



GOLF WORLD STANSTED

ELSENHAM | BISHOPS STORTFORD | ESSEX

FOR SALE

GOLF WORLD STANSTED

HALL ROAD | ELSENHAM | BISHOPS STORTFORD
ESSEX | CM22 6FL

Junction 8 M11; approximately 5 miles | Stansted Airport; approximately 2.5 miles
Junction 27 M25; approximately 15 miles

Established 1995

www.golfworldstansted.co.uk

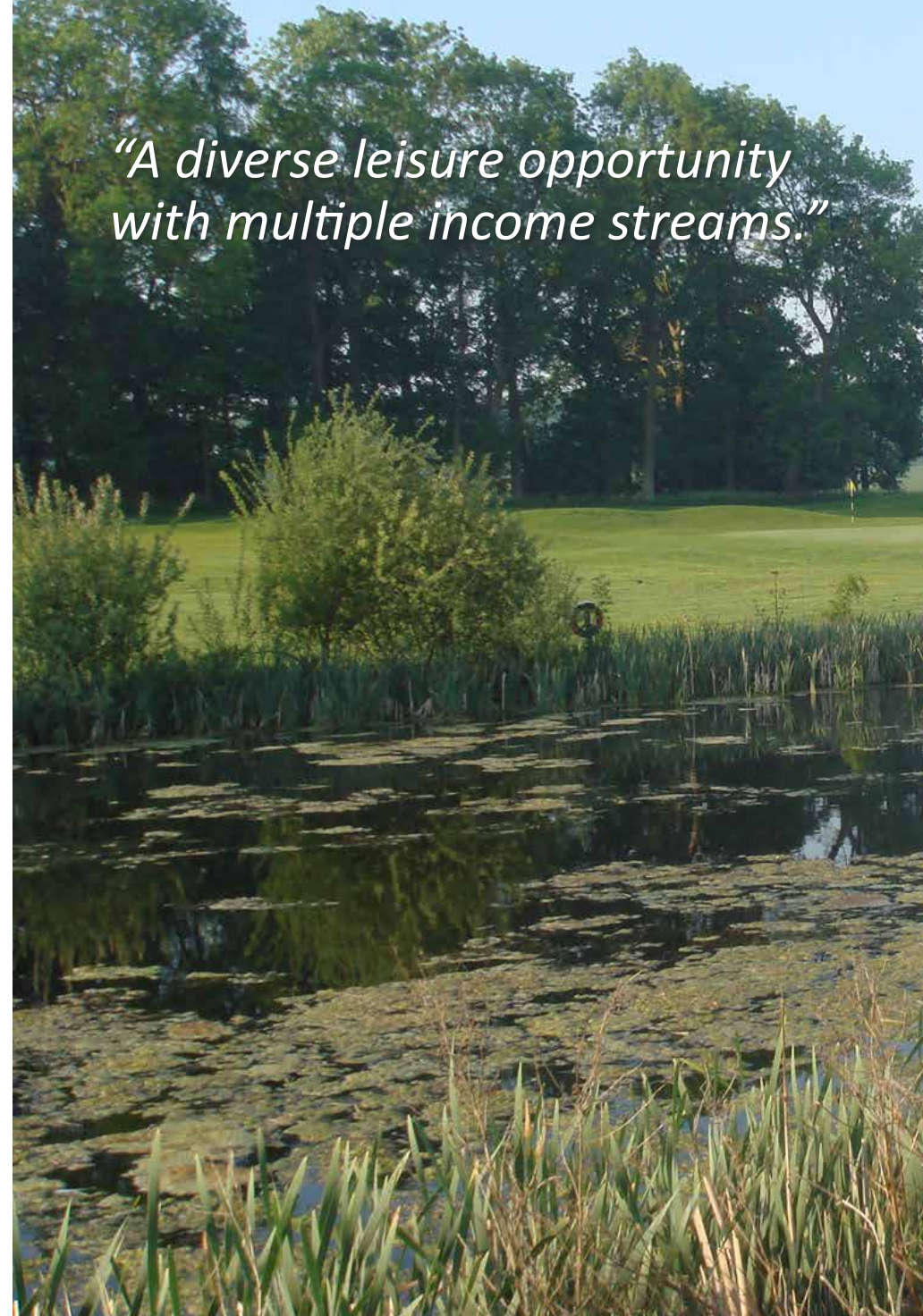
- 9 hole golf course
- 3 hole academy course
- 9 hole footgolf course
- New 18 hole Adventure Golf facility
- 16 bay driving range (10 covered)
- Large clubhouse with wedding venue
- Gym
- Practice facilities

Planning consent for two storey driving range with state of the art 2,500 sq. ft. pro shop and also a gym and office extension.

Circa. 95 acres FREEHOLD



*"A diverse leisure opportunity
with multiple income streams."*





INTRODUCTION

Established in 1995, Golf World Stansted has evolved over the years and is now a popular venue. It is a modern thinking club where everyone is welcome.

The owners have decided to retire from the business and with the recent opening of the Adventure Golf facility and the re-profiling of the driving range the business is set to grow.

LOCATION

The facility is located close to Stansted International Airport and the M11. The whole region is expanding commercially with the London/Cambridge effect and Golf World Stansted is benefiting from this.

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



DESCRIPTION OF THE PROPERTY

Golf World Stansted is an attractive golf and leisure venue set in approximately 95 acres.

The facilities comprise:

9 HOLE GOLF COURSE

The 9 hole golf course extends to 2,800 yards (par 35) from the white tees and is a true test of golf.

Greens and tees are of traditional construction, with automatic irrigation laid to greens & tees and approaches. The course is presented to a good standard throughout.

3 HOLE SHORT COURSE

This is designed for beginners and includes an optional juniors 6 hole layout.

9 HOLE FOOTGOLF COURSE

This is one of the UK's fastest growing sports and this facility is proving popular.

FLOODLIT DRIVING RANGE

Comprises 10 covered bays, 3 bay Dri Range and 3 outdoor bays.

TopTracer has been installed and the range has recently been refurbished to include new power mats.

The range is currently undergoing some re-profiling work which will continue for the majority of 2019. The works include the construction of a new irrigation lake, the laying of a fairway and various hazards and targets. A large chipping, putting and practice green will also be built.



CLUBHOUSE

The clubhouse occupies a commanding position overlooking the golf course and extends to approximately 580 sq m.

The accommodation comprises:

- Reception hallway.
- Secretary's/Manager's office.
- Large Bar/restaurant.
- Conservatory/Restaurant and patio.
- Men's changing room with showers and WCs.
- Ladies changing rooms with showers and WCs.
- Pro shop.
- Function/wedding room (80 covers) with recently constructed balcony and outside bar, toilets and patio.
- Two treatment rooms currently rented.
- Office currently rented.
- Management Offices.
- Gym.
- Kitchens.
- 1 bedroom flat.
- There is parking for approximately 150 cars .





1066 ADVENTURE GOLF COURSE

A recently constructed 18 hole venue which is proving popular with all ages.

CARAVAN PITCHES

There are 5 pitches currently available.

GREENKEEPERS' FACILITIES

The new purpose built greenkeepers' facilities are located towards entrance of the site.

Golf World Stansted has a full complement of mainly modern golf course maintenance equipment. Some of the items are on HP and a full list can be obtained from the agents.

There is also a separate workshop/storage building near to the clubhouse.

The Club's fleet of 7 buggies are held under an HP agreement, which is typical for the sector.



TENURE & POSSESSION

The entire property is held freehold and totals c. 95 acres.



THE EXISTING BUSINESS

TRADING HISTORY

The business used to trade as Elsenham Golf & Leisure but has recently undergone a full re-branding. It is now called Golf World Stansted, which better reflects the venue's location and purpose as a family friendly golf venue. The year end is June and the management accounts for the years ending 30th June 2016 - 2018 can be summarised as shown below:

Y/E 30 June	2018	2017	2016
	Management	Management	Management
	£	£	£
Membership Fees	106,904	122,219	115,462
Green fees	93,851	102,322	83,233
Driving Range	67,311	56,645	54,836
Bar/Cafe	194,474	205,850	139,166
Pro shop	49,931	83,940	58,352
Gym	2,313	1,141	1,031
Corporate Events	39,322	11,537	5,329
Misc.	18,982	32,306	14,757
Turnover	573,092	615,964	472,166
EBITDA	84,000	89,686	38,097

Detailed trading accounts will be made available to parties who undertake an accompanied inspection of the property.

The first Quarter of the new financial year has seen revenue grow from £173,028 in 2017 to £276,202 to 30th September 2018.

The new Adventure Golf facility has taken £71,000 in its first 4 months of trading. This aspect of the business will be a significant net contributor in the coming years.



MEMBERSHIP

Golf World Stansted has one of most active junior academies in the country. There are currently 274 members in all categories. There is no specific membership joining date. Typical membership fees (exclusive of EGU fees) for the 2018/2019 season are:

Category	Subscription
Full	£605
5 Day	£459

GREEN FEES

Green Fees are currently £14 for 9 holes mid week and £19 for 18 holes. At weekends the 9 hole rate is £16 and £21 for 18 holes.

EVENTS

In the last financial year the club held approximately 12 society days and 110 parties, receptions, weddings, meetings and other functions.



ROUNDAGE

The Club’s records show that the following rounds were played on the course during the last 12 months:

Members	14,793
Guest & Green Fee	6,872 (Includes academy course)
FootGolf	1,590
Society	12

LICENCES

Uttlesford District Council has granted a Premises Licence which permits the supply of alcohol to members and guests and live music. The Club benefits from a Marriage and Civil Partnership licence dated January 2018.

SERVICES

Mains water, electricity and Calor gas are connected to the property, sewerage is via a septic tank. Clubhouse central heating and hot water is by means of a gas fired boiler. Cooking is by means of electricity. Water for the golf course irrigation system is currently obtained from the mains. However, once the irrigation lake is complete then the club will draw its water from the reservoir.

ENERGY PERFORMANCE CERTIFICATES

The relevant EPC ratings for the property is:

Clubhouse – C63

TOWN & COUNTRY PLANNING

Uttlesford District Council.

The whole property is currently classified as Golf and leisure and is within the countryside protection zone around Stansted Airport.

BASIS OF DISPOSAL

Offers in the region of £1.35 million are invited for the freehold property, fully fitted and equipped. The sale will be by way of the sale of the entire issued share capital of Golf World Stansted Limited, a UK registered Company.

Currently there exists an uplift clause on the site and details are available from the agents.

The re-profiling of the driving range will continue for the majority of 2019 and the benefit of this will pass to the purchaser on completion.

WEB SITE

For a further insight into Golf World Stansted please visit:

www.golfworldstansted.co.uk

FURTHER INFORMATION & VIEWING

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

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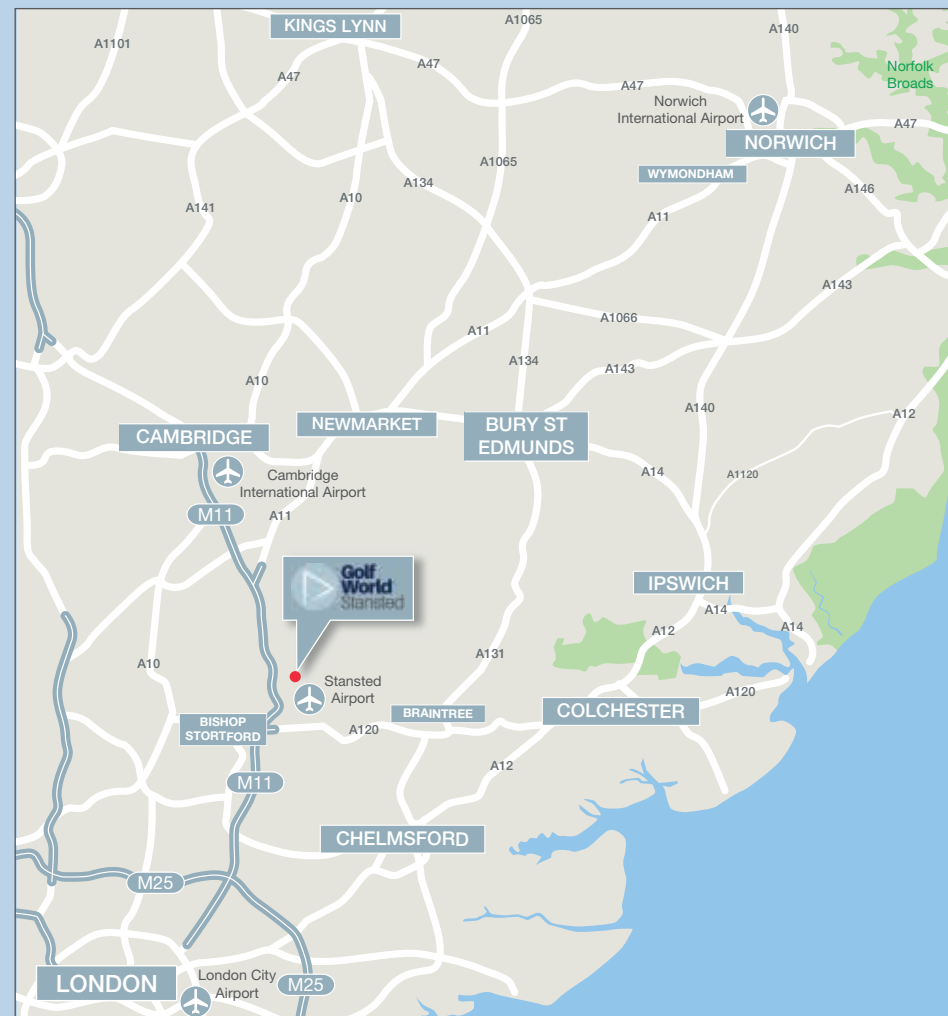
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