

FOR SALE



GrangePark
A place for all occasions



- 18 hole 6,233 yard (par 70) golf course
- 9 hole par three golf course / foot golf course
- 20 bay floodlit golf driving range
- 714 sq m (7,685 sq ft) clubhouse
- 5 all weather tennis courts (with winter tennis dome)
- 22 pitch touring caravan park
- Rally field
- 18 existing high quality lodges (6 in private ownership)
- PP for 14 additional lodges
- Lodge development site (potential for 15 additional lodges STPP)
- Fishing pond
- Freehold 59.8 hectares (146 acres)
- Turnover (combined business) c. £960,500
- EBITDA (combined business) c. £306,000
- 5 bedroom farmhouse with two letting units and various outbuildings set in private grounds available by separate negotiation















Introduction

Grange Park is a family business that has been operating for over 25 years in the same ownership. During this period the business has taken enormous strides forward.

Grange Park opened in 1992 as a 20 bay floodlit driving range. The business soon expanded to incorporate a 9 hole golf course and, by 2002, finally became the highly attractive 18 hole course that exists today. Since the initial focus on golf, the business has diversified into other leisure activities including tennis, fishing, a touring caravan site, rally field, pine lodge accommodation and a lodge development site. To enhance all these various leisure activities, an impressive clubhouse was constructed in 2006 as a 'place for all occasions'. The clubhouse now hosts weddings, functions, parties, corporate and social events, as well as providing facilities for the golf and tennis members and visitors.

Grange Park has some of the finest leisure facilities in Lincolnshire. The business (trading through its various constituent elements) currently achieves a turnover of £960,000 and an EBITDA of over £300,000, but still offers a genuine opportunity for the new owner to fully exploit the business' inherent potential (both operationally and through further development) and to open a new chapter for Grange Park.

Offers in the region of £2.85 million are invited for the freehold property (with The Grange farmhouse available by separate negotiation).



Location

Grange Park is situated close to the village of Messingham in the North Lincolnshire countryside.

This rural retreat is within reach of a substantial catchment population, access to which is facilitated by the M180, M18, M62 and the associated A road network. Experian demographic reports dated August 2017 confirm a resident population of 228,807 within 35 minutes drive of the property.

Approximate distances and journey times to key cities (population) include:

Leeds (781,700)	57 miles 67 minutes
Sheffield (575,400)	49 miles 60 minutes
Kingston upon Hull (260,200)	31 miles 45 minutes
Lincoln (97,541)	26 miles 45 minutes
Scunthorpe (65,168)	6 miles 12 minutes

Location plans are shown at the rear of the brochure.





Description of the Property

Grange Park prides itself as a 'Place for all occasions' offering facilities for a wide variety of clientele – members, daily fee paying golf and tennis players, lodge owners, holidaymakers and clubhouse guests. The facilities, which are presented to a high standard, have a welcoming atmosphere and warm family friendly air throughout.

The property is split by Butterwick Road – a minor road. The floodlit golf range and 9 hole par 3 course are situated to the north of the Road, whilst all of the other facilities lie to the south.

The facilities comprise:

18 Hole Golf Course

The 18 hole golf course extends to 6,233 yards (par 70) from the white tees and comprises four par 3's, twelve par 4's and two par 5's arranged in a single loop of 18 holes starting and finishing at the clubhouse.

The course was designed by Ray Price and its gentle terrain makes this an ideal facility for those seeking a relaxed and enjoyable round of golf. Tree and gorse lined fairways, testing bunkers and water features bring extra interest to the layout.

Greens and tees are of sand based construction, with automatic irrigation laid to greens and tees. Now in its sixteenth year as an 18 hole layout, the course has matured exceptionally well and offers players a fine venue for golf. The course is presented to a good standard. Local subsoils are predominately sand and gravel based meaning that year round play is virtually guaranteed.

Feature holes on the course include:

4th hole – A testing little par 3 of only 131 yards. Club selection is crucial as you first have to clear the water hazard to arrive safely on the green for any chance of making a par.

6th hole – our favourite. The view of the lake looks stunning from the tee with a backdrop of trees. Any shot with a hint of 'slice' on it will be accompanied by the sound of splash, splash, splash! Keep on the fairway and this 372 yard hole is an absolute delight.

16th hole – A picturesque hole with an avenue of Scotch Pines defining the fairway, and our very own 'Swilken Bridge' to walk over.

The course had a 3.93 star (out of 5) 'highly recommended' rating on Golf Shake as at July 2017 based on 117 reviews, testament to its popularity.

9 Hole Par 3 Course / Foot Golf Course

The 9 hole par 3 course surrounds the golf driving range and plays around a block of attractive deciduous woodland. Greens and tees are of sand based construction, with irrigation laid to the greens, and are maintained to the same high standard as the main golf course.

An ideal facility for new golfers, or players wishing to hone their short game skills, the course also doubles as a foot golf course for those seeking a different sporting challenge.

Floodlit Golf Driving Range

The floodlit golf range was the first facility to open at Grange Park and is of timber frame construction, with profiled sheet metal and concrete block elevations under a profiled sheet metal roof. The range facilities comprise 20 bays (each of good size with quality mats and textile netting dividers – six with Power Tees); golf reception area; ball dispenser; two treatment / therapy rooms and a room currently used for children's party food.

The range outfield extends to an indicated 270 yards with a woodland backdrop. A practice chipping green and practice bunker are situated adjacent to the range.

A dedicated car park serves the golf range and the par 3 golf course.

Practice Facilities

A practice putting green is located close to the clubhouse, en route to the first tee. The practice green is of good size, of sand based construction and irrigated.



The clubhouse has a light and airy feel throughout, with fine southerly views over the golf course. The style of the building blends perfectly with the overall relaxed feel of the property and the nearby wooden lodges.

Partially illuminated car parking facilities (in excess of 150 spaces) adjoin the clubhouse (a mix of formal lined tarmac spaces and informal hard standing) with a substantial area of hard surfaced and landscaped overflow car parking available nearby.

Clubhouse

Grange Park's clubhouse was constructed in 2006 and occupies a commanding position toward the centre of the property. The focal point for all those who use the site, the clubhouse is situated overlooking the 18th green, between the tennis courts, fishing lake and touring caravan park.

The building, which is primarily of timber frame construction with timber clad elevations under a shingle roof (with solar panels on part), is arranged over two floors. Extending to c. 714 sq m (7,685 sq ft) the part air conditioned accommodation includes:

Ground Floor

- Reception area with ladies & gents WCs
- Lounge Bar (c. 40 covers) with veranda overlooking the 18th green
- Golf and leisure reception / shop
- The function room (c. 150 covers) with decking overlooking the golf course (50 covers)
- Ladies changing & locker room.
- Gents changing & locker room.
- Kitchen and associated store / cold rooms
- Bar store & chilled cellar
- Disabled WC

First Floor

- Function / meeting room (60 covers) with balcony overlooking the golf course and tennis courts
- Office suite

Greenkeepers' Facilities

Comprising a range of former farm buildings, the greenkeepers' facilities are located in the centre of the site with a dedicated access road leading from the main entrance road.

The greenkeepers' buildings are primarily of metal frame and concrete block construction, under profiled corrugated sheet roofs, with concrete floors and surrounds. The accommodation includes workshop facilities, machinery storage areas, greenkeepers' office, staff mess room, kitchen and WC.

A machinery wash down area, bunded diesel tank and storage bays for course materials are available close by.



Tennis Courts / Indoor Tennis Centre

Grange Park offers 5 modern all weather tennis courts, 4 of which are floodlit. The tennis courts are located adjacent to the clubhouse and are in good condition. During autumn and winter months an inflatable tennis dome is erected over 4 of the courts to permit year round play.

Touring Caravan & Motorhome Park

The 22 pitch touring caravan / motorhome park is positioned immediately north of the clubhouse, with ease of access from the property's main access road. The touring site is screened to the north and west by mature trees, with an attractive fishing pond to the east.

All the 22 pitches have electric hook ups. 15 of the pitches are laid out on an open grassed area either side of a hard surface circulation track; with 7 pitches arranged along the north edge of the park on the woodland verge.

A modern ablution block completed in 2016 (of timber frame construction, with timber clad elevations under a tiled roof) is located on the western boundary of the park.

Rally Field

An informal rally field, which enjoys period use, is situated to the west of the main caravan park, on the opposite side of the entrance road. The field (which can accommodate up to 14 pitches, 6 with electric hook-ups) is screened by mature trees and hedgerows, and is within easy walking distance of the clubhouse and other facilities.

Lodge Park

The Lodge Park forms the north west section of Grange Park, with a dedicated gated access leading from the property's main entrance. Separated from the bustle of the touring park, tennis courts and the central clubhouse facilities, the Lodge Park has been developed to a very high standard. The great majority of the lodges enjoy fine views over the golf course, which runs along the southern boundary of the Lodge Park.

The Lodge Park currently comprises 18 existing lodges being:

One 4 bed lodge (two storey) with hot tub

Eleven 3 bedroom lodges (three with hot tubs)

Two 1 bed lodges (both with hot tubs)

One 2 bed show home lodge (Cambrian Plantation)

Three 2 bed lodges

Bases have been laid for two additional lodges, along with a spine road and services for a further twelve lodges (planning permission for which has been granted – see below) making 32 lodges in total.

The lodges were constructed by Pine Lodges UK Ltd, and all have been constructed to meet Building Regulation requirements. The lodges are generously spaced, each has a private deck with garden furniture; and each a dedicated parking area (for 2 cars) accessed directly from the main gravel surfaced spine road.

The typical accommodation for a 3 bedroom lodge comprises:

- Entrance lobby
- Lounge diner with kitchenette
- Master en-suite bedroom
- Two double / twin bedrooms
- Family bathroom
- Utility store

Each lodge is presented to the highest of standards. Typical equipment in each lodge includes: LCD/ Plasma TV with DVD and Freeview, dishwasher and microwave; barbeque; linen and towels;

The Lodge Park has potential for an additional 15 lodges along the northern boundary of the site – albeit that planning permission is yet to be obtained.

Fishing Pond

Grange Park Pond is located in the north east corner of the site (adjacent to the neighbouring Messingham Sands Fishery which is in third party ownership). The Pond is well stocked with carp, roach and perch. Dedicated fishing points have been created on the banks and are popular with holiday makers and regular anglers.

Bowling Green

A grass bowling green (suitable for recreational use only) is situated close to the tennis courts, with bowls and mats available to hire.

Sports Hall

A former agricultural building close to the tennis courts has been converted for use as a sports hall. Carpeted, with lights and crickets nets, the building requires some refurbishment and is not currently in use. Historically has been used for junior football training, cricket practice, circuit training and similar activities.



The Grange

The Grange is the original farmhouse for the land. Of traditional brick and tile construction, this attractive house sits in its own grounds of c. ¾ hectares (nearly two acres) with two one bedroom cottages, and a large courtyard with extensive garaging and workshops (some of which are currently used for storage for Grange Park).

Approached from a private drive leading from the main entrance, the accommodation comprises:

Ground floor

- Entrance hall
- Living room
- Sitting room
- Dining room
- Farmhouse kitchen
- Utility room
- WC
- Two offices/store rooms

First floor

- Landing
- Master en-suite bedroom
- 2 double bedrooms
- 2 Single bedroom
- Family bathroom
- Second bathroom

The two cottages link with The Grange. One is larger and comprises a living room, kitchen / diner, double bedroom and bathroom. The other smaller cottage has a kitchen, living room, bedroom and shower room.

The extensive courtyard of outbuildings include garaging for 6 cars, workshop, four open fronted garage bays, garden storerooms, and areas used by the leisure business as a laundry room, tennis dome storeroom, greenkeepers' mess room.

The grounds around The Grange include a private tennis court requiring refurbishment, practice golf green and large expanses of lawns.

The Grange is available as a separate lot – guide price on request.





Tenure & Possession

Grange Park is a family business under the ownership and operation of Ray and Anne Price, and Ian and Bridget (nee Price) Cannon.

The business has developed since 1992, and different operational entities have evolved as each phase of the business opened. Currently, the facilities are operated by a range of limited companies, partnerships, and a sole trader, with inter company / family leases over parts, each entity typically responsible for its own element of the business. To simplify the disposal, the freehold of the property is to be offered for sale.

The entire property is held freehold other than the first and second hole on the 9 hole par three course. This small area of the course has historically been leased from British Gas at a nominal ground rent.

All aspects of the business are operated in hand by the family with the exception of:

(a) Grange Park Tennis Club – a non-profit organisation principally responsible for Tennis Club membership, competitions and social events – which operates under an informal licence. The Tennis Club pays 55% of their subscription income (£1642.25 for the year 1/4/16 to 31/3/17) to the business as a licence fee.

(b) A therapist who uses one of the treatment rooms at the golf range occasionally, and operates under the terms of a signed agreement terminable on one months notice.

Vacant possession of the property will be available on completion of the sale, subject to the members' annual playing rights, the licence to Grange Park Tennis Club, and the lodge leases / agreements outlined below.

RW Price Ltd (one of the family companies) owns the freehold of the entire lodge park. RW Price Ltd has granted 125 year leases over 12 plots, 9 of which are let to Price family controlled businesses, with the other three (lodges 5, 7 and 8) being granted to private owners. These leases were granted on 1st January 2006 at an initial ground rent of £1,000 per annum (subject to annual RPI indexation). The current passing ground rent is £1,364.20 plus VAT per pitch.

Grange Park Lodges Ltd (another of the family businesses), along with its directors Ian & Bridget Cannon operate the letting business for 13 of the existing lodges, 11 of which they own (albeit that two of these - lodges 14 and 15 – don't have a formal lease agreement in place with R W Price Ltd). The remaining 2 lodges in the letting fleet (lodges 5 and 8) are let by Grange Park Lodges Ltd on behalf of their private owners. Each private owner still pays the annual ground rent referred to above to RW Price Ltd.

Lodges 22, 23 and 24 have been sold to private owners under the terms of a site licence, with an annual pitch fee payable – typically £1,895.00 per annum (plus VAT).

Historically the business has had an informal agreement with Estuary Leisure (a lodge construction company) to assist with the marketing / sale of holiday lodges. The vendors will terminate the agreement prior to completion of the sale.



The Existing Business

Trading History

Combined trading figures for the various elements of the Grange Park business can be summarised as shown below. Typically the figures shown are for the most recent financial year end for each element of the business.

	<i>Turnover</i>	<i>EBITDA</i>
18 hole golf, clubhouse & tennis	£544,503	£108,757
Golf range & par 3 course	£126,973	£39,836
Golf & leisure total	£671,476	£148,593
Touring park	£36,044	£18,522
Lodge lettings	£210,952	£119,246
Lodge park rental	£42,000	£20,000
Touring & lodge total	£288,996	£157,768
Total	£960,472	£306,361

EBITDA is stated pre exceptional items (including one off lodge sales) and owners' remuneration.

Full details of the operating structure and trading accounts will be made available to parties who undertake an accompanied inspection of the property and sign an NDA.

Golf Membership

Grange Park offers various categories of membership - a selection of which are shown below. The membership year run from 1st April - 31st March, but many are renewed on a rolling basis. Typical membership fees (exclusive of VAT and EGU fees) for the 2017 / 2018 season are:

Golf

<i>Category</i>	<i>Subscription</i>
Full	£460.42
Couple	£801.67
Club	£80.00
Junior	£75.00

Full membership covers both the 18 hole course and the par 3 course. Full members are entitled to discounts on golf range fees, buggy hire and drinks bought through the clubhouse bar. Club members pay a reduced subscription, which entitles them to enter all club events and obtain a discount on golf fees, range fees and at the bar.

Green Fees & Range Fees

The green fees for the 2017 summer season are:

18 holes weekday	£18.00 (£14.00 after 2 o'clock)
18 holes weekend	£20.00 (£16.00 after 2 o'clock)
18 holes member's guest weekday	£16.00
18 holes member's guest weekend	£18.00
9 hole par 3 course weekday	£5.50
9 hole par 3 course weekend	£6.00
Juniors (any day)	£4.50
Foot golf weekday	£5.50
Foot golf weekend	£6.00

The current charges on the golf range (which is open 09.00-21.00 weekdays and 09.00-20.00 weekends) are:

100 balls	£5.50
50 balls	£3.70

Buggy hire is available for £15.00 per round (£25.00 per day) whilst club hire is £5 per round.

Societies

Grange Park offers fine facilities for societies for up to 48 players. The Club has a good reputation with society organisers and enjoys high levels of repeat business. Typical society packages include:

Package A

Coffee & bacon roll
18 holes
£24.00 weekdays
£28.00 weekends

Package B

Coffee & bacon roll
18 holes
Two course meal
£32.00 weekdays
£36.00 weekends

Package C

Coffee & bacon roll
9 holes
Soup & sandwiches
18 holes
Two course meal
£45.00 weekdays
£49.00 weekends

Golf Breaks

Grange Park offers a variety of golf breaks and enjoys high levels of repeat business. Typical summer packages include:

Unlimited golf, 2 nights
self catering in a lodge £129.00pp

Unlimited golf, 2 nights
with dinner and breakfast
in a lodge £159.00pp

Between 1st November - 28th February a Winter Special is typically available for parties of 4 golfers (minimum) being £40.00 per person per night, based on 2 nights stay.



Tennis Membership

The tennis membership runs from 1st April – 31st March each year. The tennis club, which is operated independently by Grange Park Tennis Club (affiliated to the Lawn Tennis Association) organises club matches, competitions and social events.

Tennis membership fees stated inclusive of VAT for the 2017 / 2018 season are:

Category	Subscription
Single Full	£65.00
Couple Full	£110.00
Family	£125.00
Junior	£16.00

Tennis members get free court hire in summer, but pay for floodlight use in summer and for court hire in the bubble.

Junior coaching is offered Mon-Fri 16.30 – 18.30, with junior match practice sessions available on Saturdays 10.00 – 12.00.



Court Fees

Tennis court outdoor fees are currently:

Weekday off peak *	£6.00 per hour
Weekday Peak	£8.00 per hour
Weekend off peak *	£12.00 per hour
Weekday Peak	£12.00 per hour

Winter indoor court fees are:

Weekday off peak	£10.00 per hour
Weekday Peak	£12.00 per hour
Weekend off peak*	£12.00 per hour
Weekday Peak	£12.00 per hour

*before 17.30

Fishing Fees

Grange Park Pond is open to anglers from dawn to 20.00 (or dusk if earlier). The current charges for fishing are:

Adults	£5.00 per day
Under 14s	£4.00 per day



Weddings, Functions & Private Parties

Grange Park is 'A place for all occasions'. The business typically hosts 30 weddings each year and between 20 – 25 other private functions.

Most weddings held at Grange Park are based on the Platinum Package, priced at £3,295.00 for 2017 (50 day guests, 80 evening guests – extra charge for additional guests) and comprising: Pimms on arrival, three course wedding breakfast, toast drinks, evening disco with buffet, chair covers with sash and associated decorations. Lodge accommodation is available to wedding guests at special rates.

Typical function room hire charges are £200.00, with Civil ceremonies an additional £250.00.

Caravan & Motorhome Pitch Fees

The pitch fee for the 2017 season is £16.00 per night including electric hook up.

Lodge Letting Fees

13 of the lodges at Grange Park are used as a lettings fleet (the remainder being a show lodge and 4 lodges in private ownership). The lodges are typically let by the business, but 8 lodges (two of which are in private ownership) are currently marketed through Hoseasons (7 lodges in the 2018 season).

Typical peak summer tariffs through Hoseasons are:

Type	Week (7 days)	Weekend (3 days)	Midweek (4 days)
3 bed	£719.00	£469.00	£505.00
3 bed VIP	£865.00	£565.00	£605.00
1 bed VIP	£795.00	£515.00	£559.00
4 bed VIP	£1,059.00	£729.00	£709.00

(VIP denotes lodges with a hot tub).

The lodges are also marketed through the Grange Park's own lettings operation on an accommodation only basis, or with unlimited golf and / or unlimited food. Examples include:

Unlimited golf, 2 nights self catering in a lodge £129.00 per person

Unlimited golf, 2 nights with dinner and breakfast in a lodge £159.00 per person

Lodge for wedding/party guests 3 bed lodge 1 night £195.00; 2 nights £275.00

Longer breaks are available from £75.00 -£125.00 per night depending on the time of year.

Lodge Site Licence / Pitch Fees

Lodges 22, 23 and 24 have been sold to private owners. The pitch fees (exclusive of VAT) for these lodges are:

Lodge 22	£1,895.00
Lodge 23	£2,010.40
Lodge 24	£1,895.00

Lodge Ground Rents

Lodges 5, 7 and 8 have been sold to private owners under 125 year leases. The current ground rent (exclusive of VAT) for each of the three lodges is £1,364.20.

Licences

North Lincolnshire Council confirms that the property has been granted a Premises Licence (ref. PRM0266).

The permitted opening hours are Monday - Thursday 08.00 to 00.30; Friday 08.00 – 01.30; Saturday 07.00 to 01.30; and Sunday 07.00 to 00.30.

The licensable activities are performance of live music (indoors); playing of recorded music (indoors); performance of dance (indoors; Entertainment similar to the above (indoors); Making Music; Dancing (indoors); late night refreshments (indoors) and sale of alcohol for consumption on and off the premises.

On 21st May 2105 North Lincolnshire Council granted a Licence under the Marriages Act 1949 and Civil Partnerships Act 2004 for Civil Ceremonies to be held at the property (ground floor function room and first floor function room) for the 3 year period to 23rd March 2019.

The property has the benefit of water abstraction licence for the golf course irrigation (National Rivers Authority Licence no. 3/28/80/37/G

Golf Course & Grounds Maintenance Equipment

Grange Park has a full complement of golf course and grounds maintenance equipment, the great majority of which is owned outright and is included in the sale.

Services

Mains water, electricity and drainage are connected to the property (the clubhouse and lodge park). Foul drainage is connected to the mains via a sewage pumping station. The golf range has its own septic tank.

Calor Gas bulk tanks supply gas to the clubhouse and lodge lettings fleet for central heating and cooking. Privately owned lodges each have a bottled gas supply.

Water for the golf course irrigation system is obtained from one of the ponds on the course.

Energy Performance Certificates

The relevant EPC ratings for the property are:

Clubhouse	C 67
Typical Lodge	E 45

Town & Country Planning

North Lincolnshire Council confirms that the property falls under the North Lincolnshire Plan, which was adopted in May 2003 and is gradually being replaced by the Local Development Framework and the policies set out in the Core Strategy. The property is classified as Open Countryside and falls within an area designated as Flood Zone 2 (medium risk of 1:100 or 1:1000 year probability of river flooding).

Under the terms of the planning permissions granted for the lodge park, the existing lodges and any additional lodges that are constructed at the property can only be occupied as holiday accommodation, and must not be occupied as a person's sole or main place of residence.

Five of the holes on the golf course (holes 8-12) have been constructed on a former sand working that was infilled / restored by North Lincolnshire County Council.



Development Potential

The property has the benefit of unimplemented planning permission for 14 additional lodges (part of North Lincolnshire Council Ref No 2006/1769); and the potential for a further 15 lodges (subject to planning permission being obtained) along the northern edge of the lodge park.

The property has the benefit of a lapsed planning permission (North Lincolnshire Council Ref No PA/2008/0388) for a fitness and leisure centre.

Basis Of Disposal

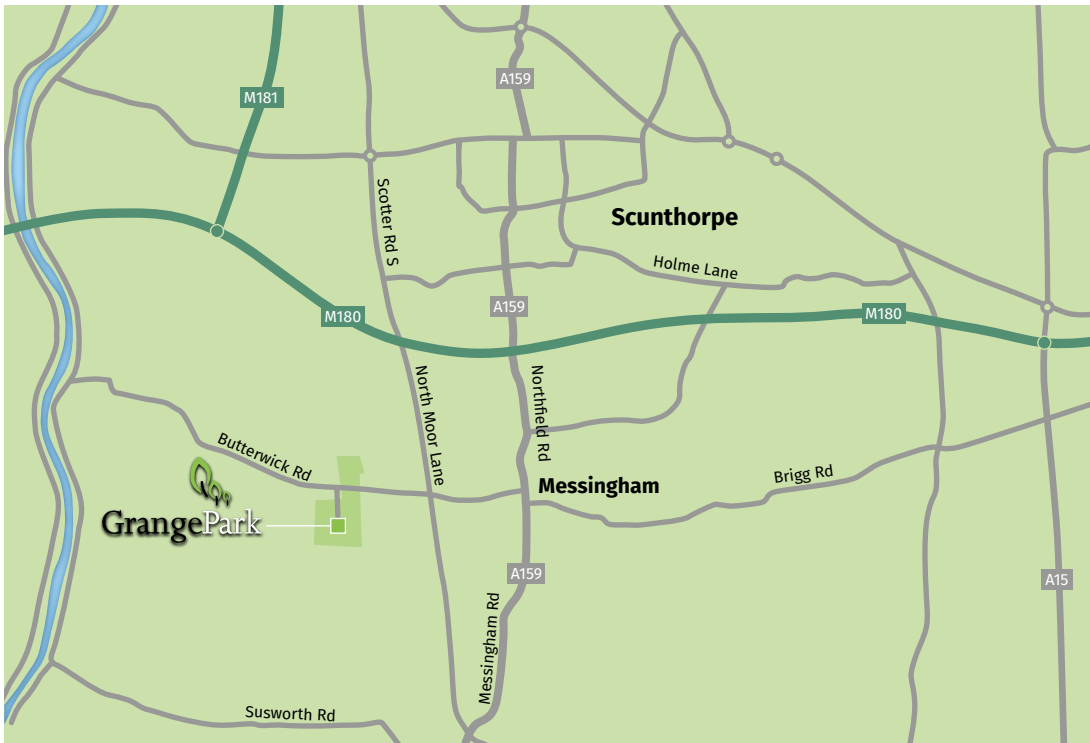
Offers in the region of £2.85 million are invited for the freehold property, fully fitted and equipped.

Consumable stocks are to be taken over by the purchaser at valuation on completion.

The Grange farmhouse, its outbuildings and private grounds are available as a separate lot – guide price on request.

In the event that The Grange farmhouse and associated outbuildings are not sold with Grange Park, the purchaser of Grange Park will be granted a licence to occupy those outbuildings currently used by Grange Park for the operation of the leisure business until such time that alternative accommodation can be provided (subject to a maximum period of 18 months).

The sale contract will include a clause reserving a percentage of future residential (i.e. non golf / lodge / leisure) redevelopment value to the vendors, the terms of which are to be agreed with the purchaser.



Designed by www.anothervision.co.uk

Web Site

For a further insight into Grange Park Golf please visit www.grangepark.com

Further Information & Viewing

For further information on the Grange Park or to arrange an inspection of the property, please contact:



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- 1 These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract.
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- 9 The property is offered for sale subject to contract and availability.
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