



KILWORTH HOUSE HOTEL & THEATRE

LUTTERWORTH ROAD, NORTH KILWORTH, LEICESTERSHIRE, LE17 6JE



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



THE OPPORTUNITY

Set in the heart of rural Leicestershire, Kilworth House Hotel & Theatre is an extraordinary Victorian country estate within 38 acres of beautifully landscaped parkland. The hotel features 44 well-maintained and individually-themed bedrooms with splendid views over the manicured grounds and countryside beyond as well as an award-winning open-air theatre venue with West-End shows and concerts during the summer.



Terrace



CATS







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

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

44 well-appointed period bedrooms in excellent condition

Very popular wedding venue

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

Development potential for adding 8 bedrooms by converting meeting spaces as well as building a new spa and leisure facility

Freehold



The Shelley Room



Joseph and the Amazing Technicolor Dreamcoat



The Kipling Room

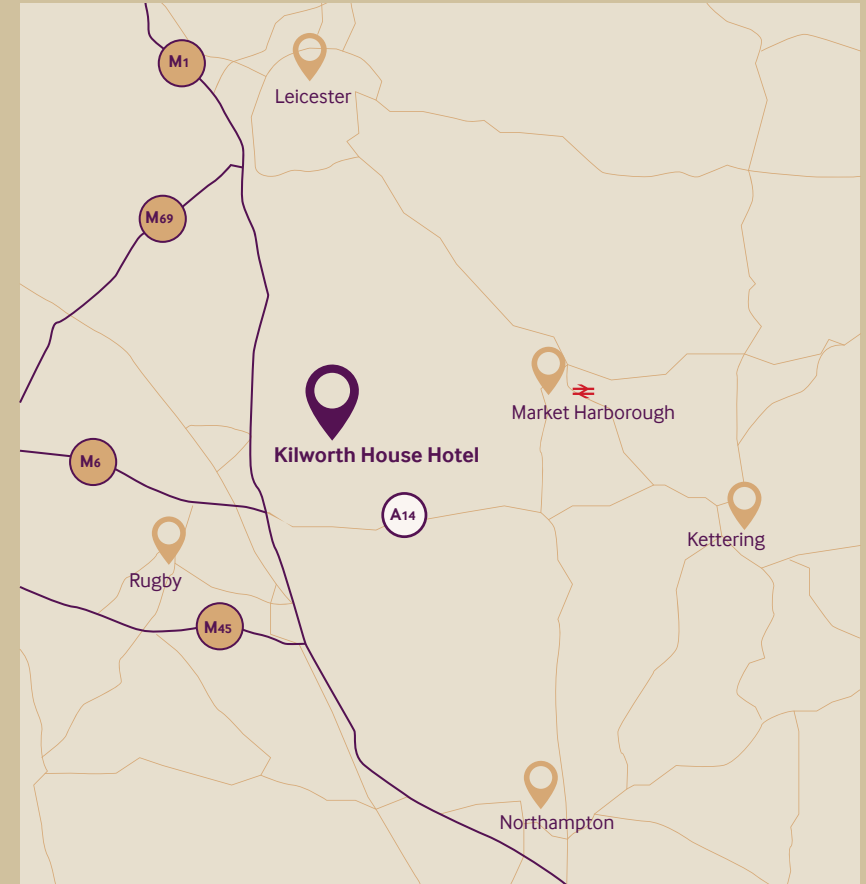
LOCATION

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.

The hotel features West Lodge, a detached five-bedroom staff house, which is included in the sale. A separate five-bedroom staff bungalow is also available subject to separate negotiations.

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 Staging Post







The Marlowe Four Poster Room



The Milton Room



The Garden King Room



FACILITIES OVERVIEW

| Guest Rooms | Quantity |
|--------------|-----------|
| Luxury | 11 |
| Garden | 33 |
| Total | 44 |

CONFERENCE, EVENTS & PRIVATE DINING

| Number of Rooms | 8 |
|------------------------|-------------------------|
| Room | Max Capacity |
| 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 |

| Restaurants | |
|--------------------|-----|
| The Orangery | 130 |
| The Wordsworth | 40 |

| Private Dining | |
|-----------------------|----|
| The Library Room | 40 |
| The Staging Post | 40 |
| The Shakespeare Room | 20 |
| The Byron Room | 8 |

| Leisure Facilities | |
|---------------------------|---|
| Beauty studios | 2 |

| External Areas | |
|-----------------------|----------|
| Car parking spaces | C. 100 |
| Site area | 38 acres |



The Shakespeare Room



The Orangery



Auditorium

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.

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.



Hairspray



Top Hat



Half a Sixpence



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 8 bedrooms by converting meeting spaces and 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 £7,500,000 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.

Christie & Co

Jeremy Jones

Head of Brokerage - Hotels

T: +44 (0) 207 227 0755

E: jeremy.jones@christie.com

Matt Hill

Senior Hotel Broker

T: +44 (0) 7855 489 281

E: matt.hill@christie.com

Savills

Tom Cunningham

Director - Hotels

T: +44 (0) 161 244 7709

E: tcunningham@qsavills.com

Hannah Wright

Graduate Analyst

T: +44 (0) 7779 402 650

E: hannah.g.wright@qsavills.com

CONDITIONS OF CHRISTIE & CO'S INFORMATION

These sales particulars are prepared as a general guide to the property (which expression includes business and trade content, if any, included in the sale) for the convenience of a prospective purchaser (an "Acquirer") and are intended for business people familiar with commercial transactions. If you are not sure that you fit this description you should take relevant independent advice before proceeding further. Christie & Co for themselves and for the Client, give notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the Client; they do not obviate the need to make appropriate searches, enquiries and inspections, nor do they constitute any part of an offer or contract, and statements herein are not to be relied upon as statements or representations of fact; any Acquirer must satisfy himself, by inspection or otherwise, as to their correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation; (b) the Client does not make or give, and neither Christie & Co nor any of their employees has any authority to make or give, any representation or warranty whatsoever in relation to the properties; (c) Christie & Co has not carried out a detailed survey, nor tested the services, appliances and specific fittings; (d) dimensions (where given) are approximate and should be verified by an Acquirer; and (e) any accounts or financial statements or registration information provided to an Acquirer are provided on behalf of the Client by Christie & Co, who cannot therefore offer any guarantee of their completeness or accuracy, and accordingly shall not be liable for any loss, damage, cost, expenses or other claims for compensation arising from inaccuracies or omissions therein. These details were believed to be correct at the date of publication but their accuracy is not guaranteed. Subject to contract. Copyright Reserved Christie & Co. January 2026.



