



Hartham Park

Wiltshire

An exceptional former country house used as commercial offices offering a range of potential alternative uses.

Hartham Park, Corsham, Wiltshire, SN13 0RP

Corsham centre 1.3 mile, Bath 10 miles, Chippenham 4.9 miles (mainline station).
London 60 minutes and Bristol 24 minutes (from Chippenham station), M4 motorway (junction 17) 8.4 miles, Heathrow airport 89 miles. All distances and times are approximate

Features:

Mansion House: Reception hall with fine staircase | Library | Ballroom
billiards room on the ground floor with further rooms providing office space
17 W.C/cloakrooms | 5 Kitchens.

Coach House: Arranged over two floors and providing offices,
4 kitchens and 5 cloakroom W.C. and 2 shower rooms.

Estate office: Arranged over two floors comprising reception, offices,
kitchen and three cloakrooms/W.C.

The Garth: Arranged over two floors, Listed Grade II and providing offices,
a kitchen and two cloakroom/ W.C.s

Gun Room: Arranged over two floors and providing offices,
kitchen and two cloakrooms/W.C.

Garden Cottage: Arranged over two floors and providing offices,
kitchen and a cloakroom/W.C.

Gate Lodge: Arranged over two floors, Listed Grade II and providing two
bedrooms, kitchen, sitting room, bathroom and cloakroom/W.C.

Nursery providing 7 rooms, 2 kitchens and a cloakroom/W.C.

Estate yard buildings providing workshops, garaging, stores.

Sticke Court: Listed Grade II* and arranged as court,
two rooms and first floor viewing gallery.

Further outbuilding arranged as a triple garage.

Fine entrance gates Listed Grade II.

Landscaped gardens which include Grade II listed statuary.

About 49.63 acres in all

This property is being sold by Strutt & Parker and Christie & Co. Guide price: £8,000,000



History

The manor of Hartham Park had been in the Goddard family since the 15th century when, in 1790 Lady Ann James (nee Godard) commissioned the renowned architect James Wyatt to redevelop her family home. Wyatt set about removing an earlier house and in 1795 delivered the new house, Hartham Park. Shortly after its construction, the property was sold to the Joy family from America, then briefly to the Methuan family (neighbouring landowners) before its longest tenure commenced with the Poynder family, who acquired the estate in 1855. It was during this time that significant remodelling of the Wyatt House was undertaken, firstly in 1858 and again in 1888. Winston Churchill had been a regular house guest of Sir J D Poynder and is recorded as having stayed during 1896, 1897 and 1899. The gardens were redesigned and laid out by Harold Peto in 1905, not so long before Sir J D Poynder, 1st Lord Islington sold the estate in 1920. In 1936 the Nicholson family (Nicholson Gin) acquired the property and it remained their home until the 1960's whereupon the change of use to offices first occurred. During World War II part of the property was used by the Royal Air Force as a billet and a 'Watch for 10 Group, RAF Fighter Command.

Description

Hartham Park is listed Grade II and a former country house estate set within c.50 acres of its own grounds. Steeped in history, the estate, farm, and house have played hosts to some high-profile custodians during its colourful past. Following a complete re-model in 1906, the property served as a billet during the second world war before opening its doors as a dedicated office space from the 1960's. Since 1997, it has become serviced and short-term office accommodation which remains its primary use to this day.

Today Hartham Park is operated by a dedicated on site team. At time of print there are over 35 companies occupying parts of the total 67,763 sqft of office space providing an income of c.£90,000 per month. For more information, please contact vendors joint agents Christie & Co and Strutt & Parker.

Although the property is currently used as serviced office space, along with cafe/bar. Subject to planning the opportunity exists to utilise the building as a country house, a luxury hotel,

religious or spiritual retreat, specialist education centre, retirement living complex or other. Located within the grounds is a Sticke Tennis court, believed to be one of only three in the world still in existence.

Impressive from the moment of arrival with finial topped, stone piers with ornate iron carriage gates complete with cresting above, open onto the long drive which leads past the Gate Lodge and landscape gardens to the mansion house and neighbouring courtyard. A bold porch of Ionic columns and outer piers topped by a balustrade provides a welcoming entrance. The fine architectural details continue across the three garden facades (east south and west) which include the original Wyatt house of 1795 and the later indulgence of Venetian openings with balustrades and a glazed porch on doric columns, both adorning the western façade.

On entering the grandeur and volume of the spacious entrance hall is immediately apparent, with a fine eighteenth century fireplace, grand staircase and subtle stained glass leaded windows allowing natural light to flood in. A wonderful trio of connecting reception rooms all benefit from the southern aspect. They comprise the library, the ballroom and the billiards room and display (along with the majority of the house) architectural decoration from the mid and late nineteenth century. There are also a number of late 18th century fireplaces from the 1795 house. The remaining accommodation which is arranged over three floors, has successfully been adapted to provide a variety of offices which are supported by kitchens and cloakrooms throughout the building for the tenants use. A café and its associated catering kitchen is situated on the ground floor and is open to the general public with access from the north eastern side of the side which is closest to the main car park.

The Estate Office provides a contemporary area with a large double volume reception area. Situated between the main carpark and the mansion house it provides a distinctive and stylish administrative centre. The Coach House and stables date from the mid and late 19th century and include a pedimented two storey centre with a clock turret above and are situated to the north east of the mansion house. Arranged as offices and a gym with parking spaces fronting the building.



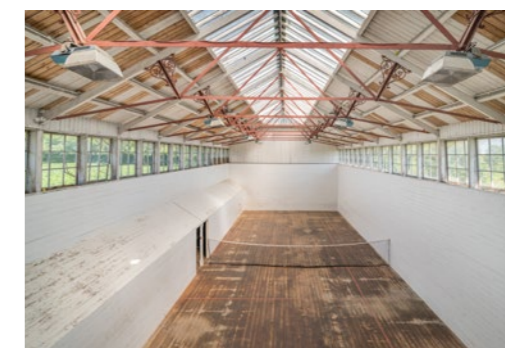
The Garth dates from late seventeenth century and was originally a farmhouse. Adjacent to the Coach House and stables it now provides offices. The Gun Room is arranged as offices and has a row of three garages attached. It is situated between The Garth and the mansion house. Garden Cottage is attached to the reception building and fronts onto the walled garden.

The Estate Yard provides an extensive range of stores, workshops and garaging arranged around a large open courtyard/carpark which houses the portacabins within the yard. A track leads from this courtyard to the Sticke Court. The Sticke Tennis Court was built in the 1890's and is understood to be one of only three playable courts remaining in existence. The others being Knightshayes in Devon and Rashtrapati Niwas, Shimla, India (the game is an amalgam of lawn tennis, real tennis and racquets and is played in an enclosed court which is smaller than that of real tennis, whilst employing a standard tennis racquet and soft balls).

Gardens and Grounds

The extensive gardens and grounds lie predominately to the south, west and east of the property. Lawns and open parkland gardens are complemented by the remaining formal gardens of the gravel 'long walk' bordered by clipped yews as laid out by Harold Peto. The walled garden is arranged as an elaborate parterre garden of clipped low hedging. Items of note within the garden are a well head on the enclosed lawn, the stone seat and balustrade enclosure and the impressive stone vase sited along the long walk. These adornments, along with the balustrade are individually listed Grade II.

There are many impressive trees bordering the formal drive including a magnificent Cedar, Beech, Oak and Lime trees. Open grass land stands between the formal gardens and the Sticke Court. The remainder of the land is arranged as pasture. In addition to the formal drive, day to day access is undertaken via the estate drive. Situated to the north of the house and buildings, it provides access to the main car park, an overflow car park and the estate yard (should further parking be required).



Such an exciting and dynamic property provides a wealth of potential future uses for those seeking to diversify or alter the direction of the existing estate. Whether seeking to establish a varied portfolio or centre of excellence Hartham Park may be considered the ideal opportunity.

Specialist Education (SEND), Specialist Childcare and Early Childhood Education & Care

An independently commissioned planning due diligence report as supplied in readiness for marketing has revealed that “ Development for education use within the grounds of Hartham Park has been permitted in the past. There also remains a thrust for increased education provision within the Corsham area. Future proposals would require a partnership with an educational institute to demonstrate Hartham Park as providing a suitable location for the institute’s requirements.”

The property is expected to appeal to a very wide range of specialist SEND education providers, alongside potential users for a wide variety of educational and childcare related providers. Having seen high demand from specialist education groups for suitable assets, Hartham Park awards much opportunity. Steeped in history, highly accessible and set within tranquil grounds the property offers scope for a wide variety of education related uses and parts of the site may also have potential for health and wellbeing, places of worship, education and training centres uses.

Hotel Development

Subject to the necessary permissions, this historic property is well suited to use as a country house hotel with full leisure facilities. The existing buildings, of varying design and size offer the owner a fantastic opportunity to develop a prominent and important hotel within sizeable private grounds. The access to the front of the property is impressive, as are the curb side aesthetics of the main house. There is a plethora of guest parking and ample space for drop off and pick up.

The opportunity exists to develop and refurbish luxury accommodation in a total of 67,763 sqft across a variety of buildings as well as develop

a first-class leisure/spa facility with one of only three usable Sticke Tennis courts left the world. The ground floor public rooms, including formal ballrooms and libraries, suit for functions and conferencing, as well as formal and informal dining settings, each unique and sympathetic to the period grandeur of the property. An owner has the chance to create a landmark hotel in an affluent west of England location, situated within easy reach of London along the M4 as well as near major demand generators such as The Cotswolds AONB, Bristol & Bath within easy reach.

Care Development

Hartham Park is set within 50 acres of grounds and benefits from existing brownfield areas with current accommodation extending to a Gross Internal Area of 67,763 sq ft. sq m. The local catchment provides favourable demographics for elderly related uses with 22% of the population being above 65 years of age and affluence benchmarks are positive, indicated by Average House Prices of c. £390,000 over a 3 mile catchment.

The stately Georgian Manor House could provide an impressive central “place making” feature for communal amenities or conversion into luxury self-contained apartments for later living uses.

It is rare for an opportunity like Hartham Park to be brought to the open market and it could be suitable for a variety of Integrated Retirement Community, elderly care, specialist care or retirement living uses subject to the necessary planning consents.

Situation

Located in a prime position between Bristol, Bath, Chippenham and Swindon and well served by rail and road along the M4 corridor. Good access to the M4 motorway (Junction 17) 8.4 miles to the north which provides access to Bristol, Swindon and Heathrow. Chippenham main line railway station provides a regular service to London Paddington with a journey time of 60 minutes. Bristol airport is 28.8 miles distant. Corsham is a picturesque and historic

Wiltshire town. The high street alone includes more than 60 listed buildings, an indication of its growth during the 17th and 18th century wool trade.

Local sporting opportunities include golf at Castle Combe and Bowood. Motor racing at Castle Combe and Horse racing at Bath. There are universities in Bath and Bristol and a wide range of schools locally in Bath and St Marys, Calne, Stonar, Atworth and Hayward Prep school, Corsham.

Directions

From London travel west on the M4 motorway. Exit the motorway at Junction 17 following signs for Chippenham and travel south on the A350. At the 5th roundabout take the 4th exit onto the A4 signposted Corsham. As you enter Corsham take the right hand turning into Hartham Lane (which is signposted Hartham Park). Follow this lane and you will see Hartham Park.

General Remarks and Stipulations

Local Authority: Wiltshire Council

Services: Mains water and electricity. Private drainage. Kerosene fired radiator central heating.

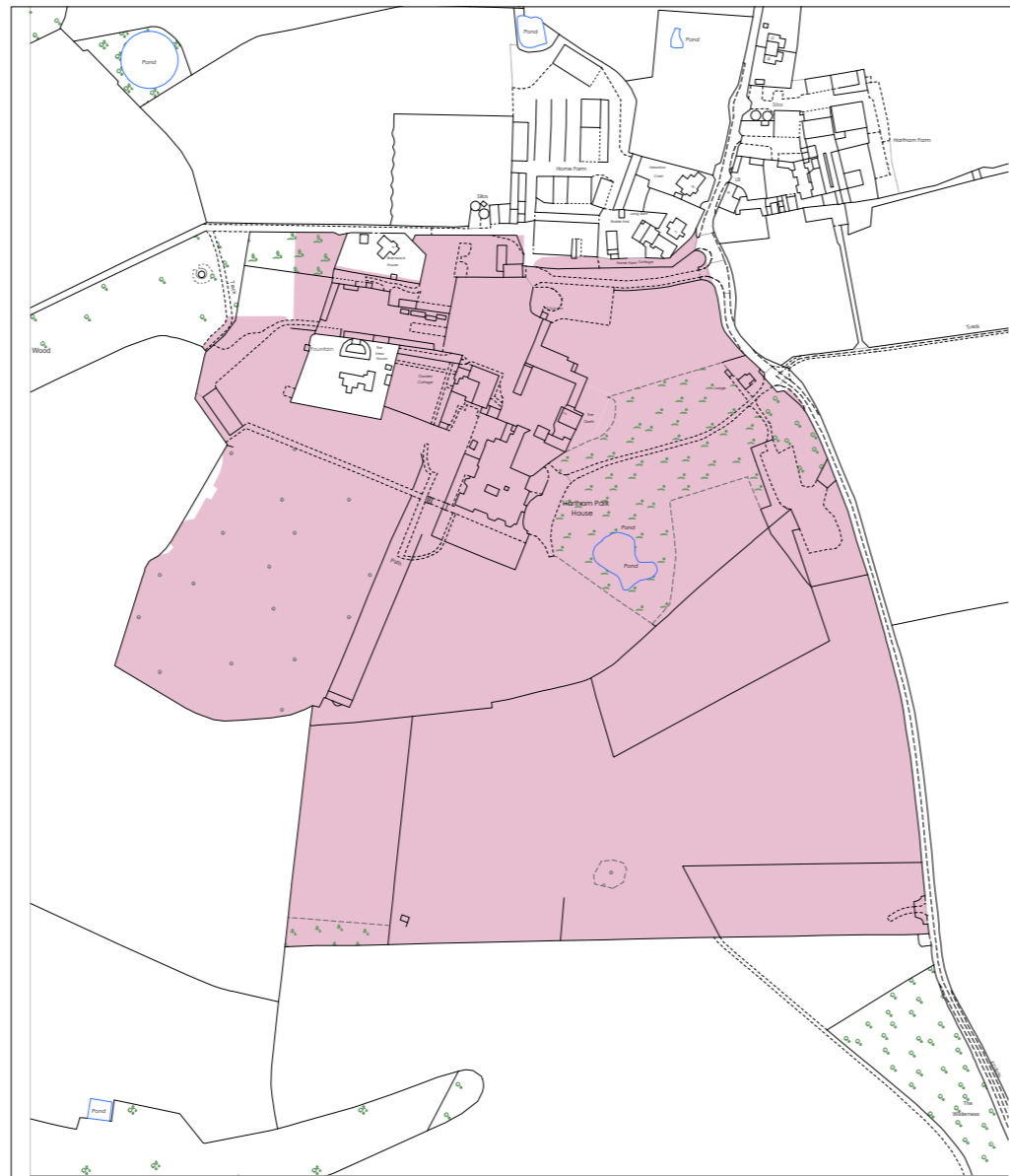
EPC ratings: Hartham Park House EPC rating C
 Garden Cottage EPC rating D
 The Lodge EPC rating E
 The Garth EPC rating D
 The Gun Room EPC rating D
 The Nursery EPC rating C
 Estate Office EPC rating C
 Courtyard building EPC rating E

Council Tax/Business Rates: Hartham Park is currently registered for business rates. Please refer to the agents for further details

Footpaths and Rights of Way: There is a right of way for the benefit of a neighbour to access their property.

Data room link: <https://projectwyatt.co.uk/>

Guide Price: £8,000,000



Hartham Park

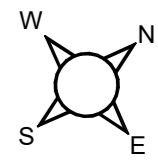
Total Area (20.08 ha / 49.63 ac)

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Hartham Park, Corsham
 Main House internal area 38,303 sq ft (3,559 sq m)
 External Rooms internal area 120 sq ft (11 sq m)
 Total internal area 38,423 sq ft (3,570 sq m)



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Hartham Park, Corsham
 Courtyard Building internal area 9,022 sq ft (838 sq m)
 Estate Office internal area 6,564 sq ft (610 sq m)
 Garden Cottage internal area 887 sq ft (82 sq m)
 Gun Room Building internal area 1,038 sq ft (96 sq m)
 Lodge internal area 930 sq ft (86 sq m)

Stick Court internal area 4,506 sq ft (419 sq m)
 Nursery Building internal area 4,309 sq ft (400 sq m)
 Garages, Wine Cellar, Workshop and Store internal area 1,159 sq ft (108 sq m)
 The Garth internal area 2,327 sq ft (216 sq m)
 Balcony external area = 112 sq ft (10 sq m)
 Quoted Area Excludes 'External Comms Room'



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Strutt & Parker London
 43 Cadogan St, London SW3 2PR
 +44 (0) 20 7591 2213
 london@struttandparker.com
 struttandparker.com

Strutt & Parker Bath
 7-9 North Parade Buildings, Bath BA1 1NS
 +44 (0) 1225 685801
 bath@struttandparker.com
 struttandparker.com

Over 45 offices across England and Scotland, including Prime Central London

Christie & Co
 Embassy House, Queens Av, Bristol, BS8 1SB
 Richard Thomas
 M +44 (0) 7701 315 067
 E Richard.Thomas@christie.com

Christie & Co
 White Friars House, 6 Carmelite St, Temple, London EC4Y 0BS
 Edward Bellfield
 M +44 (0) 7713 061171
 E ed.bellfield@christie.com



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