

# BULSTRODE PARK

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GERRARDS CROSS • BUCKINGHAMSHIRE





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Gerrards Cross Station 1 mile (trains to London Marylebone from 19 minutes) • Beaconsfield 4 miles • M40 (Junction 2) 4 miles  
M25 (Junction 16) 5 miles • Heathrow Airport 16 miles • Gatwick 52 miles • Knightsbridge SW1 20 miles  
(Distances and times are approximate)

Unique opportunity to acquire and develop a substantial historic period property in Buckinghamshire with planning permission for hotel use (C1)

## SUMMARY

Prime M25 / M40 commuter belt location

Easy access to central London and Heathrow Airport

Rare opportunity to acquire two iconic Grade II Listed Buildings with substantial extensions and ancillary buildings with planning permission for hotel conversion

Picturesque setting within mature grounds, Approximate 15.74 hectares (38.9 acres) land holding

Existing buildings extend to approximately 106,000 sq ft

Currently planning approved for C1 (Hotel) use previously C2 (Residential Institution) use. Includes ancillary residential accommodation. The site would suit hotel, assisted living, institutional or education occupiers and residential refurbishment / redevelopment



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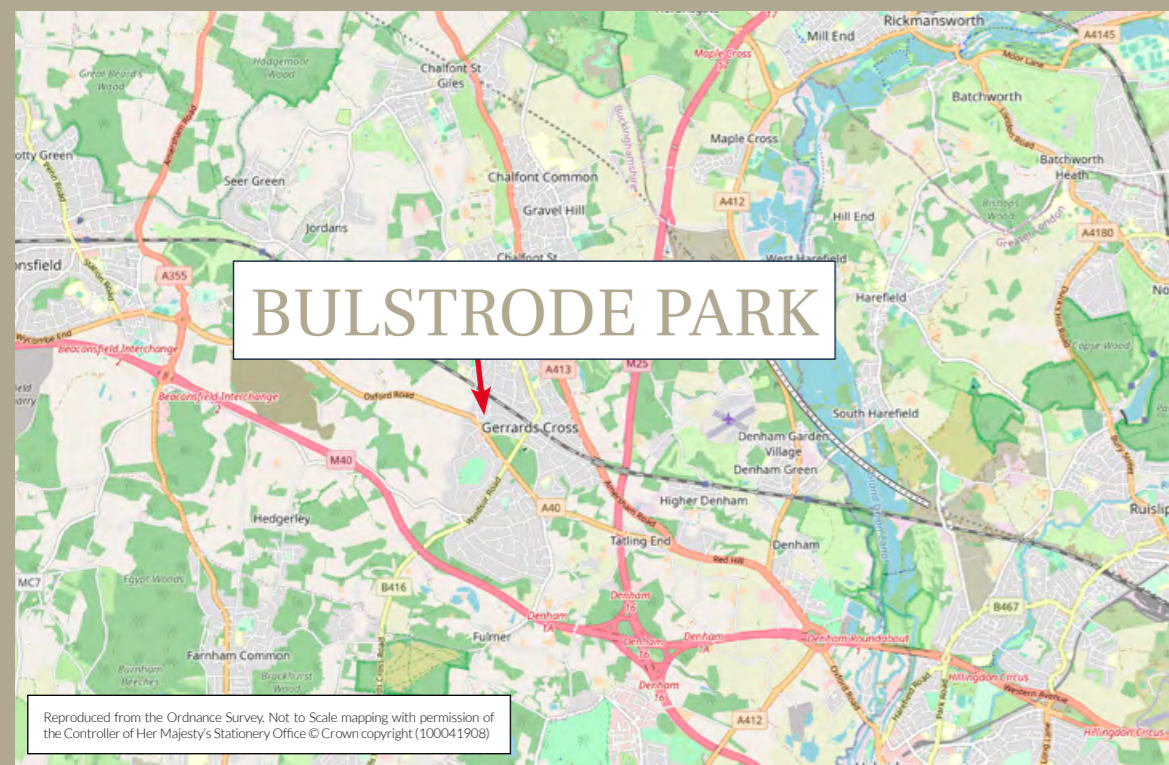
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## LOCATION

Gerrards Cross is a prime London commuter town close to the junction of the M40 and M25, 19 miles west of London in South Buckinghamshire. The town centre retail offer includes Waitrose, M&S Simply Food, Tesco and Sainsburys Local as well as a wide range of cafes and bistros together with a range of boutique style shops. There is a variety of restaurants to cater for all tastes.

Bulstrode is located within the middle of the historic

Grade II listed Bulstrode Park, surrounded by areas of woodland and open space. The site is situated approximately 1.5 miles west of Gerrards Cross town centre and 3 miles east of Beaconsfield.

The site is accessed by private driveway to the north off Oxford Road (A40). Oxford Road provides access to both towns and their respective railway stations with direct trains to London. Oxford Road also provides access to the M40 (3.1 miles) and the M25 (7.9 miles).



## HISTORY & ESTATE HERITAGE

The principal building 'Bulstrode' dates back to 1865 and replaced the original building built in 1686 that was once the home of the infamous Judge Jeffreys. Known as the 'Hanging Judge', Jeffreys served as Lord Chancellor under King James II in the 17th Century and died at Bulstrode in 1709. The estate passed between Duke ownerships before the 12th Duke of Somerset, Edward Seymour, commissioned the present mansion as completed in 1865, with the estate remaining in the family until 1932. During World War I the building was made available as the Bulstrode Park Military Hospital offering 52 beds and medical care free of charge under the care of nursing staff and the Red Cross. The first patients arrived on 11th November 1914, transferred from the Third Southern General Hospital in Oxford.

In February 1915 the Hospital became affiliated to the Second London General Hospital. It closed on 1st December 1915. During its operational lifetime, some 266 patients received treatment.

During World War II, the estate was used as the training headquarters for the Women's Auxiliary Air Force. After the war and up to 1958 the property was used for research, before the Bruderhof (Christian) community purchased the site.

Bulstrode was then bought by the Worldwide Evangelisation for Christ (WEC) International organisation in 1967 and remained in their ownership until 2013. Since 2013 Bulstrode is owned by a private individual who has since secured planning to convert the property into a luxury hotel providing 43 guest rooms, including Royal Suites, a 120 cover restaurant, and a Spa. It is now in the hands of Robert Cooksey of Bridgestone's as liquidator of Bulstrode Park Ltd.

The existing property extends to some 106,000 sq ft. Planning and Listed Building Consent has been obtained to demolish the late twentieth century additions and to extend the accommodation to provide the necessary facilities to accommodate hotel facilities including staff accommodation and a spa.

Bulstrode has also hosted filming for productions such as Maleficent, Charlie and the Chocolate Factory and the television show Midsomer Murders.



## DESCRIPTION

Bulstrode is situated within the well maintained Grade II Listed Historic Bulstrode Park and Garden with an approximate total area of 15.74 ha (38.9 acres).

Bulstrode is a substantial Grade II listed building (the mansion) constructed in the 19th Century, set within mature grounds in a prominent position to the south of Oxford Road. In addition to the mansion are a number of ancillary buildings, including the Pigeon Tower (or Keep) located to the west of the mansion, constructed in 1805 as a gatehouse and also Grade II Listed. Additional buildings include a series of 18 garages, 11 (residential) dwellings constructed in the mid-2000s, a large warehouse to the east of the mansion and a block of four flats and storage buildings to the west.

- The total GIA of the properties is approximately 106,147 sq ft / 9,861 sq m.
- The main building extends in total to circa 83,000 sq ft / 7,727 sqm (GIA) over two and three storeys with lower ground floor.
- The range of additional buildings extend to approximately 23,000 sq ft / 2,135 sq m.
- The topography rises from the road but is relatively flat for the majority of the developed site.

Image taken C 2016



Image taken in June 2023



Image taken in June 2023



## PLANNING

Bulstrode is a Grade II Listed Building constructed in the 19th Century.

In addition to the main building, there are eleven separate dwellings on site. Planning permission and listed building consent were granted in 2004 for the demolition of the print building, workshop and storage and erection of these eleven dwellings (refs: 04/00251/LBC; 04/00250/FUL). These units are within Class C3 (residential).

The Pigeon Tower (or The Keep) is Grade II listed under a separate listing to the main house, constructed in 1805.

The site is within the administrative area of South Bucks District Council and the development plan comprises the Core Strategy (2011) and the Saved Policies of the Local Plan (1999). The site is within the Green Belt.

The buildings are set within Bulstrode Park which is a listed park and garden, with formal gardens laid out in the 18th Century.

Planning permission has been attained for change of use and development from C2 (residential institute) use to C1 (Hotel). For access to all the planning applications and references, please click on the following link:

<https://pa.chilternandsouthbucks.gov.uk/online-applications>



## RESIDENTIAL USE – CONSIDERATION

Having regard to the Green Belt designation and the listed status of the main building and wider Park, it is our view that a number of alternative uses would be acceptable within Classes C2 and C3. In particular, residential use is considered to be acceptable (subject to a satisfactory design, given the listed status of the building) for the following reasons:

- 1) Residential use will return the building to its original use and ensure it is retained in an appropriate and viable use for this Grade II Listed building. Residential conversion would offer the opportunity for the refurbishment of the building and long term maintenance of the historic park and garden;
- 2) The conversion to residential (including limited infilling that would have no greater effect on the openness of the Green Belt) is considered to be appropriate development within the Green Belt in accordance with Paragraphs 89 and 90 of the National Planning Policy Framework.
- 3) A residential conversion would be compliant with Saved Local Plan (1999) Policy GB2 for the following reasons:
  - no loss of employment generating land;
  - the re-used buildings are in keeping with their surroundings;
  - a residential use would not detract from the open and undeveloped character of the Green Belt, given the current use as a residential institution; and
  - it would not detract from the amenities of its surroundings, again given the current residential-type use of the site;
- 4) The existing use is fully staffed by volunteers and as such there are considered to be limited wider economic and community benefits associated with the current use; and
- 5) Residential use will make a significant contribution to the Council's windfall housing delivery on previously developed land.

For the reasons outlined above, other uses within Class C2 or C1 are also considered to be acceptable.



## HOTEL DEVELOPMENT – CONSIDERATION

The hotel is well located for a boutique or country style house hotel, the existing buildings are capable of providing an owner with the platform to redevelop and refurbish very spacious accommodation. The access to the front of the main building is impressive with ample 'drop off and pick up' for guests arriving by taxi. There is provision for separate service arrival and departures. There is abundant parking provided within the scheme on site.

The opportunity to operate up to 43 letting bedrooms – or approximately 40 bedrooms in the main house with the additional existing residential style accommodation, gives the investor the potential to create a landmark hotel in an affluent location, with access to 'high end' leisure and corporate guests.

The common areas provide the scope to create impressive reception and lobby areas. There are generous rooms on the ground floor to provide restaurant and lounge areas.

The courtyard area has a scheme for a luxury spa and gymnasium, which would further enhance the hotel offer.





## ADDITIONAL INFORMATION

A pack of supporting information is available to download by registering at the following online portal: [savillsglobal.box.com](http://savillsglobal.box.com)

### This will include:

- Building survey
- Roof Plan showing the areas of roof yet to be completed
- Scale floor plans in pdf and dwg formats
- Floorplans marked where there are variations on the plans due to disrepair
- Proposed hotel site diagram
- Proposed hotel floorplans
- Desktop Environmental Surveys
- Initial legal pack

### Local Authority

South Bucks District Council  
Capswood  
Oxford Road  
Denham  
Bucks  
UB9 4LH  
[sbdc@southbucks.gov.uk](mailto:sbdc@southbucks.gov.uk)  
Tel: 01895 837 200

### Viewings

Strictly by appointment with Savills and Landwood Group.





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