



Brailsford, Ashbourne, Derbyshire DE6 3BU



FOR SALE

An idyllic 12 hole parkland golf course with clubhouse / café situated in a peaceful village location between Derby and Ashbourne.

Freehold 27 hectares (67 acres).



Brailsford Golf Course & Acorns Café, Brailsford, Ashbourne, Derbyshire DE6 3BU

- 12 hole 3,702 yard (par 45) parkland golf course (with option to play as 18 holes) opened in 1996
- Practice putting green
- Attractive, purpose built (2002), 266 sq m (2,863 sq ft) clubhouse / café with terrace
- Greenkeeping facilities
- Two substantial fishing lakes
- Car parking
- Freehold 27 hectares (67 acres)
- Established business forming a small part of a family property company
- Good potential for commercialisation as a hands on lifestyle business
- Central Derby (population 261,000) c. 7.5 miles (20 minutes)

Offers invited in the region of £900,000.



Note: The driving range is in separate ownership and is excluded from the sale



shortlisted for
GOLF CLUB OF THE YEAR



“The well-manicured 3,702 yard, par 45 parkland golf course is a true delight to play for experienced players and novices alike.”



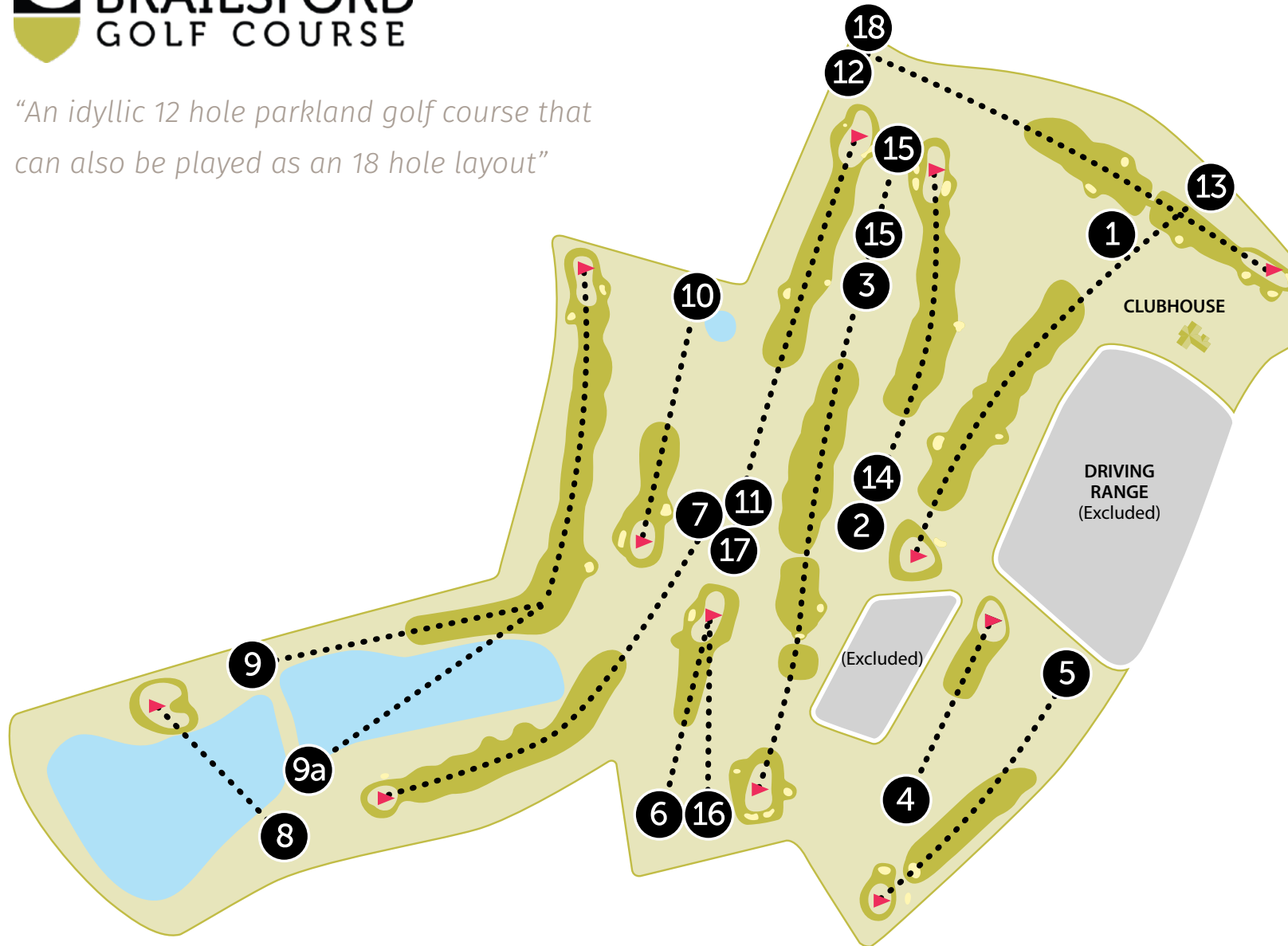


“Being a member of Brailsford Golf Course not only entitles you to play on a challenging course in Derbyshire’s beautiful Dales, but makes you part of a thriving social set-up.”





*"An idyllic 12 hole parkland golf course that
can also be played as an 18 hole layout"*



Clubhouse / Acorns Café



12 Hole Golf Course



Terrace



Two Substantial Fishing Lakes



Tenure

Freehold 27 hectares (67 acres).

The property is subject to an overage clause that is triggered by 'any development not connected and / or ancillary to the main use of the property as a golf course.

Energy Performance Certificate

Clubhouse rating 61 C

Licences

Premises Licence (reference DDPLN/2322)

EA Water Abstraction Licence

Services

Mains water, electricity, gas and drainage.

Gas heating

Water for the course irrigation is supplied from a water course.

Rateable Value

Golf course & premises £19,500 (w.e.f. 1st April 2023)

Planning:

Derbyshire Dales District Council - 01629 761 313

<https://www.derbyshiredales.gov.uk>

The property is currently designated as Green Space in the Derbyshire Dales Local Plan.

Website

<https://www.brailsfordgolfcourse.com>

Basis of Disposal

Offers are invited in the region of £900,000 for the freehold property fully fitted and equipped.

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

To preserve the integrity of the landscape, the property is to be sold subject to a covenant that the land can only be used for golf and ancillary leisure purposes or agriculture.

Agent's Note

The floodlit golf driving range adjacent to the golf course is in third party ownership and is **excluded** from the sale.

Further Information & Viewing

For further information on the property, or to arrange a viewing, please contact:



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Important Notice

The Agents for themselves and for the Vendors of this property and business for whom they act give notice that:

- 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.
- 2 Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
- 3 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
- 4 It should not be assumed that any contents, furnishings, furniture or equipment are included in the sale, nor that the property remains as displayed in the photographs. No assumption should be made with regard to parts of the property that have not been photographed.
- 5 Any areas, measurements or distances referred to herein are approximate only.
- 6 It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser.
- 7 The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- 8 Neither the Agents nor the Vendors will be liable, in negligence or otherwise for any injury or loss arising from the use of these particulars.
- 9 The property is offered for sale subject to contract and availability.
- 10 These particulars were produced in October 2025.

