way to experience that magic than amidst the magnificent surroundings of the Kilworth estate, enjoying a professional production of a standard rarely seen outside the West End of London.

The auditorium has a maximum capacity of 550 comfortable, padded seats in tiered rows, all of which provide a superb view of the stage. Magnificent sail-like canopies provide protection for the whole audience and performers against adverse weather.



West Side Story 2016

Bar facilities and seating areas are provided within the theatre complex which opens one hour before the start of the show. It is also possible to book a pre-theatre dinner or lunch in the hotel or alternatively guests can bring their own picnic to enjoy in the picturesque Kilworth estate.

Our authentic log cabin restaurant, The Staging Post, is idyllically situated next to the theatre. This unique facility offers exclusive hospitality for 30-60 guests pre-show.



Guys and Dolls 2018



# THE BUSINESS

The property benefits from being located in close proximity to Junction 20 of the M1 motorway and as a result, is a popular corporate and leisure hotel that attracts business from local businesses and national leisure guests. Due to the property being completed and opened in 2003 and maintained to a high quality, it is well positioned to further capitalise on the conference, meetings and events market.

Detailed trading information will be made available to bona fide parties via the virtual data room upon completion of a confidentiality agreement.



## VALUE ENHANCEMENT POTENTIAL

There exists the development potential to add a spa and extensive leisure facilities to the site, subject to the necessary planning consents.

The hotel represents a superb opportunity for re-branding or re-positioning.

In addition, the hotel owns a number of residential properties, available by separate negotiation. Further information is contained within the Virtual Data Room.



## TENURE

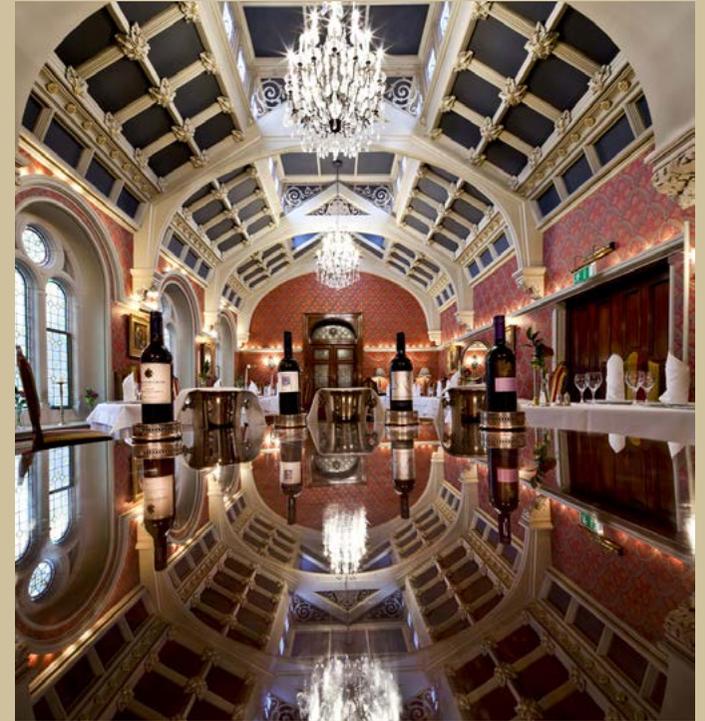
Kilworth House Hotel & Theatre is held on a freehold basis.

## PRICE & BASIS OF OFFER

Offers based on £11,000,000 for the freehold interest via an asset sale are invited.

## LICENCES

We understand that the hotel benefits from all the necessary licences for the conduct of the business.



The Byron RoomS

For further information on this exciting opportunity, please contact the Project Team for a Confidentiality Agreement and access to the secure data-site.

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