

Theobalds Park Estate in London Offered for Sale

3 years ago



[Savills](#) has been appointed by Daniel James Mark Smith and Matthew David Smith, of Teneo Financial Advisory Limited, as Joint Fixed Charge Receivers over the freehold interest in land and buildings of Theobalds Park Property Limited, to advise on the disposal of the freehold of Theobalds Park Estate in Cheshunt, Waltham Cross.

Theobalds Park Estate, which sits on 55 acres of land, comprises a Grade II listed lifestyle hotel with 140 bedrooms and members club. Most recently, the hotel operated under the Birch brand, before closing in November 2023. Prior to its closure, the property offered two restaurants and three bars, as well as 20 meeting and events rooms, co-working space, wellness centre and gym.

Formerly operating under the award-winning Birch brand, and voted 2020's hotel of the year by The Times, the property is available with vacant possession unencumbered by brand and management. There are several opportunities to re-open the operational business and enhance the property offering.

Located in Cheshunt, 13 miles north of Central London, the property is in close proximity to the M25 and Waltham Cross Station. Immediately adjacent to the site is Sunset Waltham Cross Studios, a 91 acre 1.2m sqft purpose built television and film studios, whilst Cheshunt itself is home to a number of attractions and venues such as the Lee Valley White Centre and Tottenham Football Club stadium which attracts more than two million visitors every year.

Harriet Fuller, Associate Director, Hotel Capital Markets, Savills says: "Theobalds Park Estate provides investors with the unique opportunity to acquire a substantial, freehold property with a diverse range of facilities and income generating opportunities. It has been recently refurbished to seamlessly combine

modern design aesthetics with the amenities of a lifestyle hotel and private members club. The property is well positioned in Cheshunt so the buyer can expect to benefit from the footfall of local attractions and venues. We expect this to be a highly sought after asset with strong demand from a wide range of buyers.”