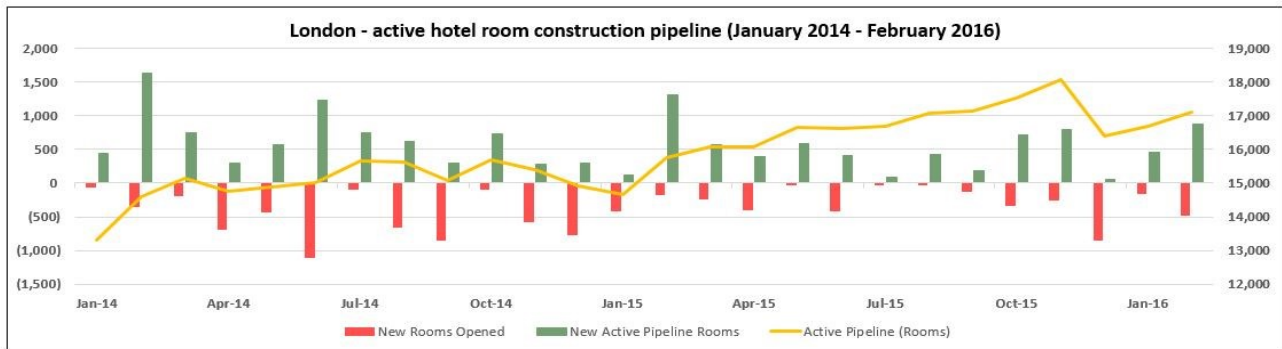


Featured statistics and trends



Scotland

- Savills has sold a hotel development site on Fountainbridge, Edinburgh to Queensgate Hotel Ltd on behalf of Grosvenor. Queensgate, who own the Holiday Inn Stevenage, plan to build a 228-bed Hampton by Hilton due to open in summer 2017 with debt funding from Clydesdale Bank.
- Tune Hotels is reported to be planning a new hotel in Glasgow. The group hasn't yet confirmed a location but Hotel Land & Development, which developed Tune Hotels in Liverpool and Newcastle, has recently secured a property on Bath Street with planning consent for a 123-bed hotel.
- Moorfields has been appointed administrator by Oaktree Capital Management to SI (City Wharf) Ltd, which owns the 107-bed Hotel Ibis Aberdeen Centre. The hotel opened in summer 2011 as part of a mixed-use scheme on Ship Row. Oaktree acquired the hotel debt from NAMA last year.

Ireland

- Dalata has announced plans to undertake its first new build project for a €40M hotel on the former St Ultan's Hospital site in south Dublin. The group has acquired a 0.95 acre site on Charlemont Street for €12M and plans to construct a 4-star 181-bed Clayton Hotel scheduled to open in H1 2018.
- The 4-star 74-bed Tulfarris Hotel & Golf Resort at Blessington Lakes, County Wicklow has been brought to market with a €5M guide price. The hotel is being sold by DTZ Sherry Fitzgerald on the instructions of receiver Grant Thornton. The hotel is currently managed by PREM Group.
- NAMA has appointed CBRE Hotels and Christie & Co to sell the landmark 4-star Gresham Hotel on Upper O'Connell Street, Dublin by private treaty. Marketing for the 323-bed property, one of Dublin's oldest hotels, will formally begin at the end of the month with an €80M guide price.

Northern Ireland

- The city of Derry has welcomed its first new hotel for over three years following the opening of the 4-star Bishop's Gate Hotel on Bishop Street. The 31-bed hotel was developed by the Inner City Building Preservation Trust in the former Northern Counties Club building.
- Belfast City Council has approved plans for a new £8M designer hotel in the city centre. The 63-bed hotel, which is to be called The Waring after its position on Waring Street, is being developed by Kremlin Associates in the former War Memorial Building. Opening is scheduled for late 2017.
- KPMG has been appointed administrators by Bank of Ireland to Balmoral Inns LLP, which owns the 42-bed Balmoral Hotel in Dunmurry, south west Belfast. The 3-star hotel will remain open whilst the administrators seek to find a trade buyer for the business.

Wales

- The 4-star 106-bed Dragon Hotel in Swansea city centre has been sold off a £4.75M guide price by Christie & Co on behalf of London & Devonshire Trust. The hotel has been acquired by a JV between Nine Hospitality and Ashley Hotels, who are now seeking a franchise partner.
- Colliers has been appointed to sell the 40-bed Fourcroft Hotel, which overlooks the North Beach and harbour in Tenby, Pembrokeshire. A £1M guide price has been set for the Georgian property, which has been owned by the Osborne family since it was converted into a hotel in the 1940s.
- J D Wetherspoon is reported to be considering adding letting bedrooms to its Pen Cob public house in Pwllheli, Gwynedd. The group has recently acquired an adjacent property to its pub on Station Square but has yet to submit a planning application for further development.

North East, North West & Yorkshire

- The 216-bed Pullman Liverpool Hotel has opened at King's Dock on the city's waterfront, adjoining the recently opened Exhibition Centre Liverpool. The £26M 4-star hotel was built by ISG Construction and is operated by Branded Hotel Management under a franchise with AccorHotels.
- Manchester City Council has approved plans by Property Alliance Group for a new hotel and casino on Portland Street. The proposals for the former Co-operative Insurance Society building have been designed by Stephenson STUDIO and feature a 183-bed Park Plaza Hotel.
- OMC Investments Ltd, the owners of Quebecs Hotel in Leeds have acquired 23 nearby serviced apartments in the former Post Office building from Highstone Estates. Croft Commercial handled the off market deal for the former Residence 6 apartments - now Quebecs Luxury Apartments.
- The 20-bed Forest Side in Grasmere, Cumbria has reopened after a £4M 18-month renovation. The former 28-bed Victorian hunting lodge property is situated in over 40 acres and was acquired in April 2014 by Wildsmith Hotels, who also operate hotels near Kirkby Lonsdale and Windermere.

East Midlands & West Midlands

- Staycity has opened its second Birmingham property and its first with a F&B offering. The 170-key Staycity Aparthotels Newhall Square also offers a 24-hour reception, fitness room, and 4 studio, 142 one-bed and 24 two-bed apartments.
- IHG has signed a 2nd deal with St James's Hotel Group for a Hotel Indigo conversion. Following a recent deal in Bath, the latest franchise is to rebrand the Falcon Hotel in Stratford-upon-Avon into a 92-bed Hotel Indigo, due to open in 2018.
- Birmingham City Council has approved plans by BPG Urban to convert the upper floors of 81-91 John Bright Street into an 84-bed hotel. easyHotel recently conditionally acquired the property for a £4.5M budget hotel due to open in 2017.
- Lambert Smith Hampton has been appointed to sell the 4-star Hotel Van Dyk in Clowne, Derbyshire. The country house hotel offers 15 bedrooms and extensive dining and function space. It also has plans to extend the hotel to 101 bedrooms and add a new 250-delegate conference suite.

About AM:PM

AM:PM are a leading independent source of subscription-based market intelligence on the hotel sector in the UK & Ireland.

The AM:PM Hotel Database is available online, updated daily and features interactive mapping. It details more than 25,000 branded and independent hotels with over 1 million rooms covering the past, present and future of hotel supply.

London & East of England

- India's Sahara India Pariwar has announced it is close to agreeing a deal regarding the sale of the 5-star Grosvenor House, a JW Marriott Hotel on Park Lane, London to the State of Qatar. The group acquired the hotel in 2010 but requires to raise funds to defend a Supreme Court case.
- Arora Management Services has submitted plans for an 8-storey 328-bed hotel at Heathrow Airport Terminal 4. The proposed Hampton by Hilton would be built on the car park adjacent to the 398-bed Hilton London Heathrow Airport and beside a proposed 602-bed Premier Inn.
- The 405-bed Holiday Inn London - Kings Cross is undergoing a major refurbishment, which is due to be completed later this year when the hotel will rebrand as a Crowne Plaza. It was built in 1992 and is owned and operated under franchise by Firoka, which is controlled by Firoz Kassam.
- Babergh District Council has agreed to sell the Belle Vue House site on Newton Road in Sudbury, Suffolk for redevelopment. Plans are to be progressed for a new 50-bed Premier Inn and Beefeater restaurant, which could open in summer 2017 subject to planning consent being received.

South East & South West

- Brighton & Hove City Council has refused plans for a 150-bed hotel beside Brighton & Hove Albion's AMEX Stadium. The proposed hotel was to be managed by Interstate Hotels & Resorts under an Aloft franchise with Starwood Hotels.
- The Holiday Inn Express Portsmouth - North is open after Atlas Hotels completed the first phase of a £5M refurbishment of the former Hilton branded property. The hotel currently has 85 bedrooms in the latest Gen 4 brand styling.
- Splendid Hospitality has acquired the 4-star 116-bed Mercure Bristol Brigstow Hotel from Algonquin. The hotel was sold by JLL off a £15M guide price and will now be operated under a franchise, having previously been leased by Accor.
- Bath & North East Somerset Council has approved plans for Travelodge's third hotel in Bath. The 56-bed hotel would be converted from offices in the Westgate Buildings and is proposed by Savills Investment Management on behalf of the Charities Property Fund.

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