



RYON HILL PARK

STRATFORD-UPON-AVON

ATTRACTIVE FORMER HQ OFFICE CAMPUS OFFERED WITH VACANT POSSESSION
PRESENTING SIGNIFICANT REFURBISHMENT AND REDEVELOPMENT POTENTIAL

**152,978 SQ FT
WITHIN 6 OFFICE
BUILDINGS, ON A
FREEHOLD SITE
OF 18.82 ACRES**



EXECUTIVE SUMMARY

Ryon Hill Park is an Attractive Former HQ Office Campus Offered with Vacant Possession Presenting Significant Refurbishment and Redevelopment Potential.

- ✔ Ryon Hill Park is strategically located to the north-east of Stratford-upon-Avon town centre, in close proximity to the A46 and Junction 15 of the M40
- ✔ Stratford-upon-Avon is a globally-renowned tourism destination and highly affluent market town that attracts 3 million visitors annually, generating £825m in tourism revenue
- ✔ Stratford-upon-Avon is an established commercial centre and benefits from strong demographics, and a catchment of 5.4 million people within an hour's drive time
- ✔ Ryon Hill Park is an attractive former HQ office campus set in a landscaped parkland environment overlooking the River Avon
- ✔ 2 miles north-east of Stratford-upon-Avon, with frontage to Warwick Road (A429)
- ✔ Offered with Vacant Possession
- ✔ Six modern office buildings extending to 152,978 sq ft with extensive car parking provision totalling 830 spaces
- ✔ Built in phases from 2004 with refurbishments undertaken by current owner
- ✔ Secure self-contained office campus and wider site, with excellent profile and access
- ✔ Site extends to 18.82 acres
- ✔ The buildings and wider site are suitable for ongoing operational use, upgrade & repositioning, conversion to alternative uses, or wider redevelopment
- ✔ Supportive planning background
- ✔ Freehold

PROPOSAL

We are instructed to seek offers for the freehold interest, subject to contract and exclusive of VAT.





LOCATION & CONNECTIVITY

Stratford-upon-Avon is a world-renowned market town serving a district population of approximately 146,000.

As Shakespeare's birthplace, Stratford-upon-Avon is a popular tourist destination and combines rich heritage with modern infrastructure and strong transport links. The town and surrounding area is highly affluent, with a very strong demographic profile and high quality of life. The town functions as a commercial hub for the surrounding area, blending character with contemporary retail and hospitality alongside independent shops and historic Georgian and Tudor architecture.

Stratford-upon-Avon is located at the heart of England and is positioned 8 miles south-east of Warwick, 25 miles south of Birmingham and 95 miles north-west of London, providing direct access to major UK economic centres.

Road connections are excellent with the A46 dual carriageway being 2.5 miles to the north, providing direct access to Junction 15 of the M40 in under 8 minutes. The M40 connects with the M42, M6 and M5 providing comprehensive access to the wider national motorway network.

Stratford-upon-Avon railway station offers regular services to Birmingham (Moor Street & Snow Hill), London Marylebone and other local connections for onward travel throughout the national rail network.

Birmingham Airport is located 23 miles north, providing domestic and international flight connections to over 140 destinations worldwide.

STRATFORD-UPON-AVON TRAVEL TIMES



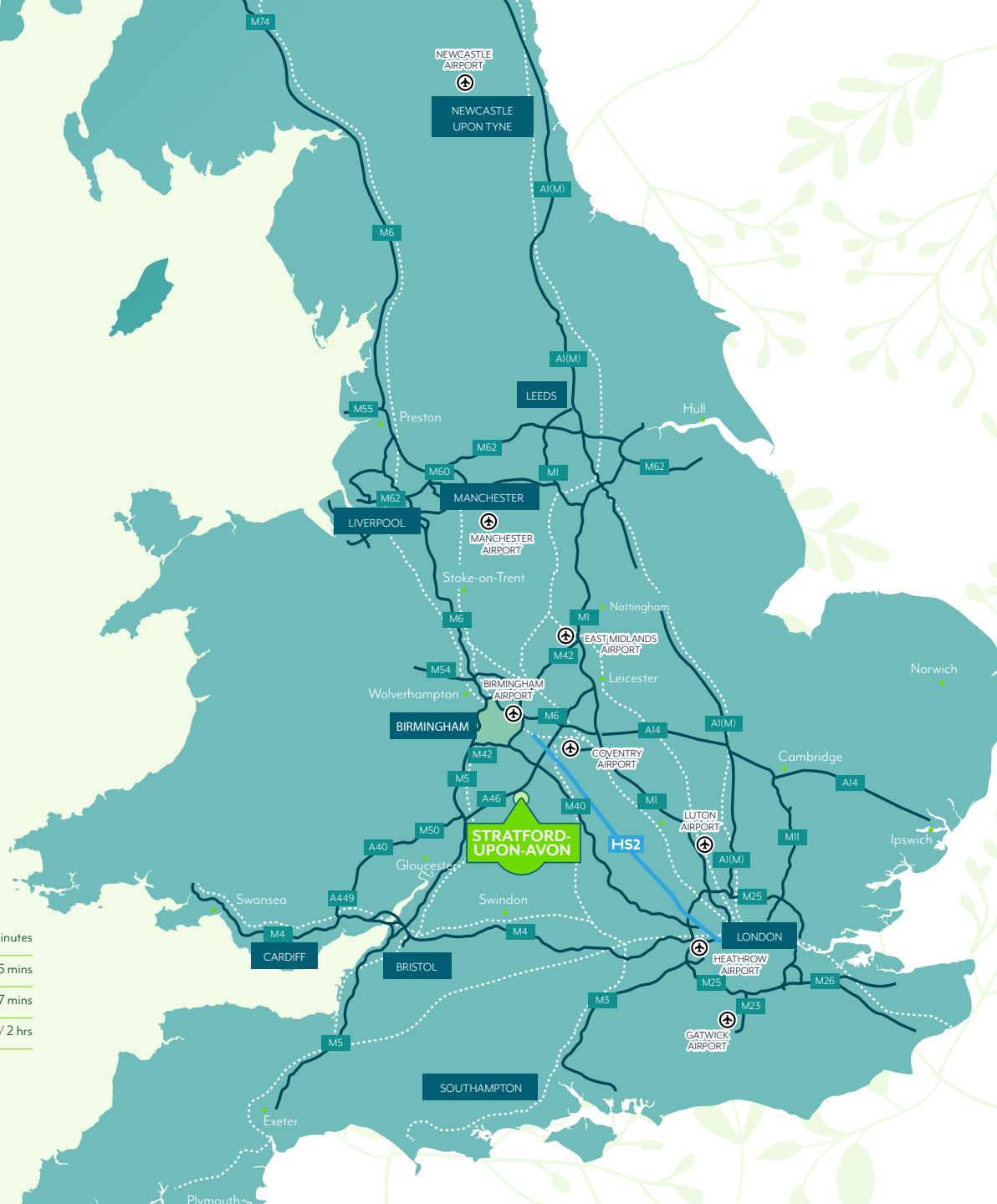
M40 Junction 15	5 miles / 8 minutes
Warwick	8 miles / 10 minutes
Birmingham	25 miles / 45 minutes
London	98 miles / 2 hours



Warwick	30 minutes
Leamington Spa	34 minutes
Birmingham Moor Street	48 minutes
London Marylebone	2 hrs 20 minutes



Birmingham Airport	23 miles / 40 minutes
Bristol Airport	80 miles / 1 hr 25 mins
London Heathrow	88 miles / 1 hr 27 mins
Manchester Airport	118 miles / 2 hrs

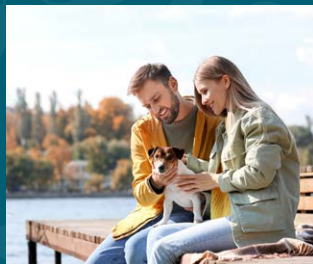


STRATFORD-UPON-AVON DEMOGRAPHICS

Stratford-upon-Avon benefits from strong affluency, combining global tourism with robust national connectivity, making it one of the UK's most attractive and diverse locations for tourism, hospitality and business activities.



3 million
visitors per year



Tourism generates
£825m per year



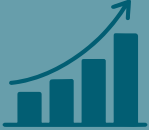
80%+
leisure visitors



Population of 763,712 within a
30 min drive time



Population of 5.4m within a
1-hour drive time



Population set to grow
by 9.3% by 2034




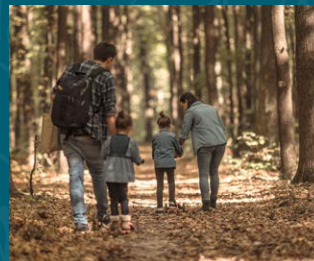
**HIGHLY AFFLUENT WITH
48% OF POPULATION
WITHIN ACORN'S TOP 3
CATEGORIES:**

Luxury Lifestyles, Established
Affluence & Thriving
Neighbourhoods




**POPULATION AND
WORKFORCE**

profile is significantly over
represented in high quality
professional employment and
home ownership



40% of Gross Family Income
within top Acorn Category
(£60k pa +)



67% of the population
own a house, 5% above the
UK average



RYON HILL PARK

SITUATION

Ryon Hill Park is strategically located to the north of Stratford-upon-Avon town centre, and provides a highly attractive landscaped and self-contained site, with excellent profile and access.



2 miles north-east of
Stratford-upon-Avon town centre



Direct access from
Warwick Road (A429)



Highly prominent A road frontage, with
secure gated entrance



2.5 miles
from A46



5 miles
from M40 Junction 15



Close proximity to **The Welcome
Hotel and Stratford Park**



Highly attractive position overlooking **River Avon**, with far reaching views



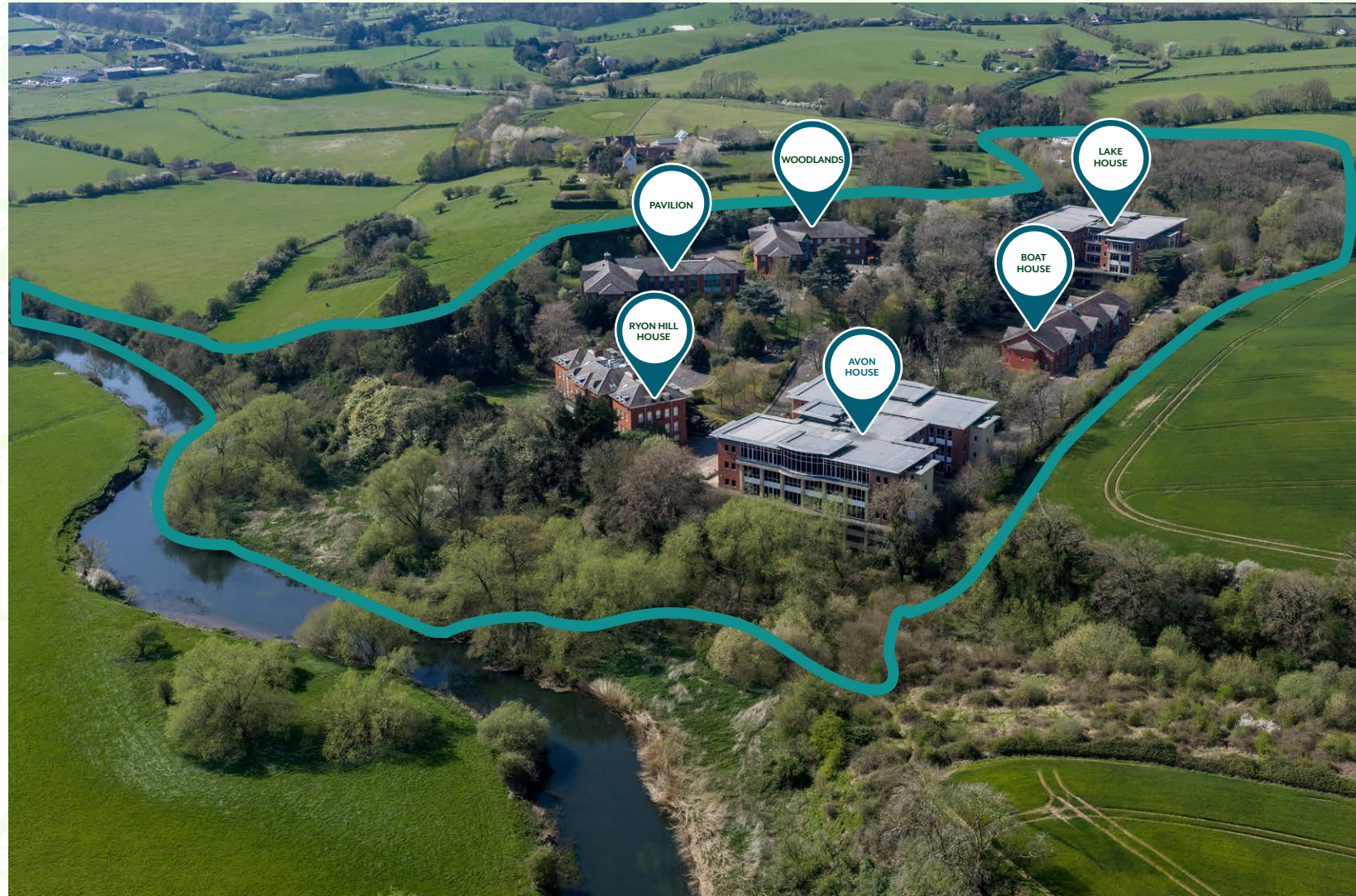
DESCRIPTION

Ryon Hill Park offers a unique opportunity to acquire a one-of-a-kind property campus and wider site in a highly attractive landscaped parkland environment, on the edge of Stratford-upon-Avon.

KEY FEATURES

 <p>Six Modern Office Buildings extending to 152,978 sq ft</p>	 <p>Offered with full Vacant Possession</p>	 <p>Freehold</p>	 <p>Extensive 18.82 acre site</p>
 <p>Well specified and maintained buildings</p>	 <p>Extensive car parking provision with 830 spaces</p>	 <p>Existing power supply of 1.522 MVA</p>	 <p>Backup generators for each building</p>
 <p>Excellent natural light, passenger lifts and generous floor to ceiling heights</p>	 <p>Distinctive private landscaping and central feature lake</p>	 <p>Single point of secure gated access from Warwick Road</p>	 <p>Wider redevelopment potential, with supporting planning background</p>

BUILDINGS ARE SUITABLE FOR CONTINUED EXISTING USE OR CONVERSION TO SUITABLE ALTERNATIVE USES

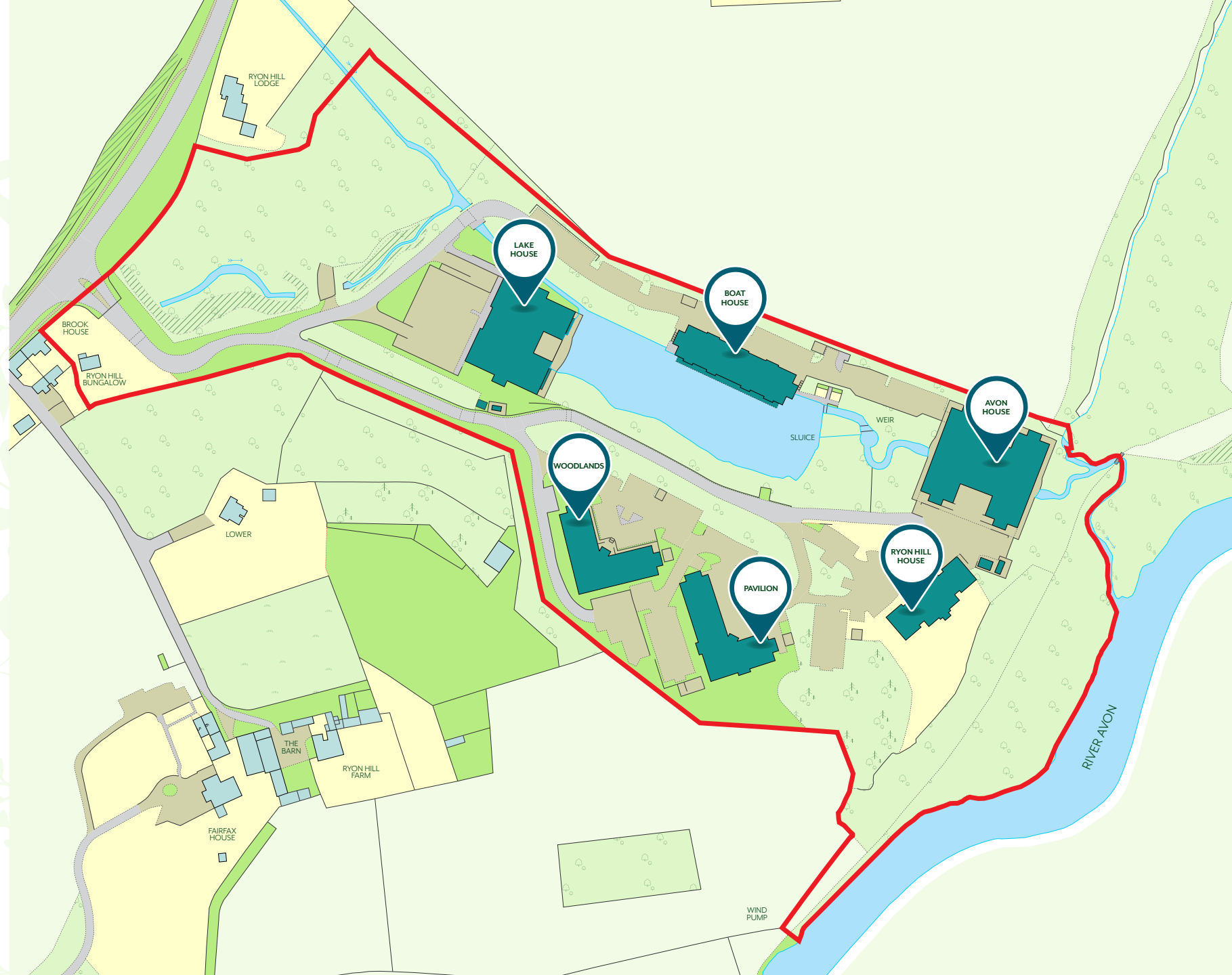


 Site Boundary



RYON HILL PARK

SITE PLAN





AN ATTRACTIVE FORMER HQ OFFICE CAMPUS



Avon House



Ryon Hill House



Pavilion



Woodlands



Lake House



Boat House



ACCOMMODATION

AVON HOUSE

	NIA (sq m)	NIA (sq ft)
Ground Floor	1,424	15,328
First Floor	1,464	15,758
Second Floor	1,531	16,480
SUBTOTAL	4,419	47,566

LAKE HOUSE

	NIA (sq m)	NIA (sq ft)
Ground Floor	1,148	12,355
First Floor	1,323	14,242
Second Floor	1,324	14,252
SUBTOTAL	3,795	40,849

RYON HILL HOUSE

	NIA (sq m)	NIA (sq ft)
Ground Floor	478	5,148
First Floor	514	5,528
Second Floor	512	5,507
SUBTOTAL	1,504	16,184

PAVILION

	NIA (sq m)	NIA (sq ft)
Ground Floor	746	8,030
First Floor	755	8,320
SUBTOTAL	1,519	16,350

BOAT HOUSE

	NIA (sq m)	NIA (sq ft)
Ground Floor	727	7,823
First Floor	755	8,125
SUBTOTAL	1,482	15,948

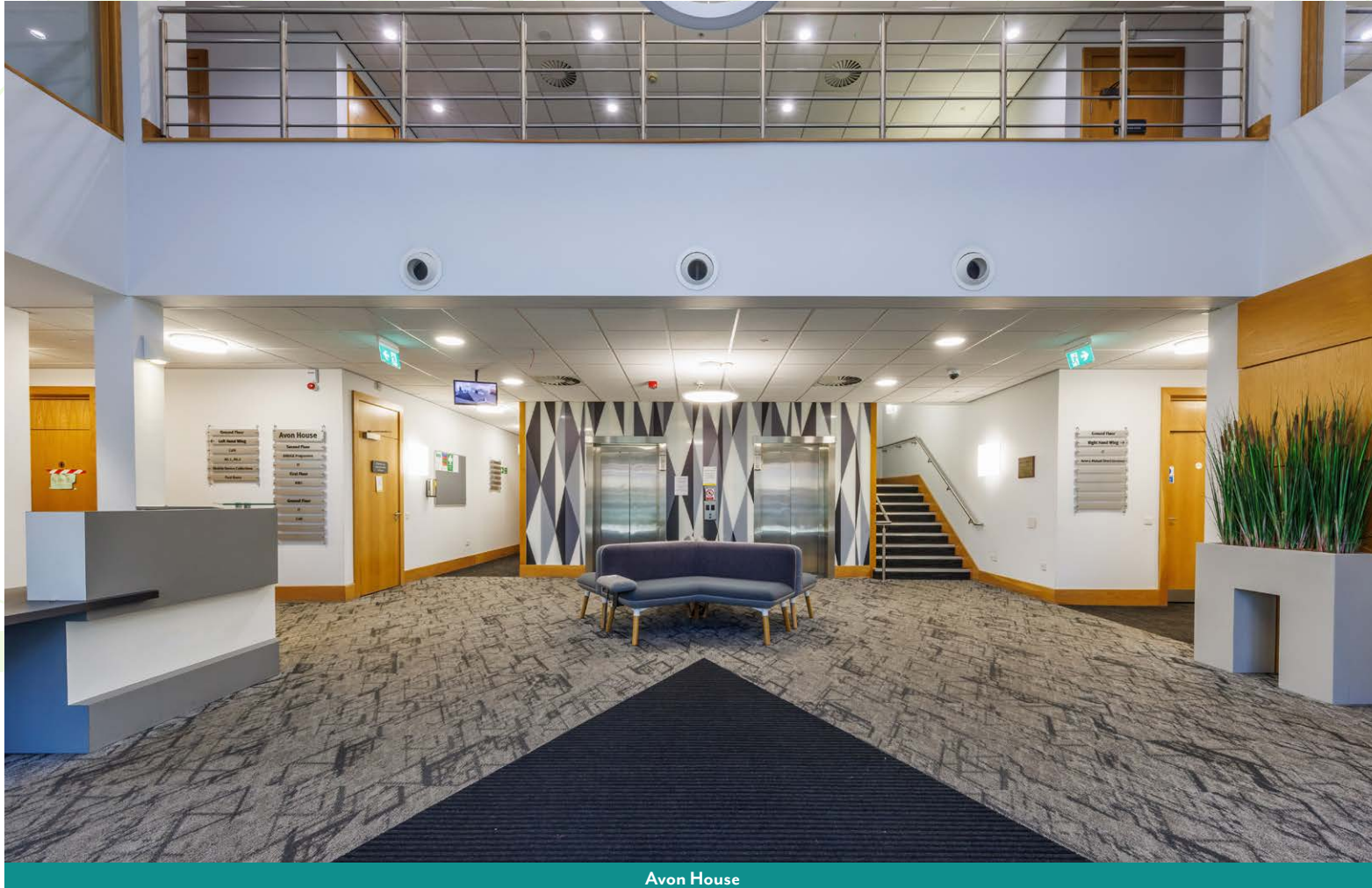
WOODLANDS

	NIA (sq m)	NIA (sq ft)
Ground Floor	734	7,901
First Floor	760	8,181
SUBTOTAL	1,494	16,081

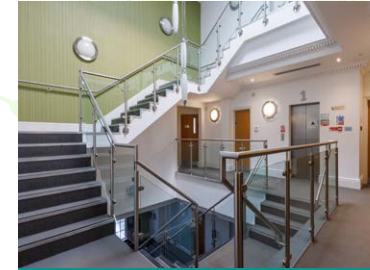
TOTAL	14,213	152,978
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6 MODERN OFFICE BUILDINGS



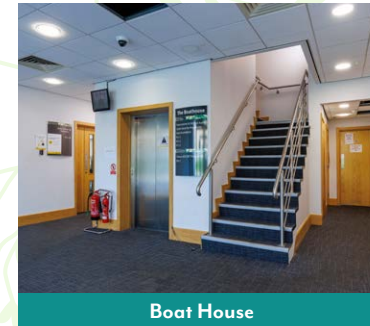
Avon House



Ryon Hill House



Woodlands



Boat House



Avon House



Woodlands



Lake House



PLANNING

Ryon Hill Park provides an opportunity to deliver a significant refurbishment or redevelopment scheme, with a range of potentially suitable uses.

JLL's planning team has held conversations with Stratford-upon-Avon Planning Officers to discuss future use and development opportunities at the subject property. This was not a formal pre-app, but the discussion has provided JLL with an opportunity to confirm initial support for multiple uses.

The established office use demonstrates that development is already accepted in principle, albeit there are a range of environmental considerations including tree coverage, wildlife and flood risk.

The Council has a significant shortfall in the delivery of housing across the district, and they are conscious of the lack of a five year housing land supply allocation and pipeline, and need suitable sites to come forward. A residential development could contribute to the Council's housing supply.

Permitted development applies too, in regard to residential use and ongoing office/class E uses. There are also other

potential uses, ranging from care and rehabilitation to education, training and hotel/leisure uses.

The range of uses identified have potential either as conversion and/or redevelopment. The Council would favour a re-use of the buildings, but accept some demolition and development could be justified. The key will be to ensure future uses remain within the scale of development from a floorplate and massing perspective. Some greater expansion may be supported but must demonstrate limited or no greater harm in regards to traffic, accessibility, biodiversity and visual impact.

A JLL planning summary is available on the data room, along with a feasibility study undertaken by Associated Architects offering further guidance on refurbishment & conversion options for a variety of alternative uses.

SUMMARY OF FUTURE USES

JLL has summarised the above findings into a RAG (Red-Amber-Green) rating for each of the proposed uses.

Use Type	RAG Rating
Re-use or Redevelopment for Office Use (Use class E(g))	Green
Re-Use for residential use (Use class C3)	Green
Redevelopment for Residential (Use Class C3)	Green
Senior Living (Use class C3/ Care (Use class C2)	Green
Education/ Training (Use class F1 or C2)	Green
Hotel /Leisure/ Retreat (Use class C1)	Green
Healthcare/ Rehabilitation (Use class C2)	Green
Industrial (Use class B2)	Amber
Warehouse / Logistics (Use class B8)	Amber



FUTURE USE POTENTIAL

Ryon Hill Park offers exceptional asset management, repositioning and redevelopment optionality, in a highly affluent and well connected location, with a supportive planning background.



The existing buildings and site configuration offer a number of attractive options, either via a refurbishment of the existing buildings, refurbishment combined with select new build development, or wider scale redevelopment, subject to planning.



Ryon Hill Park was constructed as a 6 building HQ office campus, and benefits from a scale, profile and flexibility to meet the needs of a number of exciting uses, with a supportive planning background.



The buildings have large open floor plates, excellent natural light, and impressive floor to ceiling heights which give the buildings in built flexibility to cater for a number of uses.



The wider site extends to 18.82 acres providing scope for select new build development, or comprehensive site wide redevelopment.



OFFICES, EDUCATION & COMMUNITY

A modernisation of the existing office space, including upgrades to M&E, sustainability credentials and amenities could suit a wide variety of office occupiers, and would revitalise the park and maximise existing office use rental value.

Ryon Hill Park also offers a rare opportunity for an owner occupier to secure a significant HQ office campus facility, in a highly desirable area with limited alternative options. The buildings and setting also suit a variety of education, community or religious uses that could benefit from a more cost effective re-use of the existing buildings.



RESIDENTIAL CONVERSION & DEVELOPMENT

All of the buildings offer strong potential for conversion to residential use, with highly flexible open plan layouts, strong natural light and floor to ceiling height. Stratford-upon-Avon is a highly desirable place to live, with an active housing market, showing strong price growth.

A high-quality residential conversion of Ryon Hill Park would deliver unique residential units in a highly attractive, secure and gated parkland setting with ample parking and green space. The site's 18.82-acre footprint allows for a mixed-use approach combining conversions with selective new build elements.





SENIOR LIVING & HEALTHCARE

Strong local demographics support opportunities for senior living or healthcare facilities at Ryon Hill Park, with 20% of the population within 30 minutes of Stratford-upon-Avon being over 65 years old.

The existing buildings are suitable for conversion to these uses and the location and building / site configuration presents strong potential, being in a parkland setting with extensive natural landscape features.



HOSPITALITY & LEISURE

Ryon Hill Park offers considerable potential for hotel & leisure conversion and development, with nearby operators including Welcombe Hotel and Golf course, Stratford Manor Hotel and Avon and Rayford Caravan Park, all situated off Warwick Road.

Stratford-upon-Avon has an established tourist economy and strong underlying hotel demand. Ryon Hill Park offers the scale, privacy and amenity expected by leisure operators, set in a unique riverside and parkland setting.



WIDER REDEVELOPMENT

With an extensive site area of 18.82 acres, Ryon Hill Park provides a significant redevelopment opportunity in a highly affluent and well-connected location, with a supportive planning background.

A wider development of the site could provide a best in class new build scheme for a wide variety of high value uses including residential, senior living, healthcare, hospitality & leisure, data centre, industrial, open storage and other commercial uses.





RYON HILL PARK

FURTHER INFORMATION

VAT

The property has been elected for VAT.

DATA ROOM

A dedicated data room is available with access made on request.

EPC'S

EPCs for each of the properties are available within the data room.

HOLDING COSTS

Details of recent holding costs are available within the data room.

SECTION 39 AGREEMENT

Site is subject to a s39 agreement under the Wildlife & Countryside Act 1981.

SURVEYS & REPORTS

Further supporting information is available within the data room including;

- ✔ JLL Planning Summary
- ✔ Associated Architects Feasibility Study
- ✔ PDF & DWG Floor Plans
- ✔ Other historic technical surveys

INSPECTIONS

All inspections are strictly by appointment. A number of viewing days will be available.



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PROPOSAL

We are instructed to seek offers for the freehold interest, subject to contract and exclusive of VAT.

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RYON HILL PARK

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