



GOLF KINGDOM

• CHADWELL HEATH •

WHALEBONE LANE, ROMFORD, [RM6 6SB](#)

One of the UK's finest family golf and leisure sites superbly sited within the M25

Approximately 123 acres

18 hole Masters Golf course, 4,069 yards, Par 64

State of the art 25 bay floodlit driving range with Toptracer technology & power tee mats

18 hole Moby Dick themed Adventure Golf Course

18 hole Foot Golf course

All weather astroturf floodlit short game practice area

E sports lounge simulator room with latest GCHawk simulation technology

Large clubhouse extending to approximately 557 sq m

43 year lease

Passing Rent £150,000 per annum

CAPEX £670,000 since January 2022

FOR SALE LEASEHOLD

www.golfkingdom.net

americangolf

H·M·H
Golf & Leisure
IN ASSOCIATION WITH
benallen



LOCATION

A fantastic location at the junction of the A12 and the A1112. Sited within the M25 in Chadwell Heath the site is about 15 miles from central London.

FACILITIES

Since American Golf acquired the site in 2022 substantial improvements have been made. The family leisure complex is in excellent condition and has been recently refurbished.



THE 18 HOLE MASTERS COURSE

Extending to 4,069 yards, the Par 64 Masters Course has eight par 3's and ten par 4's. The layout challenges all standards of golfer and the course is in superb condition.

THE DRIVING RANGE

A state of the art 25 bay range incorporating power tee mats and Toptracer technology. There are seven synthetic target greens.



MEMBERSHIP

There are currently 654 members of various categories. The cost for an adult is £59.50 per month Inc VAT which includes complimentary range balls, unlimited Footgolf, access to the floodlit short game area and the grass short game area.

THE 18 HOLE MOBY DICK ADVENTURE GOLF COURSE

With a 60-metre lagoon, an 8-metre waterfall and Dagenham's legendary Moby Dick whale, the course is proving very popular. Visible from the A12 the course operates a tee time booking system to avoid queues.



FOOT GOLF

Golf Kingdom Chadwell Heath is the first bespoke 18 hole Footgolf course in the UK using astroturf tees and greens.

IL CORSO SPORTS LOUNGE

The complex boasts a brand-new Il Corso Sports Lounge and Restaurant. This acts as the clubhouse and has a space available for private hire and functions. There is a large American Golf retail outlet store with a golf fitting centre. A driving range bay café service is also offered. The complex can cater for 40 covers.



EXTERIOR

There is ample car parking with an overflow car park.

The Greenkeeping facility is a purpose built building accessed from the car park.



METHOD OF SALE

Due to a decision to focus on its core retail business, American Golf has decided to dispose of its golf property assets. The sale is by way of the entire issued share capital of DWF Sports Ltd a UK registered company.

Further information is available to interested parties.

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

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