



# HORSLEY LODGE

Derbyshire DE21 5BL



**FOR SALE**





## HORSLEY LODGE, DERBYSHIRE, DE21 5BL

*A freehold, highly profitable, golf hotel and wedding / events venue situated in a popular golfing area close to Derby on the approaches to the Peak District National Park.*

**In the same family ownership since opening in 1988**



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- Retirement sale
- Freehold (64 hectares / 159 acres)
- 18 hole 6,544 yard (par 72) Bill White / Peter McEvoy OBE designed golf course with
  - 10 bay floodlit golf driving range
  - Indoor teaching room
  - 3 acre practice ground
  - Short game area with practice greens and bunkers
  - Practice putting green
- 14 ensuite bedrooms situated within the clubhouse and in two cottages (Barn Cottage and Salt Cottage)
- Large clubhouse with extensive events / food and beverage space:
  - Restaurant and conservatory (86 covers)
  - Golfers' lounge (60 covers)
  - Reception / function atrium
  - Amber Suite function room (200 covers – buffet)
  - Terrace overlooking the golf course

- Clubhouse outbuildings offering:
  - Golfers' changing rooms
  - Golf shop
  - Buggy store
- Purpose built greenkeeping complex with full complement of modern greenkeeping equipment
- Extensive car parking (main car park and overflow)
- PP (2015) for new golfers' clubhouse, pro shop and additional bedrooms
- Ideally situated c. 15 minutes from Derby city centre, 20 minutes from the M1 and 25 minutes from East Midlands International Airport.
- All aspects of the business operated in house with an experienced management team in place
- Horsley Lodge Ltd Turnover & EBITDA YE 30th March

	<b>Turnover</b>	<b>EBITDA</b>
2022	£1,831,766	£352,100 (actual)
2023	£2,018,700	£311,608 (actual)
2024	£2,064,000	£295,000 (forecast)

- 651 members (July 2023)







Indicative Site Plan - Not to Scale



## Tenure

Freehold.

## EPCs

Clubhouse / hotel	49 B
Golf shop / changing rooms	42 B
Barn Cottage	45 E
Salt Cottage	42 B

## Licences

Premises Licence  
Marriage Licence  
Water Abstraction Licence

## Planning

Amber Valley Borough Council  
01773 570222  
<https://www.ambervalley.gov.uk>

## Rateable Value

£119,000 (wef 6th April 2023).

## Website

See: <https://www.horsleylodgegolfclub.co.uk/>

## Basis of Disposal

Offers invited in excess of £3,250,000.

The vendors will consider offers for the entire issue share capital of Horsley Lodge Limited (Company number 02518297) or 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.

Spinney View - a 6 bedroom owner's house set in its own grounds adjacent to the clubhouse - is available by separate negotiation at a guide price of £750,000.

Two parcels of agricultural land totalling c. 7 hectares (16 acres) also available by separate negotiation.

The sale contract(s) will include a clause reserving a percentage of future residential development value to the vendors, the precise terms of which are to be negotiated between the parties.



## Further Information & Viewing

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

### Contact

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### 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. 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. It should not be assumed that the property remains as displayed in the photographs. 4. Any area measurements or distances referred to herein are approximate only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. These matters must be verified by interested parties. 6. 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. 7. H.M.H Golf & Leisure will not be liable, in negligence or otherwise, for any injury or loss arising from the use of these particulars. 8. The property is offered for sale subject to contract and availability. 9. Sales particulars prepared in October 2023.

