



FOR SALE

Ghyll Manor Hotel & Restaurant
Rusper, Horsham, West Sussex RH12 4PX



Key Features

- Located 6.3 miles to the west of Crawley and 7.4 miles from Gatwick Airport, the hotel is within commuting distance of both London and Brighton
- 17th Century Manor House built in 1678, with detached modern extensions
- Providing a total of 29 individually styled bedrooms, including 6 cottage suites with sitting rooms
- The Manor House accommodates 9 of the letting bedrooms, lounge, bar, restaurant, terrace room and conservatory
- 5 Wedding/Function rooms including Hunsdon Hall, 3 of which are licensed for Wedding Ceremonies
- Attractive formal gardens in a site of circa 7 acres with parking for 50+ cars
- Planning consent to:
 - Demolition of the stable block and construct single storey hotel accommodation: (Ref:DC/19/2498)
 - Convert 4 existing rooms into 8 rooms (Ref:DC/14/0502) - this consent has expired





Location & Situation

Ghyll Manor is located on the High Street in the picturesque village of Rusper. Horsham is 4.8 miles (7.7km) to the south whilst Crawley and Gatwick are respectively 5.5 miles (8.8km) and 7.4 miles (11.9km) to the east, Dorking is 10.5 miles (16.8km) to the north. Junction 11 of the M23 is circa 6 miles (9.6km) to the south and the hotel is within commuting distance of both Brighton and London.

Central London	35 miles (56km)
Gatwick	7.4 miles (12km)
Central Brighton	25 miles (41km)





Description & Accommodation

Ghyll Manor is an attractive oak beamed Country House Hotel. Originally built as a private residence in the late 17th Century, it is set in approximately 7 acres of private grounds comprising, lawns, woodland, landscaped gardens, a lake and a summerhouse plus parking for over 50 cars.

The Manor House provides 9 of the 29 guest bedrooms. The remaining 20 bedrooms are located in the more modern mews annexe buildings and cottages, accessed through covered paved pathways.

In addition to the bar and restaurant, the hotel has the benefit of a number of function rooms to include Hunsdon Hall, wedding and event space, able to accommodate up to 120 guests.

Lounge

Located between the hotel reception and the bar, the lounge with seating for 16/18, is carpeted, has wood wall panelling and an attractive stone surround open fire place.

Bar

Has a more modern feel, cream coloured tile flooring, painted walls, and with seating set to the front of the dark wood panelled service bar.





Restaurant

Seating up to 60. Cream painted walls, light wood parquet flooring, brightly coloured padded seating, and polished wooden tables along with a large working inglenook fireplace, all combine to create an attractive setting. From the restaurant there are views across and direct access to, a large terrace and the extensive gardens. The terrace is ideal for al fresco dining and afternoon teas, in fine weather.

Conservatory

As with the Bar, cream tile flooring, dark rattan seating and glass topped rattan tables, overlooking the gardens and a large side terrace, which provides additional customer seating set around a water feature.





Letting Accommodation

There are a total of 29 en-suite guest rooms, 9 of which are located within the Manor House. These are large rooms, with some having 4 poster beds and lounge areas.

Of the remaining 20 guest rooms, 14 are mews rooms, set either side of Hunsdon Hall and 6 are cottage suites set around a garden courtyard, 3 of these have views across, and direct access to, the landscaped gardens and lake.

Room Configuration

There are a total of 29 doubles, 7 of which can be converted to twin rooms as required. All rooms have en-suite facilities





Wedding, Function & Conference Facilities

Hunsdon Hall

With a high vaulted oak beamed ceiling, it is a popular wedding, party and conference venue with washroom facilities and small holding kitchen. It has a large covered external area to one side, suitable for pre and after lunch/dinner drinks.

Terrace Room

Located to one side of the Conservatory and can be integrated or separated from the conservatory as business requires.

The Conservatory

Located off the Bar and alongside the Terrace Room.

Summer House

Located in the hotels grounds, an attractive detached property, suitable for smaller wedding ceremonies.

Boardroom

Located within the modern annexe and suitable for small meetings up to 14. It has its own DDA Compliant washroom facilities .





Ancillary Areas

Hotel Kitchen

Located to one side of the restaurant is a 'still room'. Off this, is the large, fully equipped kitchen. In addition to the extensive cooking facilities, there are preparation areas, a plate wash, a pot wash and a fridge/ freezer room together with the wine cellar and general store. The kitchen serves all parts of the business in conjunction with the holding kitchen, located alongside Hunsdon Hall.

Manor House

Off the hotel's entrance hallway is the main operational office.

Basement

Accessed off the hotel reception, a small basement provides further office accommodation.

Stable Block

There are a number of outbuildings along one side of the site, these currently provide storage for the business and the gardener. Planning consent has been obtained to redevelop the stable block to create 8 new ensuite double bedrooms.

Car Parking

There is hard surface parking for some 50 cars to the front of the Manor House and the annexe buildings.

A further area east of Hunsdon Hall is used as required for additional over flow parking.





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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



Planning / Development Potential

A full planning history for the property is available on the Horsham District Council website – www.Horsham.gov.uk

Recent planning consents include:

- Demolition of the stable block and construction of a single storey block to provide 8 en suite double bedrooms (Ref: DC/19/2498)
- Conversion of 4 existing rooms (Birch Cottage, Ash Cottage, Chestnut Cottage & Magnolia Cottage) into 8 en suite double bedrooms (Ref: DC/14/0502)

As well as continuation of hotel and leisure use we believe there to be potential for alternative uses.

Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning and alternative use / development potential.

Fixtures & Fittings

We are advised that all fixtures, fittings and other items associated with the running of the business are owned outright and other than any items badged or specifically linked to CSMA Club, these will be included within the disposal.

Licences

We understand that the property has the benefit of a Premises Licence and 3 individual Wedding Licences, these being for, Hunsdon Hall, Terrace Room and the Summer House.





BUILDINGS PLAN

For identification purposes only

2.02 Ground Floor Plan

- 1 Rear of overflow carpark
- 2 Overflow carpark
- 3 Hunsdon Hall Accommodation
- 4 Hunsdon Hall Dining / Function
- 5 Stables : Plant/Storage/Workshop
- 6 Hunsdon Mews / Stable Mews
- 7 Bothy Cottage
- 8 Birch Cottage
- 9 Ash Cottage
- 10 Board Room
- 11 Oak Cottage
- 12 Chestnut Cottage
- 13 Magnolia Cottage
- 14 Terrace Walkways
- 15 Kitchens / Ancillary
- 16 Dining / Function - Terrace Room
- 17 Reception
- 18 Office
- 19 Lounge / Dining
- 20 Conservatory
- 21 Courtyard Cottage
- 22 Old Tennis Courts
- 23 Florist Garden Summerhouse
- 24 Pond (Ex Swimming Pool)
- 25 Changing Rooms
- 26 Small Amphitheatre
- 27 Lake
- 28 Refuse Storage
- 29 Drainage Plant
- 30 Ghyll Cottage
- 30A Ghyll Cottage
(alternative ownership)
- 31 Entrance
- 32 Exit
- 33 Rusper High Street
- 34 The Plough (PH)





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Rateable Value

Rateable Value 2017: £117,500

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

EPC

An Energy Performance Certificate (EPC) is available upon request.





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Tenure

Freehold.

Terms

The freehold interest in the property is offered for sale with the benefit of vacant possession to include fixtures and fittings. The hotel has been closed. Price on application.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



Further Information

Please contact the sole agents Flude Property Consultants:

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