

# WESTINGTON

*"An exceptional opportunity to partner in the delivery and operation of a landmark hospitality destination."*

Prime Costwolds Location  
Hotel Operator Selection

INFORMATION  
MEMORANDUM

2025

**Kimmre**



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*The Campden Estate is now seeking strategic Joint Venture partners and hospitality operators to deliver this landmark destination. As long-term custodians of the land, the Estate is committed to retaining ownership of the freehold and working in partnership with best-in-class operators across luxury, wellness, and resort sectors.*

# CAMPDEN

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The Campden Estate is defining a vision to breathe new life into a former quarry located on Westington Hill, above Chipping Campden. Our proposals build on the industrial history of the site to develop a distinct vernacular architecture within a vision for a restored landscape.

Our ambition is to:

- provide a vibrant and sustainable hospitality offering that is rooted in the natural environment
- bolster the local industry for leisure and tourism
- partner with a best-in-class hotel and hospitality operator who shares the Westington Vision
- collaborate with operators and Joint Venture partners to influence the design and concept for the site to suit their particular operational needs





## THE TEAM

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The Campden Estate is owned by Thomas Smith, founder and director of Woldon Architects. The masterplan vision has been created by a design team led by Woldon Architects.

Our business strategy has been developed with Kimmre, a leading commercial real estate investment and development consultancy.

# WOLDON

EXTERIOR  
ARCHITECTURE

**e3**  
consulting engineers

**morganelliott**  
planning

**MOMENTUM**  
structural engineers

**Stockdale**

 **Swift Ecology**

WESTINGTON

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# CAMPDEN

# Kimmre

# THE OPPORTUNITY

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**Westington: a first-rate hospitality development in the heart of the Cotswolds.**

The Campden Estate, owners of the 15-acre Westington site, are inviting formal proposals from:

- **Joint Venture Investment Partners** seeking long-term alignment with a heritage landowner
- **Hospitality Operators** with expertise in luxury hotels, destination spa resorts, or family leisure developments

The opportunity includes:

- A flexible development and operational framework with planning support in place
- A commitment to shared values of sustainability, place-making, and regenerative rural economy
- A long-term Estate-held freehold structure with options for leasehold or JV delivery models

This dual-track process is being managed by Kimmre, acting on behalf of the Campden Estate with a design team led by Woldon Architects.



WESTINGTON

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## THE LOCATION

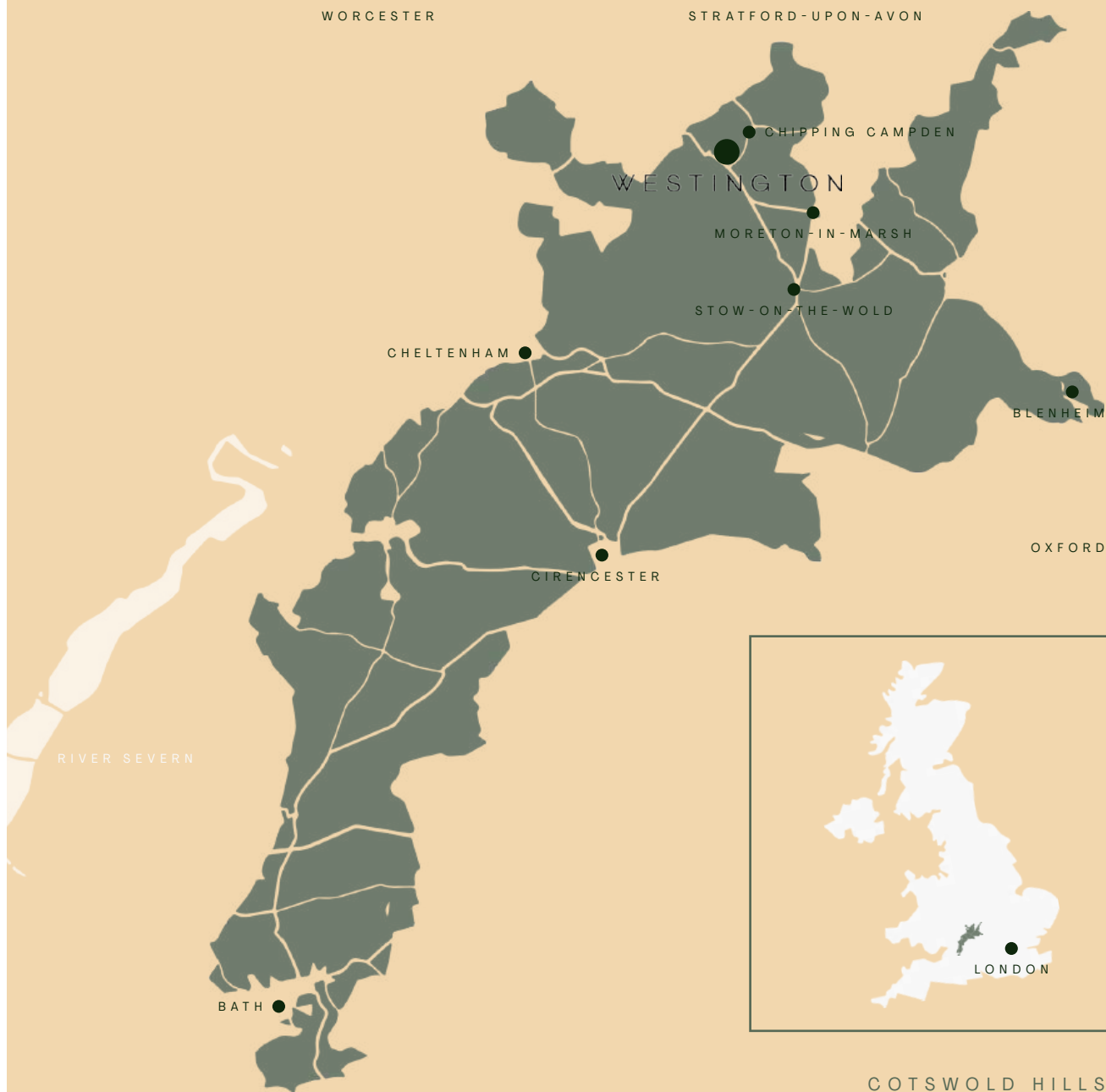
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**Westington is located 1.5 miles from the Cotswold market town of Chipping Campden.**

Broadway, Stow-on-the-Wold and Stratford-upon-Avon are all in the vicinity.

Oxford and Blenheim Palace are directly en route from London.

Westington lies off the A44 connecting Oxford and Worcester, and is a 15-minute ride from the mainline rail service between London Paddington and Moreton-in-Marsh.



WESTINGTON

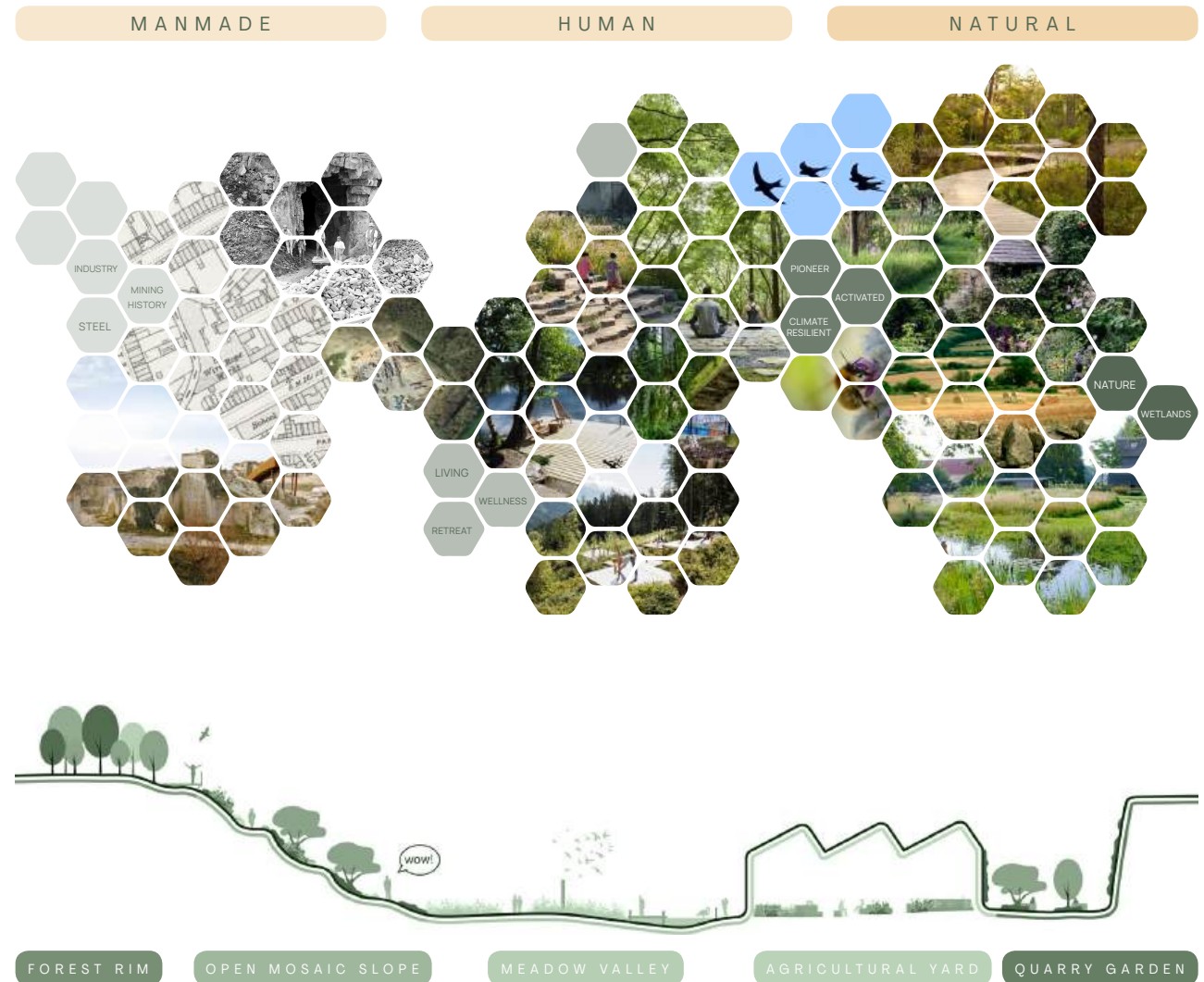
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# THE SITE

Westington is set in a private and tranquil location, surrounded by beautiful open countryside.

The site is a former stone quarry and extends to 15 acres with a potential development area of 9 acres. There is a substantial existing building footprint and local authority consent in place for further buildings.

The landscape design and vision is formed by 3 key pillars which combine to create a high quality landscape scheme rooted in its context:  
**The Manmade, The Human and The Natural.**



WESTINGTON

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# DEVELOPMENT VISION

## OPERATOR INPUT INVITED

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**To create a contemporary luxury hotel and leisure destination in the heart of the Cotswolds.**

The current masterplan envisages a hospitality and leisure development together with a complimentary workplace environment. The Campden Estate is exploring alternative design options and will work with potential operating and Joint Venture partners to maximise the site's potential.

Interested parties will be invited to join the design and concept process. The Campden Estate will retain land ownership as part of a stewardship model designed to preserve legacy value and landscape integrity.

The structure is flexible and open to:

- Long-term lease agreements with established operators
- JV arrangements with aligned capital partners
- Management agreements with sector specialists in wellness, spa or resort-led operations





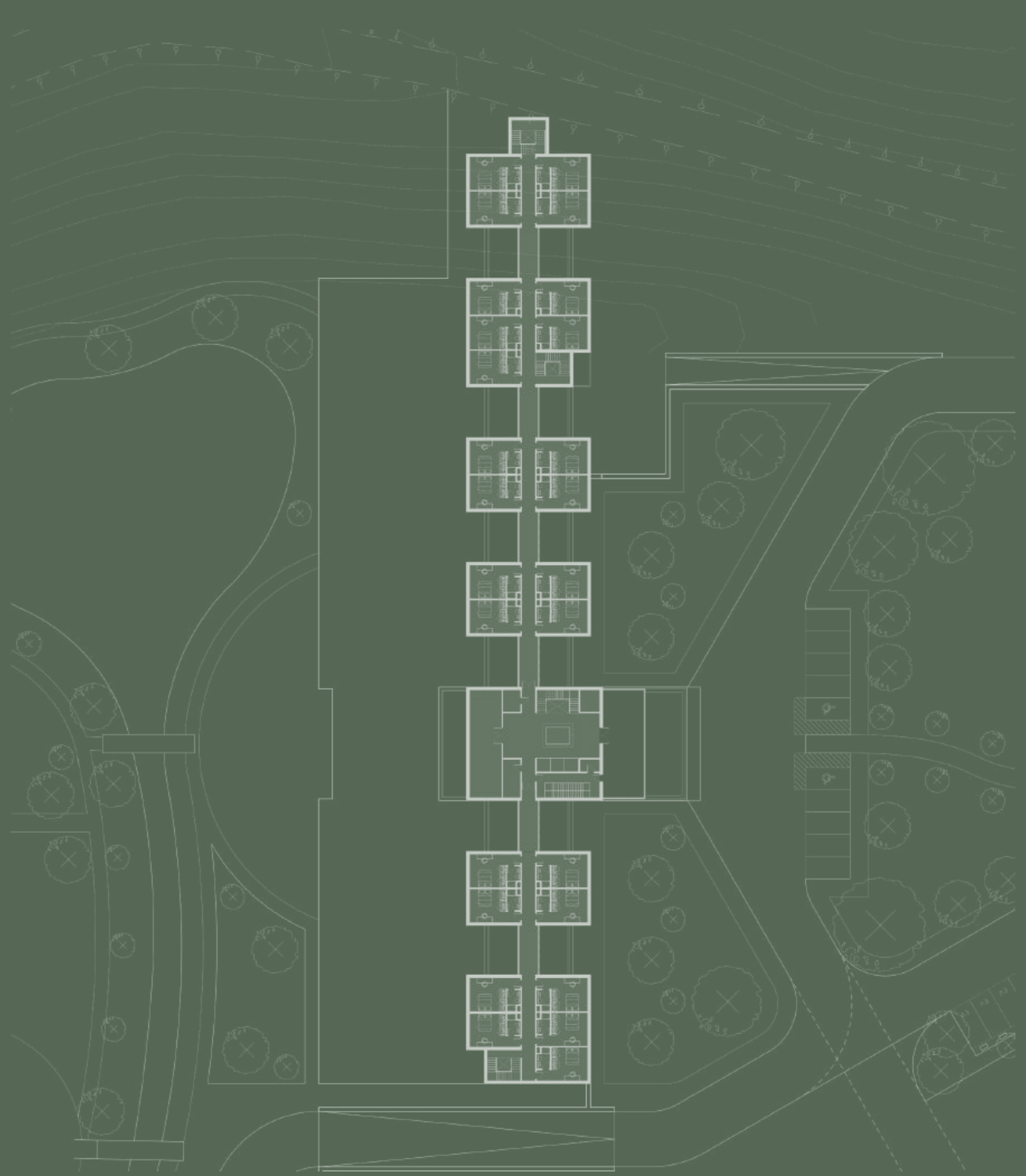
*"A hotel & spa masterplan designed for flexibility:  
Operator input invited at RFP stage to optimise room mix,  
wellness amenities, family accommodation, and F&B strategy."*



# THE MASTERPLAN

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The current Masterplan comprises a hotel with 76 rooms/suites and high quality F&B facilities alongside a separate spa building arranged in an attractive landscaped environment.



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# PROJECT BUSINESS PLAN

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The Campden Estate has a vision to create a unique and complimentary hospitality experience in a stunning Cotswold location.

Potential operating partners will have the opportunity to be involved in the masterplan for the site.

The Estate will remain as landowner and is open to all proposed occupational and joint venture structures.

Please contact Kimmre for further information:

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