

# **DARLINGTON**

## **HOTEL INVESTMENT**

### **FACT SHEETS**

Visit Tees Valley/ Darlington Borough Council  
(logos)

**January 2009**

# INTRODUCTION

The Darlington Hotel Investment Fact Sheets have been produced to assist hotel operators, developers and investors in assessing hotel development opportunities in the Darlington area, including Durham Tees Valley Airport and Newton Aycliffe. They provide the latest information available on:

- Current hotel supply;
- Current hotel performance and markets;
- Prospects for growth in demand for hotel accommodation;
- Hotel development opportunities;
- Proposed hotel development projects (new hotels and extensions to existing hotels).

All of the data included in the Fact Sheets is drawn from the Tees Valley Hotel Futures Study undertaken by consultants Hotel Solutions in October 2008.

For further information and contacts, or to discuss your requirements contact:

# CURRENT HOTEL SUPPLY

## **Current Hotel Supply**

There are currently 27 hotels, large guesthouses and pubs offering accommodation in the Darlington area, with a total of 1,084 letting bedrooms.

The area has a good stock of 3 star hotels, primarily independently owned or operated by small hotel chains. It has two high quality country house hotels – the 4 star Barcelo Redworth Hall and 3 star Headlam Hall.

Darlington has a significant supply of lower grade non-inspected hotels and large guesthouses.

There are only two budget hotels in the area – the Premier Inn Darlington and the Premier Inn Durham (Newton Aycliffe).

The supply of hotel accommodation at Durham Tees Valley Airport is limited.

# CURRENT HOTEL SUPPLY

## DARLINGTON – CURRENT HOTEL SUPPLY – JANUARY 2009

Standard	Darlington Town		Durham Tees Valley Airport		Rural Areas		Newton Aycliffe		Total	
	Estabs	Rooms	Estabs	Rooms	Estabs	Rooms	Estabs	Rooms	Estabs	Rooms
<b>Hotels</b>										
4 star Country House					1	143			1	143
3 star Country House					1	40			1	40
4 star										
3 star	4	305	1	59	3	68	1	80	9	512
2 star										
Budget	1	79					1	44	2	123
<b>Total Hotels</b>	<b>5</b>	<b>384</b>	<b>1</b>	<b>59</b>	<b>5</b>	<b>251</b>	<b>2</b>	<b>124</b>	<b>13</b>	<b>818</b>
<b>Non-Inspected Hotels/ Large Guest Houses (10+ bedrooms)</b>										
4 star										
3 star	2	38							2	38
2 star										
Not inspected	8	165	1	19					9	184
<b>Total Non-Insp Hotels/ Lge Guest Hses</b>	<b>10</b>	<b>203</b>	<b>1</b>	<b>19</b>					<b>11</b>	<b>222</b>
<b>Inns/ Pub Accommodation</b>										
3 star	1	9			1	28			2	37
2 star										
Not inspected	1	7							1	7
<b>Total Inns/ Pub Accommodation</b>	<b>2</b>	<b>16</b>			<b>1</b>	<b>28</b>			<b>3</b>	<b>44</b>
<b>Total Hotel Supply</b>	<b>17</b>	<b>603</b>	<b>2</b>	<b>78</b>	<b>6</b>	<b>279</b>	<b>2</b>	<b>124</b>	<b>27</b>	<b>1084</b>

# CURRENT HOTEL SUPPLY

## DARLINGTON HOTELS

Establishment	Grade	Rooms
<b>Darlington Town</b>		
<b>Hotels</b>		
Blackwell Grange	3 star	108
King's <sup>1</sup>	3 star	86
Bannatyne	3 star	60
Hall Garth	3 star	51
Premier Inn Darlington	Budget	79
<b>Pub Accommodation</b>		
Boot & Shoe	3 star Inn	9
The Grey Horse	n/a	7
<b>Non-inspected Hotels/ Large Guest Houses<sup>2</sup></b>		
The Greenbank	3 star GA	27
Harewood Lodge Guest House	3 star	11
Harrowgate Hill Lodge	n/a	36
The Coachman Hotel	n/a	29
Central Guest House	n/a	27
Dalesman Hotel	n/a	19
Centenary Guest House	n/a	16
The Cricketers Hotel	n/a	15
Arcadia	n/a	12
Coronation Guest Hotel	n/a	11
<b>Durham Tees Valley Airport</b>		
<b>Hotels</b>		
St George	3 star	59
<b>Non-inspected Hotels/ Large Guest Houses<sup>2</sup></b>		
Spa	n/a	19
<b>Darlington - Rural</b>		
<b>Hotels</b>		
Barcelo Redworth Hall <sup>3</sup>	4 star country house	143
Headlam Hall, Headlam	3 star country house	40
Walworth Castle, Walworth	3 star	33
Devonport, Middleton One Row	3 star	15
Best Western Croft, Croft-on-Tees	3 star	20
<b>Pub Accommodation</b>		
The George, Piercebridge	Awaiting <sup>4</sup>	28
<b>Newton Aycliffe</b>		
<b>Hotels</b>		
Aston Darlington <sup>3</sup>	3 star	80
Premier Inn Durham (Newton Aycliffe) <sup>3</sup>	Budget	44

Notes:

1. Currently closed following a fire in August 2008
2. 10+ bedrooms
3. Formerly Paramount Redworth Hall
4. Recently refurbished – aiming to achieve a 3 star grading

# CURRENT HOTEL SUPPLY

## Recent Hotel Extensions and Refurbishment

The following hotel extensions and major refurbishment projects have been completed in the Darlington area in the last 3 years:

### DARLINGTON – HOTEL EXTENSIONS AND REFURBISHMENT 2005-2008

Hotel	Project	Year
<b>Darlington</b>		
Barcelo Redworth Hall	Complete refurbishment + 43 bedroom extension	2006
Headlam Hall	Spa + 7 new bedrooms	2007
Premier Inn Darlington	20 bedroom extension	2007
Blackwell Grange	Refurbishment of 43 bedrooms	2007
The George, Piercebridge	Full Refurbishment	2008
Spa, Durham Tees Valley Airport	Full Refurbishment	2008

## Hotels Under Construction

The 5 star Rockcliffe Hall luxury country house hotel, golf and spa resort is currently under construction at Hurworth Place to the south of Darlington. It will have 61 bedrooms and is due to open in 2009.

# CURRENT HOTEL PERFORMANCE AND MARKETS

## DARLINGTON

### 3/4 Star Hotels

#### Occupancy and Achieved Room Rate Performance

Average annual room occupancies and achieved room rates for Darlington 3/4 star hotels are estimated as follows:

#### DARLINGTON<sup>1</sup> 3/4 STAR HOTEL PERFORMANCE 2006-2008

Standard of Hotel	Average Annual Room Occupancy %			Average Annual Achieved Room Rate £		
	2006	2007	2008 <sup>2</sup>	2006	2007	2008 <sup>2</sup>
3/4 Star	66	68	70	48.86	51.63	53.45
3 Star	65	68	71	43.15	45.38	48.11

Source: Hotel Solutions – Survey of Tees Valley Hotel Managers undertaken as part of the Tees Valley Hotel Futures Study – August/September 2008

Notes:

1. Includes Durham Tees Valley Airport and Newton Aycliffe
2. Based on projected figures provided by hotel managers

### Midweek Occupancies

Midweek occupancies are generally strong for Darlington 3 star hotels (an average of 77% in 2007). Monday to Wednesday occupancies are the strongest with many hotels usually filling on these nights. Thursday nights are generally weaker. Midweek occupancies are fairly consistent throughout the year, only dipping in July and August and around the Christmas and New Year period.

# CURRENT HOTEL PERFORMANCE AND MARKETS

## **Weekend Occupancies**

Weekend occupancies are not as strong (an average in 2007 of 55% for Friday nights, 76% for Saturday nights and 48% for Sunday nights), although are stronger than in other parts of the Tees Valley primarily due to the high levels of group tour business that a number of Darlington hotels take at weekends. Weekend occupancies are generally stronger between March and October.

## **Midweek Markets**

The key midweek market for most Darlington 3/4 star hotels is local corporate demand from Darlington and Aycliffe Industrial Estate. Some Darlington hotels also attract corporate business from further afield in the Tees Valley because of the airport and mainline rail connection. Corporate rates charged by Darlington 3 star hotels are typically around £70-75 B&B.

Residential conferences are a minor midweek market for most Darlington hotels (typically accounting for 5-10% of midweek trade), other than two country house hotels, which attract higher levels of residential conferences business. Residential conferences are typically for 15-30 delegates and for 1-2 nights.

Group tours are a significant midweek market for two 3 star hotels and a minor source of weekday trade for two other hotels.

Most hotels in the Darlington area attract some midweek leisure break business, typically accounting for around 5-10% of weekday trade.

Three hotels reported attracting some aircrew business from Durham Tees Valley Airport, typically accounting for 8-10% of their midweek trade.

# CURRENT HOTEL PERFORMANCE AND MARKETS

## Weekend Markets

The main weekend market for many Darlington 3/4 star hotels is weddings and functions. Group tours are the primary weekend market for three hotels and a significant secondary market for a fourth.

Weekend breaks are a significant market for three country house/ country club hotels with leisure and/or spa facilities and a minor source of weekend business for a number of other 3 star hotels, primarily driven through leisure break offers that hotels and hotel companies promote through the Internet and national newspapers.

Motor racing events at Croft Circuit generate significant business for hotels in the Darlington area 3-4 times per year. The other major event that generates good business for Darlington hotels is the Great North Run. Two hotels reported attracting some weekend business from Darlington FC home matches and one country house hotel attracts away teams for Middlesbrough and Darlington FC home matches.

Hotels attract some weekend corporate business, primarily Sunday arrivals.

Three hotels in the area attract some weekend business from Durham Tees Valley Airport, accounting for 5-8% of their weekend trade. This is primarily aircrew business.

## Market Trends

There appears to have been some growth in corporate demand for hotel accommodation in the Darlington area over the past two years. Three hotels also reported a growth in weddings business. One hotel has grown its leisure break trade through the marketing of tactical offers through the Internet.

Four hotels reported a steady decline in residential conferences business with a clear trend towards fewer, shorter and smaller residential conferences. One hotel reported a drop in numbers on group tours and increasing group tour cancellations. Another hotel has taken more group tours in 2008. Two hotels reported a decline in leisure break business, which they attributed to the 'Credit Crunch'. Aircrew business from Durham Tees Valley Airport reduced in 2008 following Thomson Fly's decision to base its crews in Spain.

# CURRENT HOTEL PERFORMANCE AND MARKETS

## **Denied Business**

Most Darlington hotels report occasionally denying business on Monday to Wednesday nights but not to any significant extent. Two hotels reported more frequent and significant levels of denied business on Tuesday and Wednesday nights.

Weekend denials are generally rare other than for major events. Only one hotel reported regularly denying significant business on Saturday nights.

Three hotels reported that they occasionally get enquiries for large residential conferences (100-150 delegates+) that they are unable to accommodate alongside their regular corporate business.

## **Prospects for 2009**

3/4 star hotels in the Darlington area expect to maintain or slightly increase their occupancy and achieved room rate levels in 2009. No hotels expect to see significant growth however. Most are concerned about the economic climate and the prospect of new hotels opening in the area. More positive indicators of growth were identified as the expansion of Durham Tees Valley Airport, the development of Amazon Park and the Excel Conference Centre at Aycliffe Industrial Estate, the development of the area and the potential for new business related to weddings at Rockcliffe Hall when it opens in 2009.

# CURRENT HOTEL PERFORMANCE AND MARKETS

## **Non-Inspected Hotels/ Large Guesthouses**

Non-inspected hotels and large guesthouses in Darlington appear to be achieving high midweek occupancies (75-85%) trading primarily in the contractor market. They also attract some demand from business visitors and travelling sales reps.

Weekend occupancies appear to be much lower and more variable, fluctuating from one week to the next. Key weekend markets are people attending weddings and family parties and people visiting friends. The Great North Run and motor racing events at Croft circuit also generate weekend business for non-inspected hotels and larger guesthouses in Darlington.

There is some evidence to suggest that non-inspected hotels/ large guesthouses in Darlington occasionally deny business during the week, although not to any significant extent.

## **DURHAM TEES VALLEY AIRPORT**

Hotels at Durham Tees Valley Airport achieve high occupancies but relatively low room rates. They attract corporate and contractor business from across the Tees Valley during the week and cater primarily for group tours and weddings at the weekend.

The airport itself generates some demand for hotel accommodation from:

- Aircrews;
- Flying school, air ambulance and fire safety training courses;
- Business travellers using the airport.

The airport appears to generate very little demand for pre-flight hotel accommodation for holidaymakers departing on holiday flights.

Aircrew business reduced in 2008 following Thomson Fly's decision to base its crews in Spain.

# CURRENT HOTEL PERFORMANCE AND MARKETS

## TEES VALLEY COUNTRY HOUSE HOTELS

### Occupancy and Achieved Room Rate Performance

Average annual room occupancy and achieved room rates for country house hotels in the Tees Valley are estimated as follows:

#### TEES VALLEY COUNTRY HOUSE HOTELS - PERFORMANCE 2006-2008

Year	Average Annual Room Occupancy %	Av Annual Achieved Room Rate £
2006	70	72.84
2007	68	74.38
2008 <sup>1</sup>	69	75.73

Source: Hotel Solutions – Survey of Tees Valley Hotel Managers undertaken as part of the Tees Valley Hotel Futures Study – August/September 2008

Notes:

1. Based on projected figures provided by hotel managers

Country house hotels in the Tees Valley achieve reasonably good occupancies and high average room rates, particularly in the Yarm area. Occupancies have reduced for some country house hotels in 2007 and 2008 either as a result of their expansion or a change in strategy to drive rate rather than occupancy. One country house hotel has however seen strong growth in 2008 following refurbishment. Occupancy levels have remained steady for other country house hotels. Achieved room rates have generally grown for Tees Valley country house hotels in 2007 and 2008.

# CURRENT HOTEL PERFORMANCE AND MARKETS

## **Midweek Occupancies**

Midweek occupancies are relatively low for country house hotels in the Darlington area but very high for country house hotels in the Yarm and Guisborough area, with hotels in these locations competing strongly at the top end of the Stockton/Middlesbrough and Redcar corporate market.

## **Weekend Occupancies**

Weekend occupancies are very strong for country house hotels in the Darlington area but not as strong for country house hotels in the Yarm and Guisborough area. Weekend occupancies are stronger between May and October as a result of weddings trade.

## **Midweek Markets**

Local corporate demand is the primary source of midweek business for Tees Valley country house hotels. Companies tend to use these hotels for their overseas visitors and senior executives.

Country house hotels in the Darlington area attract good demand from the residential conference market. Residential conferences are typically for 20-30 delegates and last for 1-2 nights.

All Tees Valley country house hotels attract some midweek leisure break business. Two hotels also take some group tours midweek.

# CURRENT HOTEL PERFORMANCE AND MARKETS

## **Weekend Markets**

Weddings are the main weekend market for most Tees Valley country house hotels. For one hotel the strength of its weddings business effectively blocks out its potential to develop weekend break business.

Weekend breaks are the other main weekend market for Tees Valley country house hotels. Country house hotels appear to attract leisure break demand either because of the quality of food and service they offer and/ or their leisure and spa facilities. Leisure break business for country house hotels is generally at good rates other than during the winter when hotels will use tactical offers to boost leisure break demand.

Two hotels also take some group tours at weekends and cater for away football teams playing at Middlesbrough, Darlington and Sunderland.

## **Market Trends**

Corporate demand appears to have remained largely static or has reduced for country house hotels in the Darlington area.

Residential conference business has reduced for Tees Valley country house hotels in the past few years.

One country house hotel reported strong growth in weddings business in 2008.

Two country house hotels reported growth in leisure break business while two reported a decline in this market.

# CURRENT HOTEL PERFORMANCE AND MARKETS

## **Denied Business**

Midweek denials are rare for country house hotels in the Darlington area.

One country house hotel in the Darlington area regularly denies business at weekends due to the strength of its weddings trade.

Two country house hotels reported denying residential conference business either because of size or rate.

## **Prospects for 2009**

Tees Valley country house hotels generally expect to maintain their current occupancy and achieved room rates levels in 2009. Most hotels are cautious about the economic climate and the opening of the Rockcliffe Hall hotel. One hotel sees potential for occupancy growth but possibly at the expense of rate. One hotel is aiming to grow its achieved room rates in 2009.

# CURRENT HOTEL PERFORMANCE AND MARKETS

## TEES VALLEY BUDGET HOTELS

### Occupancy and Achieved Room Rate Performance

Average annual room occupancy and achieved room rates for budget hotels in the Tees Valley are estimated as follows:

#### TEES VALLEY BUDGET HOTEL PERFORMANCE 2006-2008

Year	Average Annual Room Occupancy %	Av Annual Achieved Room Rate £
2006	83	43.77
2007	83	45.98
2008 <sup>1</sup>	81	47.62

Source: Hotel Solutions – Survey of Tees Valley Hotel Managers undertaken as part of the Tees Valley Hotel Futures Study – August/September 2008

Notes:

1. Based on projected figures provided by hotel managers

### Midweek Occupancies

Midweek occupancies are high for budget hotels across the Tees Valley, averaging 94% in 2007. Monday to Wednesday nights are the strongest, with budget hotels generally filling on these nights. Thursday nights are not quite as strong.

### Weekend Occupancies

Weekend occupancies are not as strong (an average in 2007 of 55% for Friday nights, 76% for Saturday nights and 40% for Sunday nights). Weekend occupancies are higher for budget hotels in Hartlepool and Guisborough (although the Guisborough budget hotel is only a very small unit). Weekend occupancies are generally stronger in the summer months.

### Midweek Markets

The key midweek market for budget hotels is local corporate demand. Contractors are also a significant weekday market. Most budget hotels also attract some

# CURRENT HOTEL PERFORMANCE AND MARKETS

midweek leisure demand and business from people visiting friends and relatives or attending funerals.

## **Weekend Markets**

Weekend markets for budget hotels are primarily people attending weddings and family parties or visiting friends and relatives. Budget hotels also attract some weekend break business, football supporters and business related to events. Some budget hotels reported attracting business from contractors staying over the weekend and from business visitors arriving on Sunday nights.

## **Market Trends**

There appears to have been some growth in contractor business for budget hotels. One hotel reported growth in demand related to weddings. Budget hotel markets otherwise appear to have been largely stable over the past two years.

## **Denied Business**

All budget hotels in the Tees Valley regularly deny significant business during the week. Some budget hotels also regularly deny substantial business on Saturday nights during the summer.

## **Prospects for 2009**

Budget hotels are all very positive about their prospects for 2009. They expect to maintain their high midweek occupancies and hope to grow weekend business. One hotel that has expanded in 2008 expects its weekend occupancies to drop however.

# CURRENT HOTEL PERFORMANCE AND MARKETS

## **SERVICED/ SELF-CATERING APARTMENTS**

There are a number of residential apartments in Darlington, Yarm and Middlesbrough that have started to be let out as serviced or self-catering apartments. They appear to be attracting strong midweek demand from the corporate and contractors markets, in some cases for longer term lets. They also attract a few holiday lets. Weekend demand is not as strong. It comes primarily from people attending weddings and family parties, visiting friends and relatives or attending major events such as the Great North Run at motor racing events at Croft Circuit. There is evidence of increasing levels of denied midweek business for such accommodation. A number of current owners indicated that they are looking for additional apartments to let.

# PROSPECTS FOR GROWTH STRATEGIC CONTEXT

## TEES VALLEY VISION

The development of the Western Corridor, including Darlington Gateway and Durham Tees Valley Airport, is a key focus within the Tees Valley Vision strategic investment framework that seeks to raise the economic performance of the Tees Valley and provide a policy context and coherent long-term programme for the economic regeneration and development of the City Region. It focuses on creating sustainable jobs, attractive places and confident communities and sets out a 10 point plan for the economy, with a focus on 7 priority clusters for growth – chemicals/process industries, renewable energy and environmental technology, business/financial services and call centres, civil and mechanical engineering, health research, digital media technology, and tourism.

## TEES VALLEY REGENERATION

Tees Valley Regeneration is leading a £2 billion investment programme to deliver 5 strategic regeneration schemes across the City Region that will deliver a step change in economic growth as well as making a visual statement that will transform perceptions of the Tees Valley. This includes two schemes in the Darlington area:

- Central Park, Darlington – a 30-hectare site bordering the railway and town centre. The centrepiece of this development, a new home for Darlington College, has now opened. Further phases will deliver 25,000 sq m of offices, 600 apartments and town houses and a hotel and conference centre. The scheme is set to create 1,600 jobs.
- Durham Tees Valley Airport - £20 million of investment in new terminal facilities, plus the development of the Skylink Business Park to provide 200,000 sq ft of commercial development, primarily for airport-related uses. £110 million will be invested in the business park, which is expected to create 2,000 jobs.

# PROSPECTS FOR GROWTH BY MARKET

## Corporate Demand

Corporate demand for hotel accommodation in the Darlington area is set to grow significantly over the next 10-15 years given the anticipated economic regeneration and growth of the area and the wider Tees Valley.

The Darlington area is set to see significant growth in office provision over the next 10 years. Key office development locations will be:

- Darlington - 101,000 sq m of office space is planned by 2016 on 4 key sites (Central Park , Morton Palms, Lingfield Point and Faverdale East) together with the longer term development of the Darlington Great Park site (a further 28,000 sq m of offices);
- Amazon Park, Newton Aycliffe - plans for up to 1.4 million sq ft of offices and industrial warehousing;
- Skylink Business Park , Durham Tees Valley Airport - 17,000 sq m of offices planned for airport-related companies.

The logistics sector is also set to see significant expansion with the development of airfreight services from Durham Tees Valley Airport and the development of major distribution facilities at Darlington.

## Residential Conferences

There could be some growth in the local and regional residential conference and training course market in the Darlington area as new companies are attracted. Darlington's excellent road, rail and air connections also put the area in a strong position to attract footloose conference business.

Rockcliffe Hall should be able to attract top-end residential conferences given its anticipated 5 star rating, leisure and spa facilities and golf course.

Conferences at the new Excel Conference Centre at Newton Aycliffe Industrial Estate may also start to generate demand for hotel accommodation in the Darlington area.

# PROSPECTS FOR GROWTH BY MARKET

## **Universities & Colleges**

The expansion and development of Darlington College and the new Teesside University presence in Darlington could generate some new demand for hotel accommodation.

## **Contractors**

Demand for budget hotel accommodation from the contractors market is likely to grow significantly in the Darlington area over the next 15-20 years, given the levels of construction work planned in the area.

## **Airport-Related Demand**

Durham Tees Valley Airport is set to see significant expansion in passenger numbers and freight traffic. This should generate increased demand for hotel accommodation from aircrew. Significant growth in demand from holidaymakers departing from the airport requiring accommodation the night before they depart appears to be less likely unless the airport starts to draw holiday passengers from further afield. This will depend on the new destinations it begins to serve and whether these destinations are served by other nearby regional airports.

## **Leisure Breaks**

There is likely to be some growth in leisure break business for hotels in the Darlington area, given their continued promotion of leisure break offers and Visit Tees Valley's continuing work to market the Tees Valley for leisure visits, with an increasing focus on promoting the Tees Valley as an events destination. There are signs however that the Credit Crunch could result in a decline in leisure break business in the short term.

New hotels, particularly country house hotels, golf hotels and boutique hotels, should be able to develop leisure break business because of their offer, resulting in some supply-led growth in leisure break demand. New branded hotels may also be able to attract leisure break business through corporate marketing of leisure break offers, particularly if their brand has a strong profile in the leisure break market.

## PROSPECTS FOR GROWTH BY MARKET

There could be potential for hotels in the Darlington area to develop leisure break business by positioning themselves as a base for visiting attractions and destinations in other parts of the North East, given the position of Darlington as a southern gateway to the Region.

### **Weddings and Functions**

Demand for hotel accommodation related to weddings and functions is likely to grow as the population of the Darlington area increases. Rockcliffe Hall may be able to attract weddings from outside the Tees Valley that will also generate demand for other nearby hotels.

### **Visits to Friends and Relatives**

The visiting friends and relatives market is also likely to grow in line with the growth in population.

### **Group Tours**

There are signs currently of a decline in group tour business for Darlington hotels largely due to the 'Credit Crunch'. In the longer term this market should recover, with the group tour market set to grow in the UK as the country's population ages.

# HOTEL DEVELOPMENT OPPORTUNITIES

The Tees Valley Hotel Futures Study has identified potential for the following hotel developments in the Darlington area:

- Further budget and possibly upper-tier budget hotel development in Darlington;
- A budget or upper-tier budget hotel at Durham Tees Valley Airport;
- The Rockcliffe Hall luxury country house hotel, golf and spa resort opening at Hurworth Place in 2009;
- Up-grading and expansion of existing 3 star hotels, including the addition of spa and leisure facilities;
- A small boutique hotel possibly in Darlington;
- Further serviced and self-catering apartments.

The plans for the Central Park regeneration project in Darlington town centre include a 4 star conference hotel as part of a later phase of the scheme, likely to come forward in 2013.

## PROPOSED HOTELS & SITES

The table overleaf summarises the current hotel development proposals in the Darlington area. They represent the potential supply pipeline, although clearly some of these proposals are at a more advanced stage than others and some may fall by the wayside as construction commences on other hotel projects.

The proposals have been divided into three categories:

- Under Construction
- Planning Granted/Pending
  - proposals with planning permission or currently within the planning system
- Developer/Operator/Landowner Interest
  - sites where strong interest has been expressed in hotel development and therefore that seem likely to come forward, but which have not yet progressed to a planning application

There are also other potential schemes and sites which have been the subject of informal enquiries or pre-application discussions with Darlington Borough Council's planning department. These have not been included in the tables however due to their more speculative or confidential nature.

# PROPOSED HOTELS & SITES

## DARLINGTON AREA – PROPOSED HOTELS & SITES– AS AT JANUARY 2009

Project/ Site	Location	Developer/Owner/Brand	No. Rooms	Status	Opening Year
<b>DARLINGTON</b>					
<b>Under Construction</b>					
Rockcliffe Hall	Hurworth Place	Middlesbrough FC	61	5 star hotel, spa and golf course. Under construction	2009
<b>TOTAL ROOMS</b>			<b>61</b>		
<b>Planning Granted/Pending</b>					
Central Park	Darlington	Tees Valley Regeneration Developers Commercial Estates Group/ Keepmoat/ Yuill Homes	30-40/ 150	Outline approval for mixed-use scheme including hotel, conference, office, leisure, residential. Potentially 2 hotels within the scheme (a small training hotel linked to the college and a 150-bedroom 4 star hotel)	2011/2013
Morton Park	Darlington	Dean & Chapter/PPG Land	e. 75	Outline application approved for mixed use scheme including hotel	
Topspin Racquet Centre	DTVA	CR Leisure	128	Planning permission approved	
Skylink Business Park	DTVA	Peel Holdings	100	Planning approved for an £8.5m 100-room hotel, 3 star international brand.	
North of Cleveland Motor Homes	DTVA	Northcare	80	Outline approval for 80 room hotel	
Lancaster House	DTVA	CJ Leonard & Son Hampton by Hilton	130	Full planning approved for 130 room hotel	
Spa Hotel	DTVA	Fitwide Ltd	36	Outline planning for 36 room extension, not implemented	
Hall Garth	Coatham Mundeville	Folio Hotels	54	Planning permission for extension	
<b>TOTAL ROOMS</b>			<b>788</b>		

## PROPOSED HOTELS & SITES

Project/ Site	Location	Developer/Owner/Brand	No. Rooms	Status	Opening Year
<b>Developer/Operator/Land Owner Interest</b>					
Premier Inn	Morton Park	Whitbread	20-30	Interest in extension	
Central site	Ring Rd	National branded budget hotel operator	50-60	In solicitors hands	
Darlington FC	A66, Neasham Rd	Darlington investments Ltd	100	Proposal for a hotel alongside leisure, restaurants, office at Darlington football stadium– outline application withdrawn in 2008	
<b>TOTAL</b>			<b>180</b>		
<b>GRAND TOTAL</b>			<b>1029</b>		

## SOURCES OF FURTHER INFORMATION

For further information and contacts, or to discuss your requirements contact:

Tel:

Email:

The following websites provide further information on the plans and strategies for the regeneration and development of Darlington and the Tees Valley: