



FOR SALE

MAESMAWR HALL HOTEL
LONG LENGTH, CAERSWS, SY17 5SF

£895,000 – Freehold

SUMMARY

- 16th Century Country Hotel of immense character in about 4 acres
- 20 en suite letting rooms, meeting rooms and function room for 200
- 1 bedroom managers suite
- March 2019 showed £859,574 net sales



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Standing in about 4 acres at the end of a 280 metre long drive in the upper reaches of the River Severn, and surrounded by beautiful open countryside, much of Maesmawr Hall dates back to about 1535. The original part of the building, which includes the Bar, Lounge, Wainscot Room and several bedrooms, is full of character with elaborate fireplaces, exposed beams and much carved timberwork. Originally the seat of the High Sheriff, Maesmawr is now a busy commercial hotel. It is particularly suitable for weddings with the Hall a superb backdrop to the attractive gardens.

Maesmawr owes its popularity with business people and for meetings to its geography, being central for those travelling from both north and south Wales. National Resources Wales, Welsh Water, Football Association of Wales, various departments of the Welsh Government, and the National Trust are among the regular users, as well as the Welsh Air Ambulance, and businesses based in nearby Newtown. There is lovely countryside in the area and the A489 which passes the end of the drive is a busy route from the Midlands and the Welsh coast making Maesmawr, given its lovely buildings and rooms, a great location for leisure trade. Other regular guests in winter are connected to the local shoot.

The vendors bought Maesmawr in 2008 and have spent a good deal of time and money in improving the building over that time. They have transformed the function room into a lovely contemporary space, refurbished 17 of the en suite bedrooms and bathrooms, installed a new pressurised hot water system together with installing a new commercial kitchen and many other smaller things that an operator will appreciate such as relaying the paths through the grounds. They calculate a total investment of almost £500,000. After much enjoying their 12 years at the helm they are planning to wind down from running a busy hotel although loving the area they intend to remain local after sale.





THE PROPERTY

According to the Grade II* listing it is thought the original part of building was rebuilt in about 1663 having suffered a serious fire during the Civil War. There was a major extension built in 1874 and the Coach House was added sometime later. The main building is part timber framed with colour washed elevations under slate roofs. The Coach House is also colour washed with slate roofs. The accommodation in the main building is on ground, first and second floors and that in the Coach House on ground and first floors.

PUBLIC AREAS

The Outer Hall within the porch leads to the original Great Hall, now the Residents' Bar with bar servery. This room has a most attractive ornately carved fireplace with brass hood, and many exposed beams, The Wainscot Parlour is a Meeting Room which is also used for private dining and is oak panelled with exposed beams and another ornate open fireplace. The Garden Room Restaurant also has much character and normally seats up to about 30. There is a servery from the main bar area. To the rear of the hotel is the more modern development of a large Function Room with fire regulations covering up to 200. This room has its own bar servery and cloakrooms.

LETTING BEDROOMS

20 Letting Bedrooms including 2 suites of 2 rooms to sleep 43 (14 double or twin, 3 family, 2 suites and 1 single). 12 rooms are in the main building and 8 in the Coach House. All rooms have en suite facilities. 18 rooms have central heating radiators, the other 2 one having infrared panels and one with standard electric heating, all rooms have direct dial telephone, colour television, radio, tea and coffee making facilities and hair dryer.

STAFF / OWNERS ACCOMMODATION

There is a detached building in the grounds that offers a 1 bedroom suite for a manager or member of staff.

Former owners accommodation in the coach house has been converted to provide two guest suites but could easily be reconverted if required.

SERVICE AREAS

Kitchen, preparation area, washup area, various stores including an excellent one adjacent to the function room for tables and chairs, laundry, walk-in refrigerator. Staff room.

OUTSIDE

Approached by a very long tree lined drive from the main road the grounds open up to an attractive formal garden well screened by mature trees and shrubs including many specimens. In all the grounds extend to about 4 acres (unmeasured) and there is an extensive area of parking. Double garage and a large wood shed.



SERVICES

Powys County Council at Llandrindod Wells (01597 826000).

<https://en.powys.gov.uk/>

Mains electricity, water, private drainage, heating mainly by oil, cooking by LPG and electricity.

LICENCE

A premises licence has been granted. Wedding Licence.

WEBSITE

www.maesmawrhall.co.uk

TRADE

A draft trading profit and loss account for the year ended March 2019 shows net sales of £859,574. In the March 2020 sales dropped in the Jan-March period because of C19 and ended at £793,474 Further details on request, normally at the time of a viewing.

PRICE

£895,000 freehold complete with goodwill and trade contents (according to inventory) but excluding personal items. 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 of broker involved.

TO VIEW

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

IDENTITY CHECKS

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

DIRECTIONS

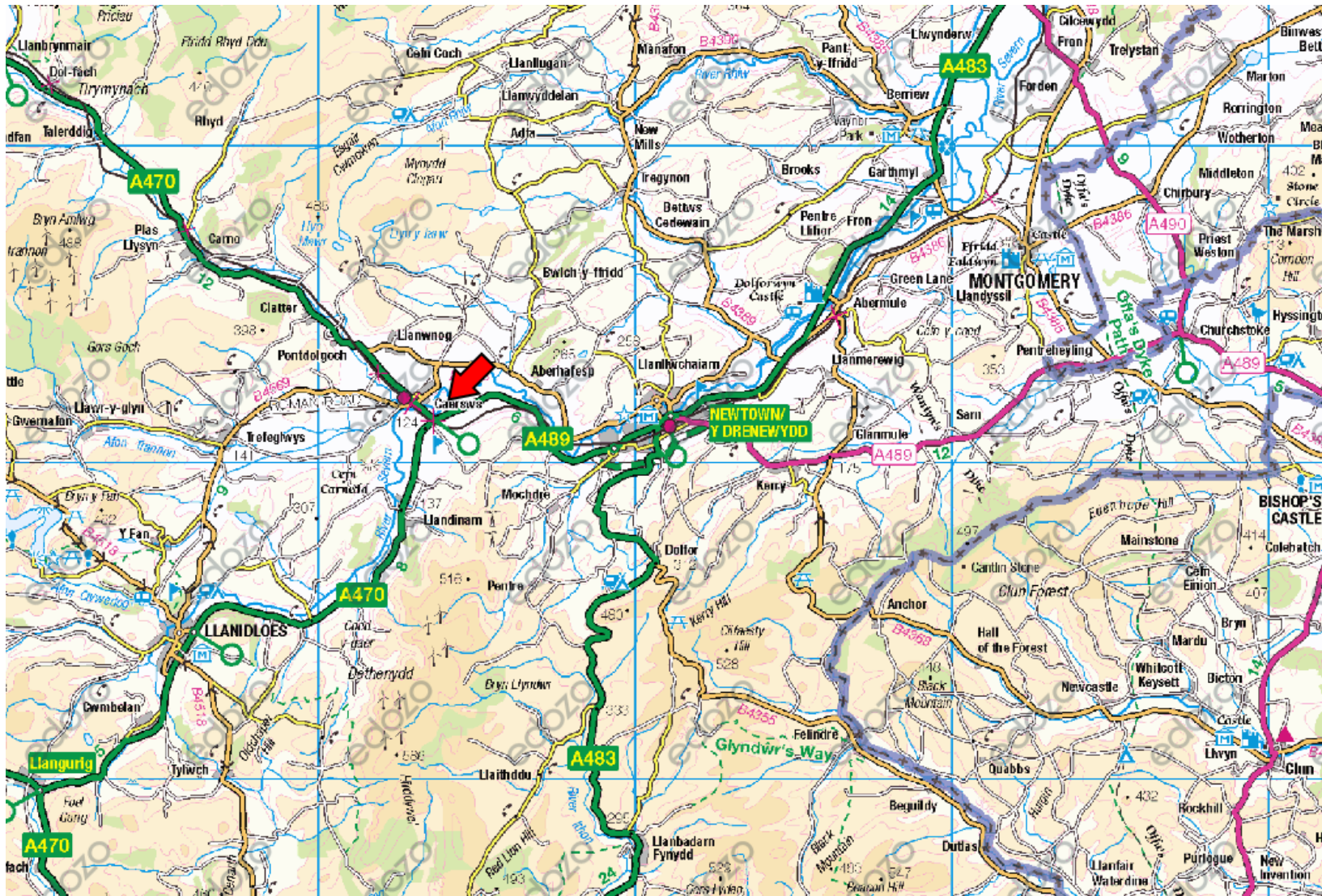
Take the A489 from Newtown signposted to Machynlleth and about 5 miles from Newtown signage will be seen indicating the entrance to Maesmawr Hall on the right hand side.



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MILEAGES

Caersws train station within 1 mile.
Newtown 5 miles, Machynlleth 22,
Shrewsbury 36, Ludlow 37, Birmingham
75, London 179.

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FURTHER INFORMATION

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