

# Tarsus Hotel, Daventry Road, Southam, CV47 1NW

## Development Opportunity

- Excellent Location on the outskirts of Southam
- Close to the towns of Leamington Spa and Rugby
- Refurbishment/ Development Potential
- Extends to 0.23 hectares (0.55 acres)



August 2019

# FOR SALE

1 Alscot Studios, Alscot Park  
Atherstone on Stour  
Stratford upon Avon  
CV37 8BL



T: 01789 298 006

[www.dobson-grey.co.uk](http://www.dobson-grey.co.uk)

## LOCATION

Southam is a popular market town in South Warwickshire. The town is situated on the River Stowe. It is centrally located between the towns of Leamington Spa (approx. 7 miles) and Rugby (approx. 10 miles) with good transport links to other of major centres such as Daventry to the east (10.9 miles away) and Stratford upon Avon to the west (20 miles away).

## SUBJECT PROPERTY

The subject property occupies a predominantly flat rectangular shaped site situated on the eastern outskirts of Southam. The site steps down to the rear with blockwork retaining features to side and rear of the site.

To the east, the property overlooks open fields. To the north, Grandborough Farm and to the south is a modern housing estate. The principal access onto the site is from the Daventry Road with 4 side accesses directly onto the private lane which leads down to Grandborough Farm.

The subject property is a red brick part two and half, two and single storey hotel premises constructed in 1980s which has been extensively extended. The hotel provides 14 rooms with generous open plan restaurant facilities and bar, providing roughly 120-130 covers.

The hotel is situated beneath part pitched corrugated clay tiled roofs and flat felt covered and mono pitched roofs. The central front section has a windowed parapet feature. The front elevation is punctuated with bay window features at ground floor level with principal access into the hotel from the centre. Windows to the property are double glazed timber casement windows with decorative bars to the first floor apartment. Gutters and downpipes are brown plastic integral in part (eastern elevation).

Internally, the central part of the hotel comprises the following accommodation on the ground floor: entrance lobby, office, bar, restaurant, servery, extensive kitchens, preparation area, food store room and fridge area, stores, wine and beer storage, male and female toilets.

The Courtyard first floor bedrooms are accessed via an external balcony overlooking an attractive courtyard with central water feature and climbing grapevines. Bedroom 14 is located on the second floor and is accessed via metal fire escape stairwell.

Passing through the terracotta ceramic tiled courtyard to the rear of the property, there are a series of storage and outbuildings.

Further accommodation comprises a 3 /4 bed first floor residential property which is accessed from the front to the east side of the building and from within the hotel. The apartment comprises the following accommodation: 3 bedrooms with one ensuite, bathroom with separate shower and corner bath, study and lounge/bedroom.



## SUBJECT TO CONTRACT

1. Particulars; these particulars are not an offer or contract, nor part of one. You should not rely on statements by Dobson-Grey Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Dobson-Grey Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Measurements etc.: The photographs refer to elements/parts of the property as they appeared at the time the photographs were taken. Areas, measurements and distances given are approximate only and should not be relied upon. If such details are fundamental etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection and make their own enquiries with the necessary authorities that these matters have been properly dealt with and that all information is correct.
3. VAT: VAT position relating to the property may change without notice. All prices quoted are exclusive of VAT.
4. The vendor reserves the right not to accept the highest, or any offer made. Whilst we endeavour to make our particulars accurate and reliable, if there are any points which are of particular importance to you, please contact Dobson-Grey Ltd and we will be pleased to check the information with the Seller(s)/Lessor(s), particularly if you are travelling some distance to view the property.

Dobson-Grey are a firm regulated by the Royal Institution of Chartered Surveyors and the Consumer Protection from Unfair Trading Regulations (2008)(CPRS) and Business Protection from Misleading Marketing Regulations (2008)(BPRS). The RICS, the CPRS and MPRS protect consumers, business customers and competitors from unfair and unprofessional commercial practices. Should you feel you have been misled and have any complaints, in the first instance, direct them to our Complaints Handling Team. Should you require any additional signposting or support during any transaction, a member of the Dobson-Grey Team, is available to support you or your organisation.

## SUBJECT PROPERTY CONTINUED

Internally, guest bedrooms are attractively fitted out with papered walls with dado rail, painted ceilings, wall mounted feature lighting and central ceiling mounted fixtures. Bathrooms are fully tiled with bath and shower, WC and sink, with either ceramic or linoleum covered floors. Bedroom and restaurant floors are carpeted throughout.

The first floor residential apartment comprises timber fitted kitchen with cream plastic sink, separate cooker, tiled and plastered/painted walls, linoleum timber floors. Bedrooms are carpeted with fitted wardrobes. Fully tiled bathrooms have feature avocado feature sinks and corner bath with brass taps. The ensuite to bedroom 3 has full height tiled walls, sink, WC and double shower. Feature lighting with dimmer switches.

Heating to the hotel is via wall mounted radiators gas fired by 2 No. OSO 500 litre Norwegian hot water heaters. Showers are electrically heated such as MX Options Solo or Triton power.

Externally, parking is provided to the front of the hotel via a tarmacadamed undelineated spaces for approximately 20 vehicles. At the time of our inspection further storage was provided via a shipping container at the front of the car park. The car park had the benefit of flood lighting to the perimeter and flag poles to the road frontage.

Boundaries to the property comprised close boarded timber fences, block work retaining walls to the rear along the private lane access and a variety of trees and hedgerows.

### Council Tax/Rateable Value:

The subject property falls within Stratford upon Avon District Council for Council Tax and Non Domestic Rates purposes as follows:

Council Tax Reference 5075026009 - Band B (£40,001 to £52,000 as at 1 April 1991. Rateable Value £17,500 effective date 1 April 2017



## SUBJECT TO CONTRACT

1. Particulars; these particulars are not an offer or contract, nor part of one. You should not rely on statements by Dobson-Grey Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Dobson-Grey Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Measurements etc.: The photographs refer to elements/parts of the property as they appeared at the time the photographs were taken. Areas, measurements and distances given are approximate only and should not be relied upon. If such details are fundamental etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection and make their own enquiries with the necessary authorities that these matters have been properly dealt with and that all information is correct.
3. VAT: VAT position relating to the property may change without notice. All prices quoted are exclusive of VAT.
4. The vendor reserves the right not to accept the highest, or any offer made. Whilst we endeavour to make our particulars accurate and reliable, if there are any points which are of particular importance to you, please contact Dobson-Grey Ltd and we will be pleased to check the information with the Seller(s)/Lessor(s), particularly if you are travelling some distance to view the property.

Dobson-Grey are a firm regulated by the Royal Institution of Chartered Surveyors and the Consumer Protection from Unfair Trading Regulations (2008)(CPRS) and Business Protection from Misleading Marketing Regulations (2008)(BPRS). The RICS, the CPRS and MPRS protect consumers, business customers and competitors from unfair and unprofessional commercial practices. Should you feel you have been misled and have any complaints, in the first instance, direct them to our Complaints Handling Team. Should you require any additional signposting or support during any transaction, a member of the Dobson-Grey Team, is available to support you or your organisation.

### Accommodation:

We have measured the subject property in accordance with the RICS Property Measurement (1st Edition May 2015) as follows, a more detailed breakdown may be found in the Information Pack along with the basis of measurement:

Grand Total Area of Hotel, Stores & Residential Flat		
Accommodation	Sq m	Sq ft
Hotel Restaurant & Bar	413.99	4,456
Hotel Courtyard Block	319.79	3,442
External Stores	52.96	570
Residential	96.42	1,038
<b>Grand Total Area</b>	<b>883.16</b>	<b>9,506</b>



#### SUBJECT TO CONTRACT

1. Particulars; these particulars are not an offer or contract, nor part of one. You should not rely on statements by Dobson-Grey Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Dobson-Grey Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Measurements etc.: The photographs refer to elements/parts of the property as they appeared at the time the photographs were taken. Areas, measurements and distances given are approximate only and should not be relied upon. If such details are fundamental etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection and make their own enquiries with the necessary authorities that these matters have been properly dealt with and that all information is correct.
3. VAT: VAT position relating to the property may change without notice. All prices quoted are exclusive of VAT.
4. The vendor reserves the right not to accept the highest, or any offer made. Whilst we endeavour to make our particulars accurate and reliable, if there are any points which are of particular importance to you, please contact Dobson-Grey Ltd and we will be pleased to check the information with the Seller(s)/Lessor(s), particularly if you are travelling some distance to view the property.

Dobson-Grey are a firm regulated by the Royal Institution of Chartered Surveyors and the Consumer Protection from Unfair Trading Regulations (2008)(CPRS) and Business Protection from Misleading Marketing Regulations (2008)(BPRS). The RICS, the CPRS and MPRS protect consumers, business customers and competitors from unfair and unprofessional commercial practices. Should you feel you have been misled and have any complaints, in the first instance, direct them to our Complaints Handling Team. Should you require any additional signposting or support during any transaction, a member of the Dobson-Grey Team, is available to support you or your organisation.

### PLANNING\*

The property is being marketed for existing use however should development for alternative uses be of interest, the site has full planning consent for 'Demolition of existing buildings and erection of three new houses with car parking'. **Decision Notice: Reference No: 19/00450/FUL.**

### INFORMATION PACK

The site is to be sold freehold with vacant possession. Further information on title is available within the [Tarsus Information Pack](#) by following the link.

### SERVICES

We understand that the site has mains electricity, gas, water and drainage. Further details may be found in the Tarsus Information Pack. Interested parties should make their own enquiries regarding services.

### GUIDE PRICE

Offers for the freehold with vacant possession are invited subject to contract.

### VIEWING

All viewing to be strictly by prior appointment with sole agents Dobson-Grey Ltd. To Arrange a viewing or discuss the opportunity please contact Keri Dobson on 01789 298006/ 07771 997 320 alternatively via email [kdobson@dobson-grey.co.uk](mailto:kdobson@dobson-grey.co.uk).

(Date: August 2019)



### SUBJECT TO CONTRACT

1. Particulars; these particulars are not an offer or contract, nor part of one. You should not rely on statements by Dobson-Grey Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Dobson-Grey Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Measurements etc.: The photographs refer to elements/parts of the property as they appeared at the time the photographs were taken. Areas, measurements and distances given are approximate only and should not be relied upon. If such details are fundamental etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection and make their own enquiries with the necessary authorities that these matters have been properly dealt with and that all information is correct.
3. VAT: VAT position relating to the property may change without notice. All prices quoted are exclusive of VAT.
4. The vendor reserves the right not to accept the highest, or any offer made. Whilst we endeavour to make our particulars accurate and reliable, if there are any points which are of particular importance to you, please contact Dobson-Grey Ltd and we will be pleased to check the information with the Seller(s)/Lessor(s), particularly if you are travelling some distance to view the property.

Dobson-Grey are a firm regulated by the Royal Institution of Chartered Surveyors and the Consumer Protection from Unfair Trading Regulations (2008)(CPRS) and Business Protection from Misleading Marketing Regulations (2008)(BPRS). The RICS, the CPRS and MPRS protect consumers, business customers and competitors from unfair and unprofessional commercial practices. Should you feel you have been misled and have any complaints, in the first instance, direct them to our Complaints Handling Team. Should you require any additional signposting or support during any transaction, a member of the Dobson-Grey Team, is available to support you or your organisation.