



KINGSWOOD
GOLF CENTRE

HATFIELD, DONCASTER

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THORNE ROAD, HATFIELD, DONCASTER, DN7 6EP

A WELL LOCATED PROFITABLE BUSINESS WITH VARIOUS REVENUE STREAMS

- 18 hole pay and play golf course, 6064 yards, Par 71 from the back tees
- Large single storey purpose built clubhouse extending to approximately 2,400 sq. ft.
- 12 bay floodlit driving range with golf academy and performance centre
- Practice putting green
- 12 hole Adventure Golf Course
- Large car park (135)
- 5 lodges and consent for a further 4
- Greenkeepers compound with associated facilities
- Approximately 140 acres (56.65 hectares)
- Highly profitable business
- Good rental income
- FREEHOLD
- Offers invited

kingswoodgolfcentre.co.uk



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INTRODUCTION

Kingswood Golf centre has been run as a family business for the last 25 years. The business trades profitably and has a number of profitable income streams.

The owners have decided to retire having been in the business for over 40 years and have asked HMM Golf & Leisure to offer the business for sale.

LOCATION

The Club is well located at the junction of the M18 and the M180. Doncaster is approximately 8 miles away.

Kingswood is perfectly located to make the most of local attractions such as Yorkshire Wildlife Park (10 miles away), Doncaster Race Course (8 miles away) along with the beautiful markets town Bawtry and Brigg. There's also an array of activities such as fishing, hiking and horse riding.

The complex is very well served by motorways and main roads and as a business it benefits from weddings and function bookings.



THE GOLF COURSE

GOLF COURSE

This American style course has been remodelled so that each hole is hidden from the next. Each green has its own water supply and the layout is challenging.

There is no membership at Kingswood and the business operates on a pay and play basis with society bookings.

Green fee rates are currently £13 weekdays and £15 weekends.

Over 25,000 total rounds have been played in the last 12 months on the 18 hole course.

GOLF DAYS & FUNCTIONS

These are another strong element of the business. In 2019 there were 20 weddings and 14 other functions. There were 51 golf days and society events in 2019.



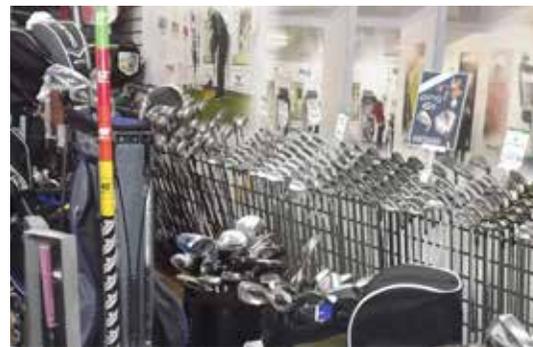


THE CLUBHOUSE AND SURROUNDING AREAS

The clubhouse is a purpose built single storey facility and it extends to approximately 2,400 sq ft. As well as being in daily use by golfers, the clubhouse is a popular venue for dining and functions. The clubhouse and surrounding area include the following:

Ground floor:

- Entrance foyer
- Large open plan area to include;
 - Extensive pro shop
 - Bar and eating area
 - Restaurant area
 - Fully equipped open plan kitchen
 - Male and female WC's
- Ladies and gents toilets, showers and changing facilities, disabled toilet
- Offices
- Staff area and toilet
- Large paved terrace area and garden



THE DRIVING RANGE

12 bay floodlit driving range with pop up tees, performance centre and golf academy.

GREENKEEPER'S COMPOUND

Adjacent to the driving range, the front of the building has been reconfigured to provide office accommodation for www.webuyanycar.com

The rear of the building provides ample space for a full complement of machinery. In addition there is a machinery wash down area.



ADVENTURE GOLF COURSE

A 12 hole Pirate Cove adventure golf facility with an onsite restaurant/bar.



LODGES

Five lodges have been installed recently with views across a small lake and to the golf course beyond. The lodges are in a rental pool with Hoeseasons and have a 12 month occupancy restriction. In the high season the rate is £850 and in the low season £450.

There is consent for 4 more on the site with the services already installed.

Each lodge has the following accommodation:

- Fully furnished to high standard
- Open plan living kitchen with dining area
- Two bedrooms; master double and a twin bedroom
- Master bedroom comes with ensuite bathroom
- High spec master bathroom
- Decking with views of the lake and golf course
- Hot tub



THE BUSINESS

PRO SHOP

The Pro shop was let out until October 2019 after which the owners decided to take the business back in hand. Since October 2019 this section of the business has generated revenues of £121,000 and which will show in the 2020 accounts.

There are two full time pros in the shop who are directly employed by the club.

TEACHING PROS

There are four PGA teaching pros who work in the shop for 25 hours per week and the remainder of their time they are teaching clients in the driving range. They pay 30% of their teaching income to the club.

CATERING

This is operated via a separate company owned by the Vendor's wife. This company will be sold alongside the company which owns and operates the golf club.

Full financial information is available to interested parties.



ADDITIONAL INFORMATION

METHOD OF SALE

The sale is by way of the disposal of the entire issued share capital of Kingswood Golf Course Ltd & Kingswood Catering Ltd.

Vacant possession will be provided on completion subject only to the annual rights granted to the members and those on existing rental agreements at the time of the sale.

An inventory of fixtures, fittings and other equipment will be provided to interested parties.

TUPE

Purchasers will be required to comply with the relevant legislation in respect of current employees of the golf club.

RIGHTS OF WAY

There is one footpath which crosses the property. It is seldom used and does not affect play.

SERVICES

The clubhouse and lodges are connected to mains electricity (3 phase), water and sewerage. The gas supply is Calor.

There is parking for 135 cars.

LICENCES

Kingswood Golf Centre has a premises licence and a licence to perform civil ceremonies.

TOWN AND COUNTRY PLANNING

The property is within the jurisdiction of Doncaster Metropolitan Borough Council.

TENURE

The site is held freehold.

EPC

The Clubhouse: B30

FURTHER INFORMATION AND VIEWINGS

HMH Golf & Leisure

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www.hmhgolfandleisure.com

Please contact:

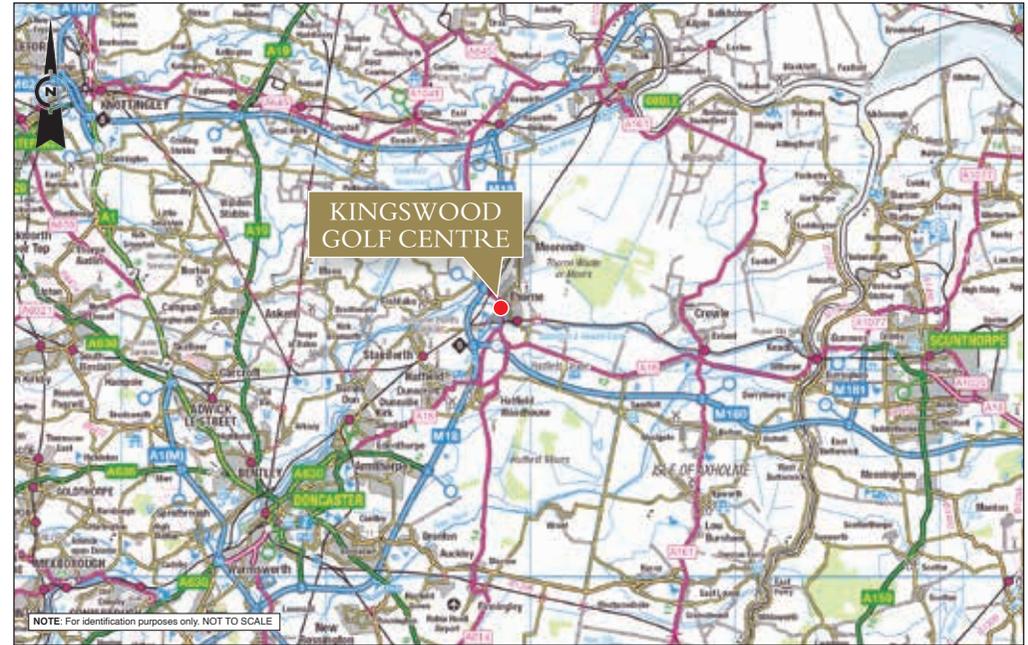
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A comprehensive Data Room has been set up and is available to interested parties.



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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8. HMH Golf & Leisure will not be liable, in negligence or otherwise, for any injury or loss arising from the use of these particulars.
9. The property is offered for sale subject to contract and availability. Sales particulars prepared September 2020.

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