



DERLLYS COURT GOLF CLUB

Bancyfelin, Carmarthen SA33 5DT







FOR SALE



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A well presented, family operated, 18 hole proprietary golf club that has been in the same ownership since opening in 1993 offering clear potential for commercialisation

18 hole 5,824 yard (par 71) golf course
Clubhouse 345 sq m (3,700 sq ft) with two apartments
Practice ground
Practice putting green
Greenkeeping complex
Full complement of owned FF&E

Freehold c. 48.5 hectares (c. 120 acres)

Established, profitable business
EBITDA c. £85,000
c. 550 members

'An ideal leisure lifestyle opportunity'

Offers invited in the region of £1,000,000

'A gem of a golf course in south west Wales'







'An ideal leisure lifestyle opportunity'



INTRODUCTION

Derlys Court Golf Club is the ideal leisure lifestyle opportunity. Situated in the picturesque Carmarthenshire countryside, with ease of access to Carmarthen and the A40, this well presented family operated proprietary golf business enjoys a profitable trading record, a growing membership and clear scope for commercialisation.

Opened by the current owners in July 1993, the business is being offered to the market as a retirement sale. Offers in the region of £1.0 million are invited for the freehold property, fully fitted and equipped.

LOCATION

Derlys Court Golf Club is situated immediately west of Carmarthen, the county town of Carmarthenshire (population 187,500). Easily accessible thanks to its close proximity to the A40, the Club is tucked away on rolling hilltops that provide a picturesque setting for golf.

Carmarthenshire, known as the 'Garden of Wales' is one of the historic Welsh counties. A popular tourist destination, Carmarthenshire offers a wide range of outdoor activities including the Millenium Coastal Park, the National Wetlands Centre, historic harbours at Port Bury and Pembrey and the renowned Pendine and Llansteffan beaches. Agriculture and forestry remain an important source of income throughout the county.

Approximate distances and journey times to the Club include:

Carmarthen	4 miles / 9 minutes
M4	18 miles / 25 minutes
Swansea	29 miles / 43 minutes
Cardiff	69 miles / 90 minutes
Bristol	100 miles / 120 minutes

The Club is signposted from the A40 dual carriageway and is approached via a short lane.

A location plan is shown at the rear of the brochure.





DESCRIPTION OF THE PROPERTY

The Club occupies a hill top location that provides far reaching views over the surrounding rolling countryside and towards Carmathen Bay. Set in a site of c. 48.5 hectares (c. 120 acres) the facilities comprise:

18 Hole Golf Course

The 18 hole golf course extends to 5,824 yards (par 70). Arranged in two loops of 9 holes, the layout comprises four par 3s, twelve par 4s, and two par 5s. The front nine holes are laid out over more undulating terrain than the back nine, the latter having a more parkland feel.

The course is presented to a good standard. Greens and tees are predominantly of sand based construction, with an irrigation system laid to all greens and stand pipes at the tees. Whilst relatively short in length, the gently undulating terrain, water features and hill top location combine to provide an interesting course that offers a variety of challenges for golfers. Feature holes on the course include:

2nd hole – A lovely par 3 of 121 yards, all carry over water onto an undulating green. The message is simple – don't under hit the ball!

9th hole – This hole is a stroke index 1 that really deserves its rating. The fairway is narrow with out of bounds on the left and a copse of trees on the right. Water in the shape of a large pond lies in front of the green and presents a dilemma – lay up or go for it? The undulating green can be difficult to hold with a low approach shot. The hole is a good test of golf as a 459 yard par 4.

15th hole – This glorious par 5 is a drive down to the corner of flanking trees to the left. Make sure your drive is long enough so you can see what lies ahead - a large pond comes into play for the second shot. Play to the left of the green as the ground here slopes sharply to the right and the ball runs naturally off the slope towards the green.

The course had a 3.95 star (out of 5) 'Highly Rated' rating on Golfshake as at June 2021, testament to the quality of its facilities and popularity.



Practice Ground & Practice Facilities

A large practice ground, with 3 covered teaching bays and a separate practice net, is situated to the south of the clubhouse / car park.

A practice putting green is located immediately north of the clubhouse.

Greenkeepers' Building

The purpose built 223 sq m (2,400 sq ft) greenkeepers' building is situated adjacent to the clubhouse with a separate access off the public highway. The building is of steel frame construction with concrete block and profiled sheet elevations, a profiled corrugated sheet roof, concrete floor and surrounds. The accommodation includes machinery and equipment storage areas, a diesel tank, a workshop area, staff rest room and a biomass boiler / woodchip store.



Clubhouse

The two storey clubhouse, constructed in 1996, occupies a commanding position towards the centre of the property. The clubhouse is furnished to a relatively simple standard and offers scope for a light refurbishment.

The building, which is of concrete block construction, with white rendered elevations under a slate roof, extends to c. 345 sq m (3,700 sq ft). The accommodation includes:

Ground Floor:

- Entrance hallway
- Management office / reception
- Lounge bar (40 covers)
- Golf shop
- Kitchen with associated storerooms and cellarage
- Men's changing rooms with showers and WCs
- Ladies' changing rooms with showers and WCs
- Cellar

First Floor:

- Golf pro's workshop
- Flat 1 – 2 bedrooms, kitchen, living room and bathroom
- Flat 2 – 2 bedrooms, kitchen, living room and bathroom

A west facing terrace area with bench tables and chairs is accessed from the lounge bar. The terrace offers obvious potential for the addition of a permanent conservatory. Currently, a temporary marquee (50 covers) is placed over the terrace for larger events.

A stone surfaced car park is situated between the clubhouse and the practice ground.



TENURE & POSSESSION

The property extends to c. 48.5 hectares (c. 120 acres) all of which is held freehold.

All aspects of the business are operated in hand.

The two clubhouse flats have historically been used as holiday accommodation, but have more recently (and are currently) let out under Assured Shorthold Tenancy agreements to tenants unconnected with the golf business.

THE EXISTING BUSINESS

Trading History

Derlys Court Golf Club is a proprietary golf club, operated by the current owners as a family partnership. To date, to suit the family's lifestyle, the business has been operated on a low key basis and appears to offer good potential for commercialisation should the new owner wish to enhance the operation.

Trading accounts for the Club for the years ending 31st March 2018 – 2020 can be summarised as shown below:

	2020	2019	2018
Golf income	£144,631	£150,424	£151,755
F&B income	£92,374	£95,950	£86,121
Other income	£13,753	£8,874	£13,553
Turnover	£250,758	£255,248	£251,429

Over these periods, the business produced an average annual EBITDA of c. £96,000 (stated before partners' principal remuneration)

Detailed trading will be made available to parties who undertake an accompanied inspection of the property and have signed an NDA.



Golf Membership

Derlys Court Golf Club currently offers a single category of membership being £210 per annum plus a reduced green fee payable for each round played. The membership year runs from 1st April.

Club had a membership of c. 550 as at 9th June 2021 and has recently closed its membership list following a strong uptake in memberships over the last 12 months.

Green Fees

The headline green fees for the 2021 summer season are:

	18 holes	9 holes
Visitor	£20.00	£13.00
Member	£5.00	£3.00
Junior	£14.00	£9.00

County cards are accepted and offer a discounted 18 hole rate of £13.00 on weekdays and £15.00 at weekends.

Buggy Hire

Current buggy hire charges are:

	Member	Non Member
18 holes	£10.00	£20.00
9 holes	£6.00	£10.00

Members are permitted to store their own buggies at the Club in return for an annual fee of £20.00.

Societies

Derlys Court Golf Club caters for societies subject to a minimum of 12 players, and typically hosts approximately 3 societies per week during the high season, with corporate and charity events in addition. The standard society package of coffee and bacon roll, 18 holes of golf and a two course meal is charged at £30.00 per person.



Functions & Private Events

The clubhouse is occasionally used for private events, however such use does not form a significant part of the current business.

Licences

Carmarthenshire County Council granted the business a Premises Licence on 4th July 2005. The permitted times during which alcohol can be served are Monday to Saturday 10.00 to 23.00 and Sundays 12.00 to 23.30.

Golf Course & Grounds Maintenance Equipment

Derlyls Court Golf Club has a full complement of golf course maintenance equipment, all of which is owned outright and is included in the sale.

The Club also has a fleet of 5 buggies that are owned outright.

Staff

In addition to the four Partners who work full time in the business, the Club currently employs three members of staff being a full time Greenkeeper / Mechanic, a part time (4 days per week) Greenkeeper, and a part time (two days per week) food and beverage / bar assistant.

The well regarded and long standing Golf Professional (a former County Coach) is paid an annual retainer and receives all teaching income.

To ensure a smooth handover of the business (and if so required by the purchaser) two of the Partners (the Head Greenkeeper and the Administrator / food and beverage operations) are willing to work in the business on a consultancy basis for c. 6 months post completion.



SERVICES

Mains electricity is connected to the property. Water is from a private supply that is tested annually by Carmarthenshire County Council. Drainage is via a private system.

Clubhouse heating and hot water is by means of a biomass boiler; whilst cooking is by electricity and bulk tank gas.

Water for the golf course irrigation system is obtained from the lakes on the course that are filled by natural surface run off.

RATEABLE VALUE

The Valuation Office Agency confirms that the Rateable Value of the 'golf course and premises' 1st April 2017 – present is £23,250.

ENERGY PERFORMANCE CERTIFICATES

The relevant EPC ratings for the property are:

Clubhouse	B 43
Flat 1	D 58
Flat 2	D 58

TOWN & COUNTRY PLANNING

The property falls under the jurisdiction of Carmarthenshire County Council. The Council's Revised (Replacement) Carmarthenshire Local Development Plan 2018-2033 is in the process of being finalised.

Part of the property is classified as a Site of Special Scientific Interest due to its geological interest as an example of landscape formed by glacial run off.

Planning permission was granted in March 2003 (as part of the planning application for the two clubhouse flats) for the construction of a conservatory over the terrace.



BASIS OF DISPOSAL

Offers in the region of £1.0 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 of the sale.

The sale contract will include a clauses reserving (a) a percentage of future residential or commercial development value for the vendors (the precise terms of which will be agreed with the purchaser) and (b) an honorary life membership for two of the vendors.

WEB SITE

For a further insight into Derllys Court Golf Club please visit: www.derllyscourtgolfclub.com

INFORMATION & VIEWING

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



17 Clifford Street, London W1S 3RQ

+44 (0)20 7491 1555

www.hmhgolfandleisure.com



Tom Marriott MRICS

+44 (0)7900 67 20 45

tom@hmhgolf.com

Ben Allen BSc (Hons) MRICS

+44 (0)7887 80 44 30

ben@hmhgolf.com



Location Note

When travelling to the Club from the east, remain on the A40 until the signposts to the Club on the A40 are visible and turn here rather than following satnav directions, which encourage drivers to take an earlier junction that follows minor country lanes.

Important Notice

1. These particulars are prepared for the guidance only of interested 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 the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
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- Sales particulars prepared in July 2021.

