

*For Sale*



Wassell Grove Lane, Hagley, Nr Stourbridge, West Midlands, DY9 9JW.

[www.hagleygolfandcountryclub.co.uk](http://www.hagleygolfandcountryclub.co.uk)

A mature, superbly presented, 18 hole proprietary golf and country club.

Host to the Senior Midland County Regional Qualifier in 2015  
and the County Brandhall Golf Vase in 2016.

Proposed 2017 venue for the Worcestershire County Championship.

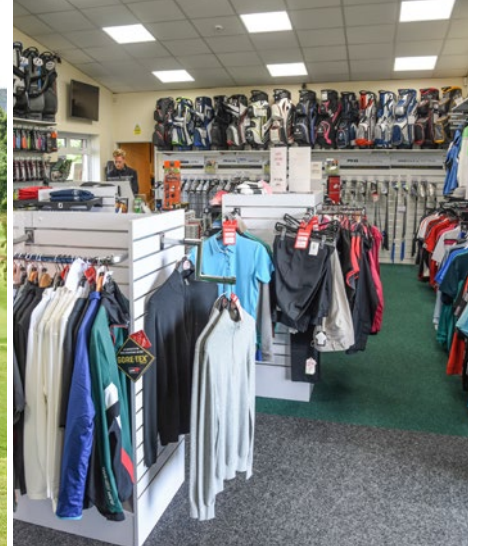




- Mature 18-hole 6,376 yard (par 72) golf course
- 28 bay covered floodlit golf driving range
- All weather short game practice facility
- Golf academy and pro shop
- Attractive 1,206 sq m (12,980 sq ft) Clubhouse with a 2 bedroom apartment, 4 function / conference suites, 4 Bars and 7 business suites
- Purpose built greenkeeping complex (with secure yard)
- Large car park (with overflow)
- Commercial trading location some 11 miles from Birmingham City Centre
- 237,702 resident population within 15 minutes' drive
- 1,667,181 resident population within 30 minutes' drive
- Highly profitable business established in 1980
- 571 Golf Members - 769 Club Members
- Typical turnover £1,063,699 (excluding golf shop sales)
- Typical EBITDA £180,000
- Potential for further commercialisation
- Capital investment of £598,473 in recent years
- Fully fitted and equipped
- Presented to the highest standard throughout
- Club in the same family ownership since opening
- Freehold
- 56 hectares (139 acres)

**Offers invited in the region of £2.25 million**

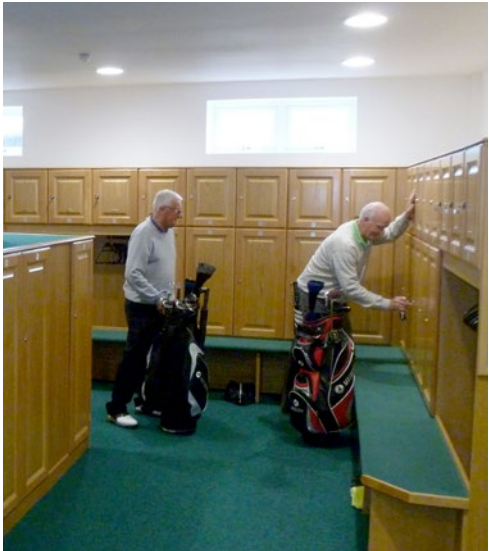
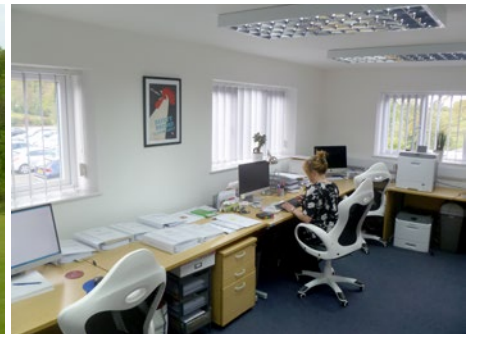
[www.hagleygolfandcountryclub.co.uk](http://www.hagleygolfandcountryclub.co.uk)



The course itself is one of the best in the region and hosted the prestigious Brandhall Gold Vase County club competition in June 2016. The Club has recently been approached to host the County Championships in June 2017 confirming the Club's enviable regional status.









This well located Golf and Country Club is presented to the highest standard and benefits from recent extensive capital investment.





## *Introduction*

Hagley Golf & Country Club is a highly attractive 18 hole proprietary golf course with a spacious well appointed clubhouse situated within half an hours' drive from Central Birmingham and with ease of access from the M5 Motorway.

Opened in 1980 - and in the same family ownership since its inception - Hagley Golf & Country Club is one of the vendor's multiple business interests.

The Club is being offered for sale following the death of the major Shareholder and to enable the Directors to focus on their other business activities.

This well located Golf and Country Club is presented to the highest standard and benefits from recent extensive capital investment including: the opening of a 'state of the art' floodlit golf driving range and all-weather short game area in 2008; installation of solar panels in 2012; new Gentlemen's locker rooms and 7 office Business Suite in 2014 / 2015; the extended Hawthorn Suite in Jan 2015 and new Ladies' locker rooms in May 2016.

The course itself is one of the best in the region and hosted the prestigious Brandhall Gold Vase County club competition in June 2016. The Club has recently been approached to host the County Championships in June 2017 confirming the Club's enviable regional status.

The business generated a turnover (excluding golf shop sales) of c. £1,095,264 in the year to 31st December 2015 and has enjoyed a remarkably consistent turnover over the last few years despite the adverse economic and weather-related trading conditions experienced historically.

The business mix is currently 32% member subscription income, 5% green fee income, 15% golf range income, 44% food and beverage sales and 4% rental and miscellaneous income. There is currently no tee time booking system in place.

Offers in the region of £2.25 million are invited for the freehold property.

## *Location*

Hagley Golf & Country Club enjoys a commercial trading location 11.6 miles / 28 minutes' drive west from central Birmingham (New Street Station). Location plans are at the rear of the brochure.

The property is situated in the wider Stourbridge area, 5.2 miles (9 minutes' drive) from the M5 Motorway (J3). Worcester is 20 miles (35 minutes) to the south; Bridgnorth 17 miles (34 minutes) to the west; and Wolverhampton 13 miles (35 minutes) to the north of the Club (source The AA).

Experian population reports dated June 2016 confirm a resident population of 237,702 within 15 minutes' drive of the property, increasing to 1,667,181 within 30 minutes.

## *Description of the Property*

Hagley Golf & Country Club was established in 1980 and occupies a site of 56 hectares (139 acres) set in the shadow of the picturesque Clent Hills. The whole facility is very well presented and has benefitted from capital investment in excess of £598,473 over the last 5½ years.

The facilities comprise:

### **18 Hole Golf Course**

The 18 hole golf course extends to 6,376 yards (par 72) from the white tees. First laid out as a nine hole course (the current back nine) in 1980, with the second nine added in 1984, the course comprises four par 3s, ten par 4s and four par 5s arranged in two loops of 9 holes starting and finishing at the clubhouse.

The front nine holes are fairly flat with numerous bunkers, whilst the back nine play over a more undulating terrain with tree lined fairways. Water and ponds are a feature of the Course.

A full course tour and flyover is available at:

[hagley.w1gcms.club/hagley\\_player.htm](http://hagley.w1gcms.club/hagley_player.htm)

The golf course is presented to an excellent standard. The greens throughout are of traditional construction, with automatic irrigation. Tees (principally constructed of local soils ameliorated with sand) are of good size and are also served by pop up sprinklers.

A selection of key holes on the course include:

**Hole 3 Badgers** – a 131 yard tricky par 3. Avoid the right of the green, which has a deep bunker waiting and trees to the right and rear of the green. There is a bail out option to the left for the more cautious by going in left and chipping in sideways.

**Hole 5 Foxes** – a 316 yard short par 4 where the adventurous golfer can cut the hole by driving the corner of the left hand trees thus giving a better line into the green. More experienced golfers will drive to the apex of the dogleg leading to a short to mid iron onto a green protected by a small bunker to the right.



**Hole 8 Wychbury** – is a challenging 511 yards Par 5 that requires a well struck drive to enable a second shot to carry the two ponds which cut over the fairway. Beware of the drainage culvert crossing the fairway just short of the green and a large bunker on the left of the green.

**Hole 10 Wassell Dingle** – a full 408 yards. A difficult par 4 that requires a good drive over a pond and needs to be to the left of the feature tree. Take one club less for the second shot as the approach to the green has a downward slope, as does the front half of the green. There is a bunker to the left and to the rear, which stops an overhead shot running into real trouble.

**Hole 14 Turners Hill** – the best view on the Course, this is a comfortable par 4 once the left and right fairway bunkers have been cleared. However, there are also bunkers to the left and right of the green so anything over hit will be in real difficulty.

**Hole 15 – the signature hole** – aptly named 'The Monster' - a 557 yard potential card wrecker of a par 5. This hole requires a good drive past the feature oak tree in the centre of the fairway. A long second shot needs to be right of centre on a narrowing fairway to give an approach shot into a two tiered green surrounded by oak trees. Out of bounds lie to the left hand side, whilst a deep bunker protects the right hand side of the green.

**Hole 18 Home!** A delightful 488 yard par 5 requiring a well struck drive to carry over a deep ravine. A careful second shot needs to come up short of the two ponds (one which has an impressive fountain) that span the fairway, leaving a mid-iron shot onto an elevated green. This green is protected by deep bunkers front left and right.

The course had a 4 star (4.22 rating based on 52 reviews) on Golf Shake as at June 2016.

### Golf Shop & Floodlit Golf Driving Range

A 'State of the Art' 28 bay floodlit golf driving range with integral golf shop is located close to the Clubhouse and adjacent to the main car park.

Built in 2008 of steel frame construction with timber clad elevations under a profiled metal sheet roof (now partially covered with solar panels), the range is very well presented, - 22 of the 28 bays are covered - the 6 bays on the northern end of the Range are in the open air. Pop up Power Tees are installed in 10 bays, whilst 8 bays are heated.

The golf range includes a well-equipped teaching studio with swing analyser software, and a dedicated Golf Pro shop with club repair workshop. There is also a mechanical ball-wash with 2 outlet dispensers.

The range outfield extends to 275 yards, with a 7-yard high catchment fence, and includes a number of practice targets. The well drained outfield ensures that mechanical ball collection with the golf cart mule is possible for nearly all of the year.

### Floodlit All Weather Short Game Practice Area

A synthetic grass surface practice facility is located adjacent to the driving range. The facility, which is used for both teaching and general practice, opened in 2009. The facility comprises a putting and chipping green and two fully sized practice bunkers.



### Practice Putting Green

An irrigated chipping and practice putting green is situated adjacent to the clubhouse and the first tee.

### Greenkeepers' Facility

The Greenkeepers' facility is situated close to the northern boundary of the property, adjacent to the driving range, with access off the Club's main entrance road.

The purpose built facility (erected in 1999) is of steel frame construction, with concrete block and profiled sheet elevations, under a sheet metal roof. The building includes a workshop, machinery storage area, staff mess room, WC, and chemical store.

The building is set in a secure galvanised steel fenced compound that includes bays for storage of top dressing, along with a machinery wash-down area.

A borehole and course irrigation tank are located 80 yards from the Clubhouse.

## Clubhouse

Hagley Golf & Country Club's clubhouse offers extensive facilities for golfers and non-golfers alike.

The accommodation is arranged over two storeys and is of 14 inch cavity construction, with brick elevations under a flat felt roof.

The clubhouse has been subject to an extensive programme of capital investment in the last three years including the conversion of a 7 office Business Centre with kitchenette; new Gentlemen's and Ladies' locker rooms; and the extension and refurbishment of the Hawthorn Suite - at a total cost of c. £397,344.

The accommodation extends to circa 1,206 sq m (12,980 sq ft) and includes:

### Ground floor

Reception lobby  
Bar 19, Spike Bar (36/70 covers)  
Dingle Bar (60/80 covers)  
Bluebell Suite (50/80 covers)  
The Hawthorn Suite (110/140 covers)  
Ladies locker / changing room  
Gents locker / changing room  
Office  
Kitchens (commercially fitted & equipped)  
Storage room  
Drying room

### First floor

Administrative offices including 3 separate offices, kitchen and WC.  
Store room  
Strong room  
1 bedsit room with WC and shower  
Committee Room  
Churchill Room (14/20 covers)  
Elizabethan Room (20/35 covers)  
2 bedroom apartment comprising:  
Living room  
Kitchen  
Bathroom  
2 bedrooms  
Business Suite with dedicated entrance from the car park – comprising 7 individual offices and kitchenette

**Bar 19**, the Spike Bar is open to all members of the Public and is the bar of choice for driving range customers and many visiting golfers. A casual dress code, bar snack menu and Sky Sports coverage make this an enjoyable place for a pint and a bar snack to accompany post round or match analysis.

**The Dingle Bar** is a smart casual restricted bar that is popular with members. Overlooking the 10th and 18th holes and offering a full menu, this is the ideal venue for relaxing and socialising.

**The Hawthorn Suite** offers far reaching views over the golf course and benefits from its own patio and private bar. The venue for Sunday lunch, this is the business' principal function room accommodating a maximum of 140 guests standing or 110 seated.

The smaller meeting function rooms, **Churchill**, **Elizabethan** and **Bluebell**, are ideal for private meetings, training sessions or special events.

The Clubhouse, which has a light and airy feel, has been very well maintained, and is furnished, fitted and equipped to an excellent standard throughout. The Club catering operation has the highest food hygiene rating of 5.

A large tarmac surfaced car park adjoins the clubhouse, with overflow parking available adjacent to the golf driving range.

## Tenure & Possession

Hagley Golf & Country Club is held freehold. The property extends to 56 hectares (139 acres).

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

### Golf Academy

The Club employs a PGA Driving Range & Academy Manager who receives an annual retainer in return for which he coordinates the staffing of the range and academy, and reimburses the Club 12.5% of teaching income plus 50% of the price of range balls used in lessons. Range operational costs (including a contribution for 90 hours per week staff costs) are paid by the Club.

The Club also pays a nominal retainer to two Assistant Managers.

The retainer agreements are for a 24 month period expiring on 1st June 2017 (but include break provisions).

### Golf Retail

The golf retail studio is let to WS Golf Limited under the terms of an agreement that expires in October 2017. The agreement is terminable on three months' notice.

### Business Suite

The 7 individual offices in the Business Suite are all let on individual agreements. The agreements are in a standard format ranging in terms from 1 to 3 years and rents from £350 to £600 per month. Full details will be available on request.

The 2-bedroom apartment is occupied under the terms of a service agreement by the Clubhouse Managers.

Vacant possession of the property will be available on completion of the sale, subject to members' annual playing rights and the agreements outlined above.

## The Existing Business

Hagley Golf & Country Club is an established proprietary golf club business – albeit with the ambience of a private members' golf club - focussing on Golf, Corporate and Social membership subscriptions, daily green fee income, food and beverage sales and function and events trade. The business commenced trading in 1980 and has been under the same family control since opening.

The Club enjoys a fine reputation in the area, not only as a golf venue, but also as a meeting place, be that for business or social functions, weddings and events. The Club's status in the region is underlined by the hosting of the prestigious County club event – the Brandhall Golf Vase – in June 2016 and the Senior Midland County Regional Qualifier in Aug 2015. The Club has been approached to host the County Championships in June 2017. This is a two day event and the biggest event in the whole of the County calendar.

The Hagley Golf & Country Club business trades as a subsidiary of Garratt and Co, which is a limited company.

## Trading History

Trading accounts for Hagley Golf & Country Club Limited for the years ending 31 December 2011-2015 can be summarised as shown above right.

The 5 year average EBITDA is £180,000.

EBITDA figures are stated before interest, tax, depreciation, Directors drawings and one off / exceptional items.

The 2016 year to date trading figures are similar to those recorded in 2015.

The Club operates along the lines of a private Members' club, with advisory (only) Committees in place for matters such as Greens, Competitions, Handicaps and Social (it should be noted that the Proprietor has the final say on all aspects of the business).

The Club does not currently operate a tee sheet / tee booking system. Societies are only accepted Monday - Friday. Green fee players are welcome Monday - Friday (unrestricted) and at weekends after 10.00 but only when accompanied by a 7 Day Member of the Club. The range and academy are open to all seven days a week.

## Trading Summary Extract

Turnover	2015	2014	2013	2012	2011
Subscriptions received	£340,333	£334,574	£341,515	£334,596	£319,712
Entrance fees	£8,925	£9,379	£11,643	£22,854	£17,185
Bar and restaurant sales	£479,255	£469,292	£451,448	£459,848	£454,872
Green fees, squash fees and buggy hire	£55,379	£72,856	£58,058	£54,375	£62,027
Driving range sales	£169,727	£169,595	£152,371	£177,049	£186,668
Misc income	£24,154	£15,778	£8,498	£18,208	£8,551
Business Suite rents (net)	£17,491	£12,283	-	-	-
	£1,095,264	£1,083,757	£1,023,533	£1,066,930	£1,049,015
<b>EBITDA</b>	<b>£166,803</b>	<b>£159,766</b>	<b>£155,477</b>	<b>£192,058</b>	<b>£226,162</b>

EBITDA is stated before Director's (nominal) drawings and exceptional items.

The consistent level of income over the period, which included some of the worst years that the golf industry has faced in recent memory (thanks primarily to poor weather conditions) is highly noteworthy, as is the Club's ability to still command a joining fee (which is strictly enforced).

Rental income from the new Business Suite only came fully on line in July 2014.

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

## Membership

The current membership subscriptions and joining fees for the 2016 / 2017 season (1st April membership year) inclusive of VAT are:

Category	Entrance fee	Annual Sub
Full 7 Day	£720.00	£870.00
5 Day	£480.00	£604.00
Int 7 Day (21- 23)	£475.20	£574.20
Int 5 Day (21- 23)	£316.80	£398.64
Int 7 Day (18 - 20)	£237.60	£287.10
Int 5 Day (18 - 20)	£158.40	£199.32
Country	£168.00	£211.40
Junior	n/a	£144.00

Public liability Insurance and Golf Union fees are charged in addition.

Driving range membership is currently free and there are over 7000 members of the Range. Range members receive a 5% discount on food and beverages within the Clubhouse.

The Club operates a compulsory Clubhouse Card levy system. 7 and 5-Day members are required to pay £50.00 onto their Card for expenditure in the clubhouse, in return for which a 10% discount is received. Members also benefit from special rates on room hire, priority access to Club events, and entry into the Tuesday evening Members' Draw.

The Club also offers a Social Membership at £25.00 per annum plus a £25.00 Clubhouse Card levy. Social members receive the same additional benefits as full playing members.

The Club has a membership of 769 as at 1st July, 2016 comprising:

284	7-Day adult golf members
199	5-Day adult golf members
23	Adult corporate golf members
65	Other golf members
198	Social members

### Green Fees

The green fees for the 1st April – 31st October 2016 season are:

#### Adult

Mon – Fri (per round)	£39.00
Mon – Fri (per day)	£44.00
Mon – Fri (with a member)	£19.50
Sat – Sun (with a member)	£21.50

#### Junior

Mon – Fri (per round)	£15.00
Sunday	£15.00

#### Twilight

Members' guests (only)	£12.50
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Prices include 50p public liability insurance.

### Buggy Hire

Hagley Golf & Country Club has a fleet of 4 buggies, which are leased. Current hire charges are:

Members 9 holes	£9.00
Non-members 9 holes	£12.00
Members 18 holes	£15.00
Non-members 18 holes	£20.00

### Golf Societies

Hagley Golf & Country Club offers excellent facilities for golf societies throughout the year (subject to a minimum of 12 golfers). The Course has a good reputation with society organisers and enjoys high levels of repeat business.

2016 society packages include:

#### Bronze

Coffee & bacon sandwich
18 holes
£30.00 Visitor
£28.00 Driving range member
£26.00 Member

#### Silver

Coffee & bacon sandwich
9 holes
Sandwiches and chips
18 holes
£35.00 Visitor
£33.00 Driving range member
£31.00 Member

#### Gold

Coffee & bacon sandwich
18 holes of golf
Two course dinner
£40.00 Visitor
£38.00 Driving range member
£36.00 Member

#### Platinum

Coffee & bacon sandwich
9 holes
Sandwiches and chips
18 holes
Two course dinner
£48.00 Visitor
£46.00 Driving range member
£44.00 Member

All societies are hosted in the Bar 19 Spike Bar. The Club hosted 34 societies during 2015.

### Driving Range Fees

The current charges on the floodlit golf driving range are:

Bucket size	Non-member	Member
100 balls	£6.50	£5.50
50 balls	£4.95	£3.95
25 balls	£2.75	£2.20

*'On behalf of the Britex Golf Society may I thank you for the excellent day's Golf we enjoyed yesterday. From the moment we arrived, in the Pro-Shop and then the Clubhouse, we received a truly friendly welcome and everyone was really helpful. Our guys thought it was the best meal we have had for a long time which brought the day to a happy conclusion.'*

**John Busst, Britex Golf Society  
Testimonial, May, 2015.**

### Roundage

There is no green fee booking system in place but casual green fee income over the last three calendar years was:

2015	£49,508
2014	£66,718
2013	£52,030

### Functions, Conferences & Weddings

The Club can cater for functions, events and activities of all descriptions. The Club's four function rooms - the Churchill Room, Elizabethan Room, Bluebell Suite and Hawthorn Suite - can accommodate 14/20, 20/35, 50/80, 110/140 guests in a variety of seating styles.

Members and the general public book the rooms for many uses including specific golfing events such as the Captain's Dinner Dance and golf societies, corporate sales presentations, cabaret nights, anniversaries, visiting golf team matches, training sessions, birthday parties, private meetings, and Christmas party nights.

#### Conferences

Room hire charges (inclusive of AV equipment, internet access, projector and screen, non-alcoholic beverages, and tea or coffee through-out the day) are:

	Full Day	Half Day
Churchill	£125.00	£75.00
Elizabethan	£150.00	£90.00
Bluebell	£225.00	£175.00
Hawthorn	£500.00	£350.00

#### Functions, Events & Sunday Lunches

The Club is a popular venue for many different functions and events including Sunday lunch. A traditional 3 Course Sunday lunch with silver service is £16.95 per head.

For functions, three course menus (plus coffee and mints) are available for £19.50 - £22.50 per person, a finger buffet menu is available at £10.95 per head, a hot and cold buffet at £12.50 per head and a carved buffet menu is charged at £27.00 per head.

Christenings, special occasions and Funeral Wakes are regularly hosted at the Club with the most popular catering option being the mini buffet menu costing £7.95 per head.

## **Weddings**

The Bluebell Suite is licensed for Civil Wedding receptions and the Hawthorn Suite is an ideal venue for Wedding breakfasts. Room hire charges are £150.00 for a Civil Ceremony and £500.00 for a Wedding breakfast and evening reception.

A selection of Wedding menus is available ranging in price from £25.00 - £28.00 per head. A Gala buffet menu is priced at £27.00 per head, with evening finger buffets available from £10.95 per guest.

In 2015 the Club hosted 4 Civil Ceremonies and 15 Wedding Receptions.

The Club has ample free parking and is close to accommodation for over-night stays if required for the Wedding guests. A Premier Inn is located 1 mile from the Club.

## **Licences**

Worcestershire Regulation Services confirms that the property has been granted a Premises Licence under the Licensing Act 2003 (Licence reference number BD/001643).

The Club's standard opening hours are between 7.30 am and 11 pm but this varies depending on the activities being held at the Club.

The Premises Licence permits the sale of alcohol between 10.00 – 23.30 7 days a week, but license extensions are also possible.

The business also holds a Civil Ceremony Licence, a Club Machine Permit and Gaming Machine Licence.

## **Golf Course Maintenance Equipment**

Hagley Golf & Country Club has a full complement of modern golf course maintenance equipment, the great majority of which is owned outright and is included in the sale.

## **Rateable Value**

The Valuation Office Agency confirms that the Rateable Value of the 'Golf course and premises' is £75,500 with effect from 1st August 2014. The seven offices in the Business Centre are each individually assessed in addition.

## **Staff**

The Hagley Golf and Country Club business currently employs 10 full-time and 32 part-time and/or casual staff.

## **Capital Investment**

The Hagley Golf & Country Club has undergone £598,344 worth of capital improvements over the past 5½ years being:

2011 £29,549 Plant & Machinery (P & M).

2012 £92,301 comprising: P & M £4,875; Fixtures & Fittings £11,436; and Solar panels and bore hole £75,990.

2013 £240,034 comprising: P&M £10,380; Motor vehicle £27,500; Gents' Locker Room £148,638; and Business Centre with 7 new offices £53,516.

2014 £86,767 comprising: P&M £7,600, F&F £5,345, Business Centre & 7 new offices £73,822).

2015 £113,454 comprising: P&M £1,668; Fixtures & Fittings £26,786 and the new Hawthorn Suite £85,000.

2016 £36,368 Ladies Locker Room.

Course improvements in the last 3½ years include:

2013; New bridge on roadway from the driving range across to the 10th fairway, new bunker 10th, drainage work on the 9th & 15th. New path on 11th.

2014; New paths on the 1st, 8th, 11th, new tee area 3rd & 9th, drainage work on the 1st & 8th.

2015; New paths on 2nd, 3rd, 11th, 16th & 18th, new drainage on 2nd, 6th, 7th, 8th, 11th, 14th, 15th, 16th, 18th and new tee refurbishment on the 16th.

2016 to date; New path on the 6th, drainage work on 1st, 6th, 16th & 18th.

## **Services**

### **Clubhouse**

Mains water, electricity and drainage

Gas fired central heating & hot water systems

Calor Gas and electric cooking

IT & Telecommunications

Fully integrated electronic payment system

CCTV throughout

## **Greenkeepers' Complex**

Mains water, electricity and drainage.

## **Floodlit Golf Driving Range**

Mains water, electricity and drainage.

## **Golf Course**

Water for the golf course irrigation is predominantly supplied from the borehole.

The property has the benefit of an Environment Agency Water Abstraction Licence granted under the Water Resources Act 1991.

## **Town & Country Planning**

The property is situated within Bromsgrove District Council. BDC confirms that the property falls under the Bromsgrove District Local Plan (adopted in 2004), which is shortly to be replaced by the emerging Bromsgrove District Plan 2011-2030.

The property is currently classified as Green Belt and a Worcestershire Landscape Character Assessment Area.

The Club has recently obtained planning permission (Reference 16/0317) and building regulations to extend the kitchens to enable the growth of the catering operation.

One public right of way crosses the golf course.

## **Energy Performance Certificate**

The Clubhouse has an energy performance rating of C 51.



## *Basis of Disposal*

Hagley Golf & Country Club is being offered for sale following the death of the major Shareholder and to enable the Directors to focus on their other business activities.

Offers in the region of £2.25 million are invited for the freehold property, fully fitted and equipped.

The business currently trades as part of the vendor's wider business - Garratt & Co Limited. The vendor's preference is to achieve the disposal of the Club by means of a sale of the freehold property and assets.

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

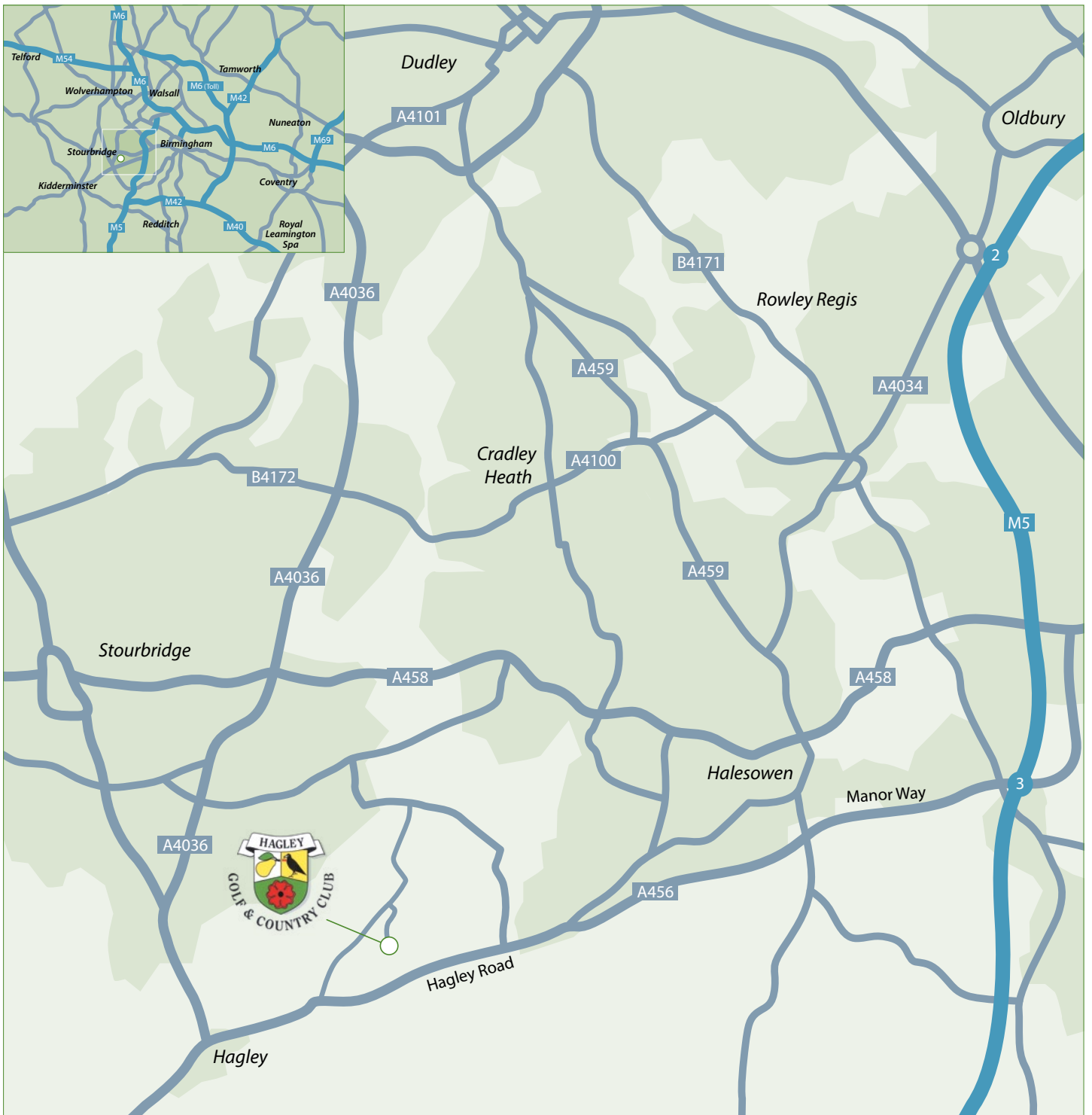
The Garratt family have owned the land on which the Golf Club is situated for over 150 years. The sale contract will include a clause

reserving a percentage of future non golf and / or leisure development value to the vendors, the terms of which are to be agreed with the purchaser.

## *Web Site*

For a further insight into Hagley Golf & Country Club please visit:

[www.hagleygolfandcountryclub.co.uk](http://www.hagleygolfandcountryclub.co.uk)



### *Further Information & Viewing*

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

Ben Allen BSc (Hons) MRICS

**07920 812 018**

020 7911 2360

[ben.allen@gva.co.uk](mailto:ben.allen@gva.co.uk)

A comprehensive data room has been prepared for the Club, access to which will be made available to those who have made an accompanied inspection of the property and have signed a NDA.

### *Important Notice*

Your attention is drawn to the Important Notice at the end of these particulars.



Wassell Grove Lane, Hagley,  
Nr Stourbridge, West Midlands, DY9 9JW.

[www.hagleygolfandcountryclub.co.uk](http://www.hagleygolfandcountryclub.co.uk)



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### **Important Notice**

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- (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
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