



FLINTSHIRE

NORTHOP HALL
COUNTRY HOUSE HOTEL

MERYDION

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FLINTSHIRE

NORTHOP HALL

COUNTRY HOUSE HOTEL

THE
CHEQUERS
RESTAURANT

WELCOME


Northop Hall Country House Hotel, in the heart of rural North Wales, is an exciting development just a short distance away from the historic and bustling city of Chester. A beautiful 19th century mansion nestled in nine acres of private woodland dating back to 1872, the charming hall offers a number of modern amenities against an elegant Victorian backdrop.

The hotel currently houses 37 bedrooms, a three bedroom cottage, a regionally renowned restaurant and it is one of the most popular wedding destinations in the region.

The first stage of a million pound refurbishment is currently underway, which will soon see a further 30 rooms, high specification lodges and stunning wedding facilities added to the hotel, increasing its value, footprint and profit.

The hotel lies in the charming village of Northop Hall (with a population of just over 1,500) close to the beautiful city of Chester, a city which sees continual visitor growth year on year. There are also excellent transport links to Liverpool and Manchester as well as a number of top UK attractions.

 417 reviews

 tripadvisor



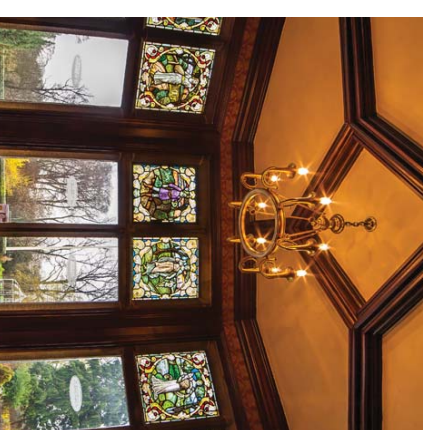


WHY INVEST IN HOTELS?

Investing in a hotel room tends to be one of the lowest risk investments and an excellent option to diversify and Brexit proof an existing portfolio, especially when it is UK based.

The impact of the weakened pound caused by Brexit is fuelling swift growth in the domestic hotel sector, with increased incoming international tourism and a rapid rise in domestic 'staycations'.

Visit Britain currently forecast 38.1 million visits in 2017, an increase of 4.0% on 2016 whilst a recent survey by global property advisor CBRE identifies the UK as the top European target for hotel investment in 2017.



GREAT LOCATION



The location of Northop Hall Hotel is key to the investment. Whether you are visiting North Wales, Chester and its surrounding attractions, or even Snowdonia National Park, Northop Hall provides a flexible location for visitors.

Chester is the closest city to Northop Hall lying just 10 miles to the east and is a hotbed for international tourism with 47 million visitors in 2015.



Overnight tourism in Flintshire increases year on year thanks to such attractions such as Chester Zoo (the UK's largest and most popular Zoo with over £1.6m visitors in the last 12 months), Chester racecourse, which welcomes over 300,000 revellers every Summer and Autumn, and Cheshire Oaks (the UK's largest designer outlet with over 7 million eager shoppers annually).



For visitors wanting to get away from the hustle and bustle of city attractions, North Wales is a hub of coastal activity. Many families choose one of the 99 North Wales beaches as their annual holiday. Last but not least, Snowdonia National Park lies less than an hour's drive from the hotel. This beautiful mountainous region offers a wide range of leisure activities in spectacular surroundings where you can find Britain's highest peak.

NORTH WALES

The 870-mile (1,400km) Wales Coast Path is the longest continuous coastal path in the world, running the entire length of our coastline. Every cove and clifftop comes with legends of pirates and smugglers, shipwrecks and saints, lost villages and sand-swamped castles – and around 230 beaches. Off the coast, 50 islands teen with birds, while the clear waters are home to seals, porpoises and the UK's largest pod of bottlenose dolphins.

walescoastpath.gov.uk



Puffin Island / 1
Anglesey



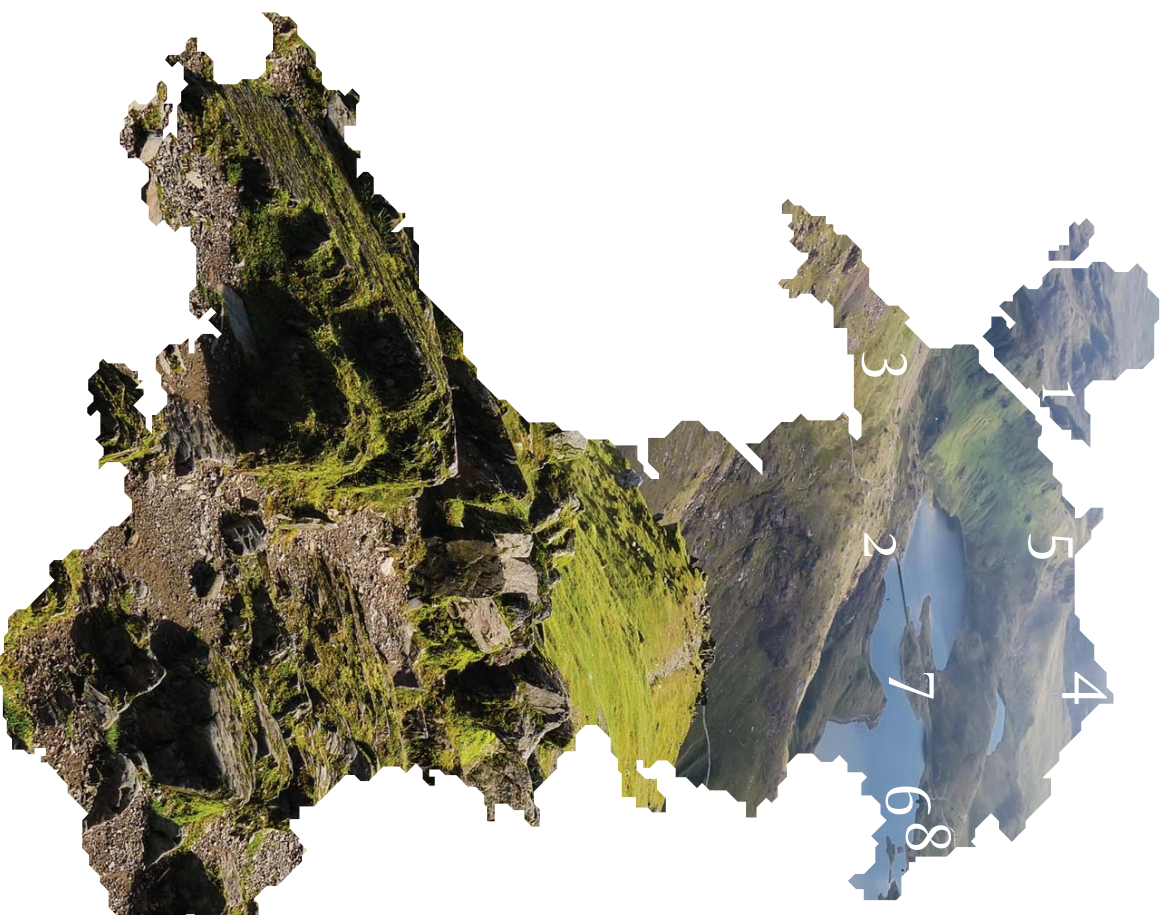
Snowdonia / 2
National Park



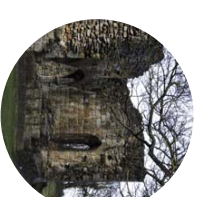
Coastal Surfing / 3
Hells Mouth, Llyn Peninsula



Point of Ayr Lighthouse / 4
Talacre Beach



Conwy Castle / 5
cadw.wales.gov.uk



Ewloe Castle / 6
Deeside CH5 3BZ



Mountain Biking Trails / 7
Coed Llandegla Forest



Northop Hall Hotel / 8
Flintshire

THE HOTELS MISSION

Northop Hall Country House Hotel aspires to be:

- The hotel destination of choice for visitors to the region
- The leading wedding venue in the area
- A popular business hub for conferences and other events

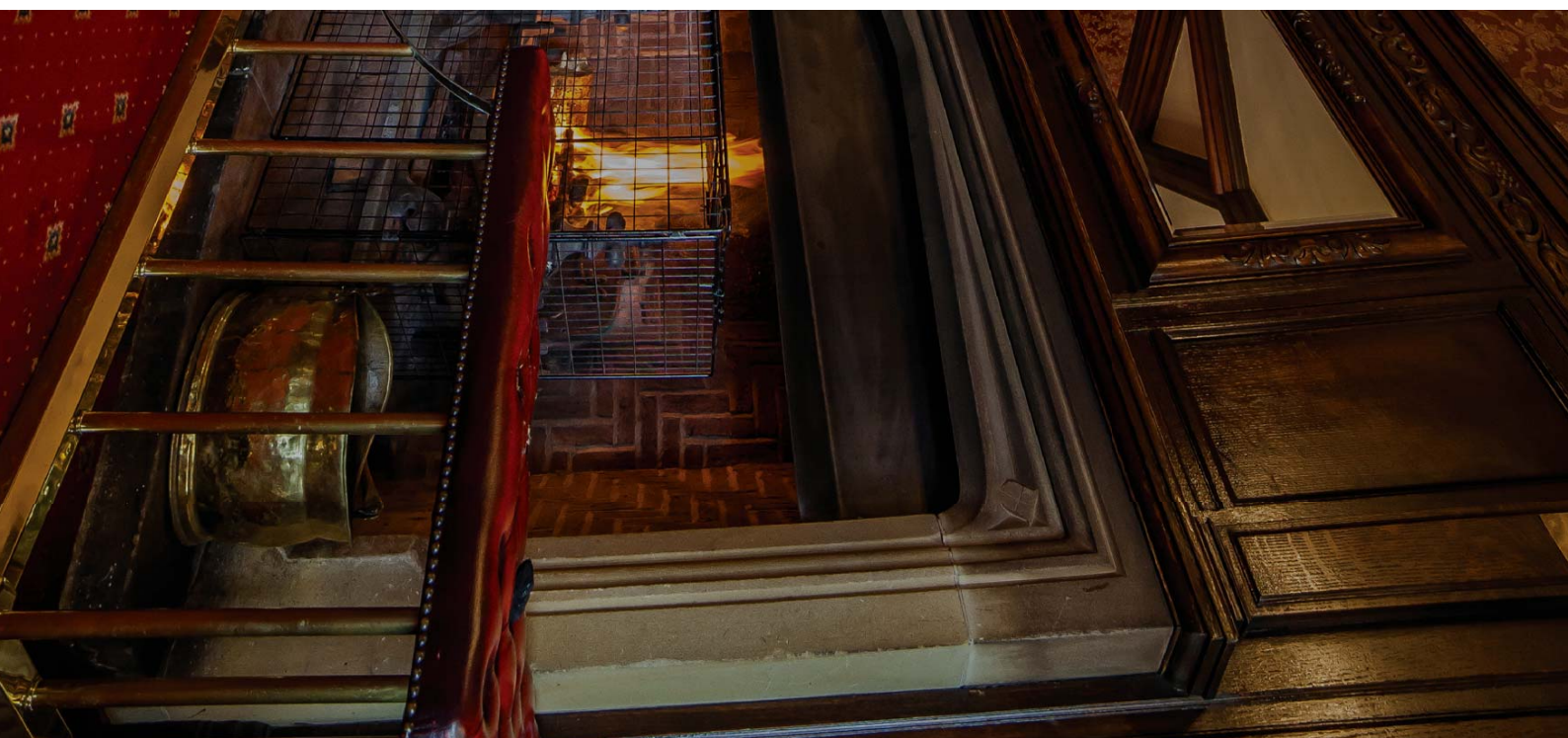
The hotel's aim is to be the best provider of accommodation, wedding venue and hotel banqueting facilities in North Wales.



 **tripadvisor**

Alison

'A wonderful few days spent at Northop Hall. All of the hotel staff are delightful and we have thoroughly enjoyed our brief stay. Great food and service. Lovely quiet location that's within easy reach of beautiful Chester. Our spaniel was welcomed and fussed over in the hotel and fab walks at Wepre park and Loggerheads close by.'



INVESTMENT HIGHLIGHTS

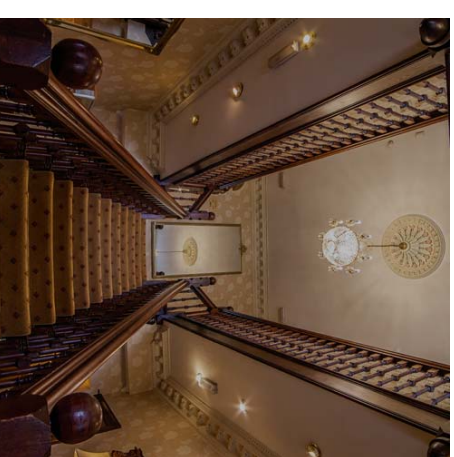
Prices from **£59,950**

Location: Flintshire, North Wales

Guaranteed return of 10% for 5 years

Buy back at 125% of purchase after year 5

First phase of a multi million pound development





GROUND FLOOR
ROOMS 301 - 312



CAR PARK

THE
CHEQUERS
RESTAURANT

MAIN
ENTRANCE

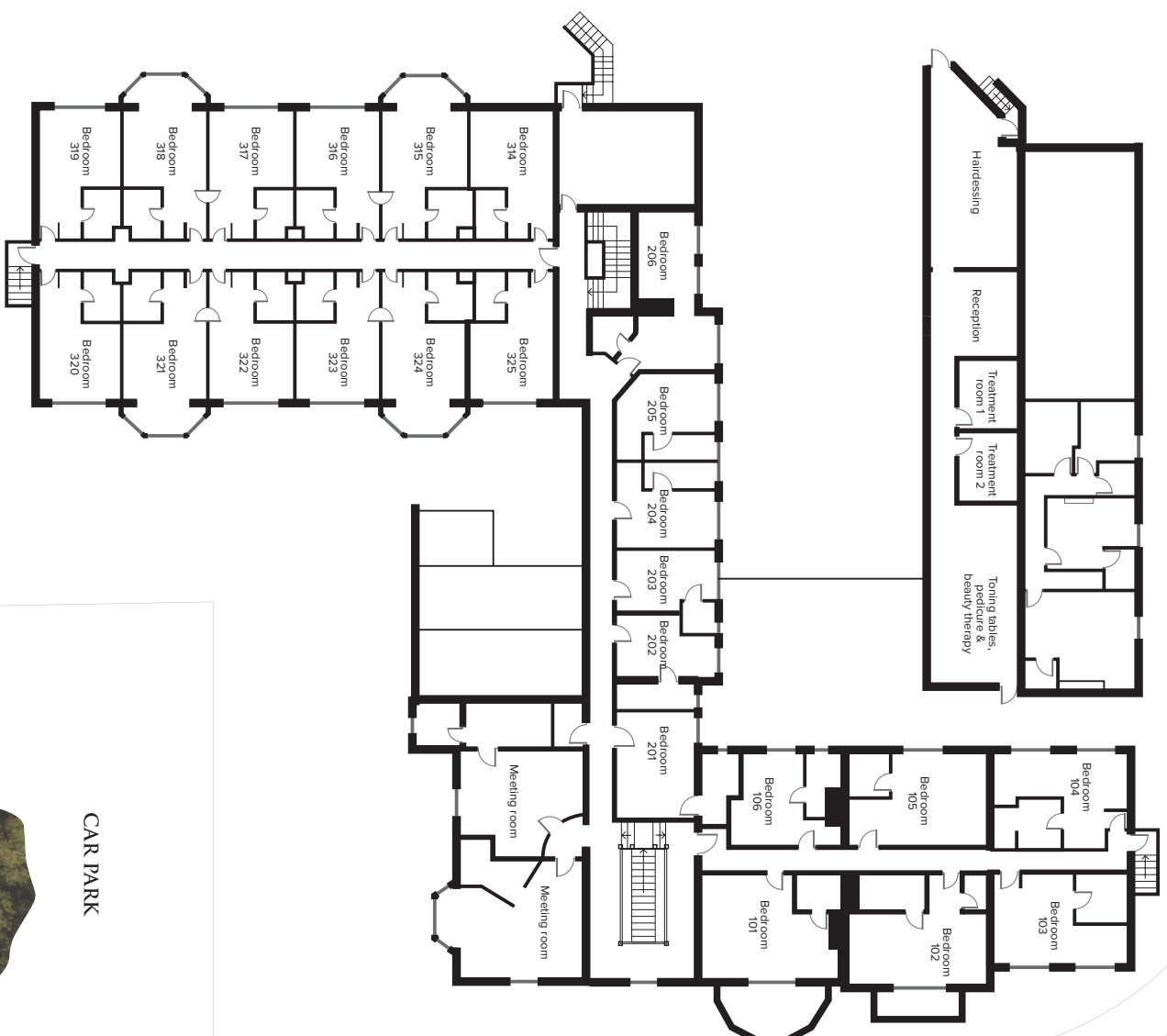
LAWN

* All floor plans are based on concepts provided by the developer, are indicative only and are subject to change.



FIRST FLOOR

ROOMS 101 - 106
ROOMS 201 - 206
ROOMS 314 - 325








LAWN

CAR PARK

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THE PURCHASE PROCESS

-  Agree purchase of room with your consultant
-  Receive and complete all forms
-  Pay a non-refundable reservation fee of £2,500
-  20% payment due on exchange of contracts
-  Outstanding balance owed on completion of sale.

FREQUENTLY ASKED QUESTIONS

- Am I buying freehold or leasehold?**
149 year leasehold
- Will I hold the title deeds to the room that I own?**
Yes
- What are the projected annual returns on this investment?**
10% guaranteed for 5 years
- When are my returns paid?**
Quarterly in arrears directly into your bank.
- Who will run the hotel?**
A specialist and experienced hotel management company.
- Do I incur any annual costs?**
No



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