



OVERSTONE PARK RESORT

Northamptonshire · NN6 0AS



*An outstanding well-presented freehold leisure resort situated between
London and Birmingham with ease of access to the M1 Motorway*

F O R S A L E



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Set in 168 acres of stunning Northamptonshire countryside, Overstone Park Resort features an 18 hole championship golf course, air conditioned gym and fitness studio, indoor heated swimming pool, two bars, a restaurant and conference facilities licensed for wedding ceremonies.

The resort also boasts a 31 bedroom hotel with panoramic views of the golf course, along with 115 Scandinavian style holiday lodges.



↑ The Terrace Restaurant



↑ The Cedars Spike Bar



↑ 17th green and Lakeside Lodges



OVERSTONE PARK RESORT

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- 18 hole 6,602 yard (par 72) Donald Steel designed championship golf course
- Golf practice facilities
- 1,888 sq m (20,320 sq ft) clubhouse complex including: 17 metre swimming pool & spa, gymnasium & aerobics studio, The Terrace Restaurant, The Clubhouse Bar and Cedars Spike Bar
- 33 en-suite letting bedrooms
- The Woodland Conference Suite
- Indoor golf teaching studio (let)
- 115 Scandinavian lodges
- 2 tennis courts, bowling green, fishing and boating lake
- Freehold
- Circa 68 hectares (168 acres)
- Planning permission for 7 additional lodges
- Planning permission for 50 bedroom hotel
- Central London 1 hr 50 mins
- M25 Motorway 1 hr 00 mins
- Birmingham (NEC) 1 hr 10 mins
- 320,535 resident population within 20 minutes' drive
- 571,700 resident population within 30 minutes' drive
- Established business, with potential for further commercialisation
- Golf, hotel & leisure turnover £2,263,000 (2016)
- Golf, hotel and leisure EBITDA £286,000 (13%) (2016)
- Lodge ground rental income of £214,000 (2016)
- 1,659 leisure members
- 601 golf club members
- 2,260 total members (plus lodge memberships)
- Capital investment of c. £350,000 completed since 2011

Offers in the region of £6.0 million invited

A sale of the freehold property or company share sale available.



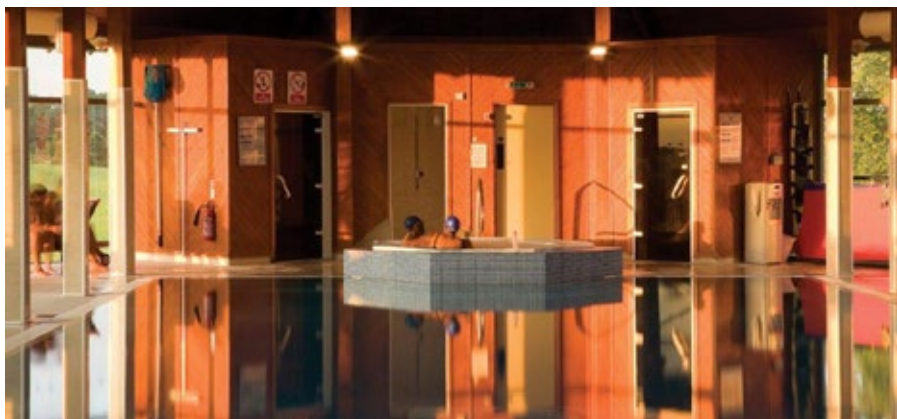
↑ Gym and Fitness Studio



↑ Approaching the 14th green



↑ The Clubhouse Bar



↑ Spa, sauna and steam rooms



↑ 5th green



↑ Aqua-Aerobics



↑ Fairway/Executive bedroom



↑ Air conditioned gym



↑ Roundel Lodges



↑ 4th green

INTRODUCTION

The Overstone Park Resort is a prestigious freehold leisure venue set in Victorian parkland on the edge of Northampton. Situated between London and Birmingham, on the outskirts of vibrant Northampton (population 219,945), the Overstone Park Resort is a unique business that offers an investor the security of a freehold land based leisure business, certain and easily manageable ground rental income, and the enjoyment of owning a Resort of this type.

Overstone Park commenced trading in 1992 and was acquired by the current (overseas) proprietors in 1997. Over the last 19 years the current owners have invested significantly in the facilities including: extensive golf course improvements; the extension and refurbishment of the Terrace Restaurant; the creation of a new Cedars Spike Bar

with conservatory; the refurbishment of the swimming pool, spa bath, sauna and steam room; and remodelling of the reception area.

The golf and leisure businesses generated a turnover of £2,263,475 in the year to 31.03.16 - the business mix being 38% membership income; 5% daily fee income; 30% food & beverage / function income; 16% hotel bedroom income, 4% retail sales; and 7% miscellaneous income. EBITDA for the year was £286,161 (13%) offering clear scope for commercialisation.

The 115 lodges on the property, which have all been sold on long term FRI leases, produce an additional valuable RPI linked ground rental revenue stream totalling £214,018 (ex VAT) in the year to 30.06.16 (£218,685 year to 30.06.17).

Lodge owners pay a separate annual maintenance charge in addition to the ground rents totalling £128,315 year to 30.06.16 (£151,096 year to 30.06.17).

The business benefits from its close proximity to the M1 Motorway, which provides quick and easy access to London and Birmingham, making the Overstone Park Resort an ideal venue for both corporate and private clients.

Offers in the region of £6.0 million are invited for the Overstone Park Resort.



↑ Approaching the 18th green and clubhouse



↑ Clubhouse entrance

LOCATION

Overstone Park enjoys a commercial, trading location in the heart of The Rose of the Shires – Northamptonshire.

The property's location in Central England brings it within reach of a substantial catchment population, access to which is facilitated by the M1 Motorway. Experian demographic reports dated October 2016 confirm a resident population of 320,535 within 20 minutes' drive of the property, increasing to 571,700 within 30 minutes.

Approximate distances and journey times to key cities include:

Central London (Hyde Park)	73 miles 1hr 50 min
Birmingham	50 miles 1hr 10 min
Oxford	50 miles 1hr 05 min
Cambridge	51 miles 1hr 05 min
Nottingham	69 miles 1hr 30 min

Location plans are shown at the rear of the brochure.



↑ 10th fairway



↑ Proposed hotel rear elevation



↑ Crescent Lodges

DESCRIPTION OF THE PROPERTY

Overstone Park was established in 1992 and was developed to a high standard. The facilities have been subject to comprehensive capital investment through time and are furnished, fitted and equipped to the highest standards throughout. The facilities comprise:

18 Hole Championship Golf Course

The 18 hole championship golf course plays through magnificent undulating Victorian parkland and extends to 6,602 yards (par 72) from the white tees. The course comprises four par 3's, ten par 4's and four par 5's arranged in two loops of 9 holes starting and finishing at the clubhouse.

The course was designed by Donald Steel, the well respected golf course architect, who has designed a number of renowned clubs including Mill Ride and Goodwood Park and recently worked on the remodelling of St Andrews. Overstone Park has gained an enviable reputation as one of the premier golfing venues in Northamptonshire and was the host venue for the NGU Ladies and Gents County Championships in 2012 and the 2013 County Higgs Bowl.

Greens and tees are of sand based USGA construction, with automatic irrigation laid to greens, tees and approaches. Now in its twenty second year, the course has matured exceptionally well and offers players a fine venue for golf. The long, undulating fairways and well maintained greens and tees of the parkland course provide a wonderful playing environment for seasoned golfers and the novices alike.

Feature holes on the course include:

Blackthorn Lake – 4th hole - a testing 128 yard (par 3) hole playing over Blackthorn Lake to a fiendish green that tests a player's putting skills.

Cedar Pass – 11th hole - the longest hole on the course – a challenging stroke index 1 – 603 yard (par 5) playing in the shadow of magnificent parkland Cedar trees. This is the highest part of the course offering far reaching views over the Resort and beyond towards Overstone Hall.

Brae Head – the course's signature hole - the spectacular 17th - a 177 yard (par 3) with a lengthy carry over water to a testing plateau green. With no bail out option, players are advised to favour an extra club.

The course had a 4.39 star rating based on 71 reviews on Golf Shake as at October 2016.

Practice Facilities

The practice facilities are located within reach of the clubhouse. The facilities comprise a large practice range, a 9 hole practice putting green and a practice bunker.

Greenkeepers' Facilities

Constructed in 1998, the purpose built greenkeepers' facilities are located in a screened position on the southern boundary of the course, with a dedicated access road leading from the main entrance to the Resort.

The greenkeepers' buildings are primarily of metal frame and concrete block construction, under profiled metal sheet roofs, with concrete floors and surrounds. The accommodation includes workshop facilities, machinery storage areas, greenkeepers' office, staff mess room, kitchen and WC.

A machinery wash down area, bunded diesel tank and storage bays for course materials are available close by.



↑ 1st tee and clubhouse

Clubhouse

The clubhouse occupies an elevated position overlooking the parkland golf course and provides a full range of facilities for members, visitors, hotel guests and other clientele. The building, which is primarily of timber frame construction with timber cladding under a felt tile roof, is arranged over lower ground, ground and first floor levels. Extending to c. 1,888 sq m (20,320 sq ft) the air conditioned accommodation includes:

Ground Floor

- Reception area with management office suite
- The Clubhouse Bar (c. 80 covers)
- The Terrace Restaurant (c. 130 covers plus 20 covers on the balcony)

- 17 metre swimming pool
- Spa bath, sauna & steam room
- Ladies swimming changing & locker room
- Gents swimming changing & locker room
- Kitchen and associated store / cold rooms
- Bar store & chilled cellar
- Disabled WC
- Staff room and toilets

Lower Ground Floor

- Cedars Spike Bar (c. 50 covers)
- Golf shop
- Aerobics studio
- Solarium
- Beauty treatment rooms
- Ladies golf changing & locker room
- Gents golf changing & locker room
- Maintenance / plant rooms

First Floor

- Health and fitness suite comprising:
- CV Area
- Free Weights Area
- Circuit Training Area
- Resistance Equipment Area

The clubhouse has been subject to regular refurbishment and investment programmes, which in the last few years have included: a refurbishment of the swimming pool; extension of The Terrace Restaurant (to provide an additional 40 internal covers and 20 covers on the balcony); the refurbishment and extension of the Cedars Spike Bar including a new conservatory; a complete refurbishment of the jacuzzi spa, sauna and steam room; and a redesign of the reception area. The clubhouse is presented, and is furnished, fitted and equipped, to a very high standard.

Car parking facilities (in excess of 180 spaces) adjoin the clubhouse (with lodge owners dedicated parking spaces in addition).

Letting Accommodation

The Overstone Park Resort offers a total of 33 en-suite letting bedrooms. The accommodation has been created through the conversion of a number of lodges (which could potentially be converted back to their former use if required) and the construction of a purpose built bedroom block.

The letting stock comprises 22 standard rooms, 6 executive / fairway rooms and 3 executive suites. All bedrooms are en-suite and contain double beds, power shower, digital TV, refreshment trays, clock radio, work desk & chair. Executive rooms all overlook the golf course, are individually decorated, and include a hairdryer and trouser press. Executive suites contain a luxury king size bed, wide screen TV and a double sofa bed. 2 additional bedrooms (one of which is a disabled bedroom) are available but are currently used by housekeeping and the duty manager – making 33 bedrooms in all.

Car parking is available adjacent to the hotel facilities.

Woodland Conference Suite.

Located a short walk from the clubhouse, this self-contained facility (of timber frame and weatherboard construction under a felt tile roof) provides a private venue for meetings, seminars and presentations; and from 2014, licensed for Civil Ceremonies and weddings.

The suite comprises 2 main rooms (Sycamore & Beech) which are joined by an interconnecting door and can be used together or independently. The Sycamore Room has a capacity of 24 in a boardroom layout or 35 theatre style. The Beech Room has a capacity of 18 in boardroom layout or 25 theatre style.

Car parking is available adjacent to the conference suite.



↑ Lakeside Lodges

Lodges

115 Scandinavian style lodges are situated around Overstone Park, in lakeside, golf course or woodland locations. All of the lodges are within easy reach of the clubhouse and each has a dedicated parking space. Four types of lodges are available:

Lakeside Lodges – 31 in total - 3 bedroom individual lodges arranged in small clusters in a lakeside setting.

Turret Lodges – 12 in total - 3 bedroom lodges (best described as windmills without sails) typically situated in the most commanding areas around the golf course, at the end of a run of other lodges.

The Roundel & Crescent Lodges - 71 in total - 3 bedroom lodges built in arcs clustered around the clubhouse, or adjacent to the 18th fairway.

The Mansion – 1 in total – constructed in 2015 for the current owner of the Overstone Park Resort – this prestigious 4 bedroom lodge stands alone with fine views over the golf course and beyond to Overstone Hall.

All lodges are of timber frame construction, with timber weatherboarding, under felt tile roofs. Each lodge has at least one dedicated car parking space, a small garden area and rights to use visitor parking for guests.

Tennis Courts & Bowling Green

Two all-weather tennis courts and a bowling green are located a short distance from the clubhouse, with a children's play area alongside.

Overstone Lake

Overstone Lake is located on the northern boundary of the property. Reportedly constructed over 200 years ago, the 22 acre lake provides an ideal setting for the golf course's signature 17th hole and the lakeside lodges. It also offers the opportunity for fishing and boating, as well as supplying the golf course irrigation system.



↑ 14th green and Lakeside Lodges



↑ The Terrace Restaurant

TENURE & POSSESSION

The property is freehold.

All aspects of the business are operated in hand, with the exception of the beauty treatment rooms and the golf teaching studio, which are let. Vacant possession of the property will be available on completion of the sale, subject to the members' annual rights, the lodge leases, and the agreements with the golf professional and beauty therapist - as outlined below.

The 115 lodges have been sold as second homes (NB all owners must maintain a primary residence elsewhere throughout the period of ownership) on 999 year full repairing and insuring leases. Overstone Lodge Owners Association has been established as the interface between the lodge owners and the Resort. Importantly, each lease obliges the Tenant to externally decorate their lodge every 3 years, thereby maintaining the appearance of the Resort.

Each lodge owner pays an annually RPI linked ground rent plus a service charge. For the current year (01.07.16 – 30.06.17) these are £1,885.22 and £1,313.88 (excl VAT) respectively. The service charge covers security, gardening, water rates, exterior lighting, road maintenance and upkeep of all communal areas. Council tax is payable (direct to Daventry District Council) in addition. Typically, each lodge comes with the benefit of 2 golf and 4 leisure family memberships with no golf or health & fitness subscriptions to pay – albeit that many lodge owners don't take advantage of their membership rights. Lodge owners support the business through their secondary spend (principally food and beverage) and the introduction of paying guests.

The beauty treatment rooms are let to Rachel Cobley under the terms of an agreement dated 14th January 2014 at a passing rent of £6,000 per annum. The agreement is terminable on one months' notice.

The golf teaching studio is let to Brian Mudge (who constructed the studio in Spring 2016) under the terms of a 99 year FRI lease dated 1st April 2016. An annually indexed RPI ground rent is paid. The landlord has the right of pre-emption over the lease, and the right to receive 10% of the sale price if this right is not exercised.

THE EXISTING BUSINESS

The Overstone Park Resort is a highly successful proprietary business that benefits from mixed revenue streams including annual subscription income, daily fee income, hotel accommodation, and functions / event revenue, complemented by the secure ground rents from the 115 lodges. Few businesses of this type are available to the market.

The business commenced trading in 1992 and has been under the current absentee / overseas proprietor’s control since 1997. A UK management team headed by a Managing Director (who will retire from the business at completion) is responsible for the day to day operation of the business.

The operational leisure business achieved a turnover of £2,263,000 in the year to 31st March 2016 producing an EBITDA of £286,000 (13%). Ground rental income of £214,018 (ex VAT) was received in addition. The operational business is considered to offer scope for commercialisation should the new owner so desire.

The business trades as Overstone Park Leisure Limited, a Company registered in the British Virgin Islands.



↑ 6th tee

TRADING HISTORY

Golf & Leisure

Trading accounts for Overstone Park Leisure Ltd for the years ending 31st March 2014 – 2016, are summarised below. The figures exclude the lodge ground rental income, but include lodge re-sales commissions and service charge receipts / payments. The 2015 figures cover the period over which the most recent clubhouse extensions and refurbishments have occurred (with the understandable associated disruption to the business.)

Year end 31 March	2016 (Actual)	2015 (Actual)	2014 (Actual)
Golf subs	£359,582	£350,155	£349,540
Golf daily fee	£81,546	£82,845	£94,248
Golf pro shop	£82,399	£80,167	£88,229
H&F subs	£490,043	£471,931	£498,678
H&F sundry	£35,954	£29,952	£26,514
Hotel accommodation	£370,008	£364,587	£355,719
Food & beverage	£684,975	£648,647	£655,401
Miscellaneous	£158,968	£149,147	£160,777
Turnover	£2,263,475	£2,177,431	£2,229,106
Cost of Sales	£450,108	£432,298	£442,032
Salaries	£1,009,543	£1,004,692	£978,534
Other	£517,653	£498,422	£563,276
Expenditure	£1,977,304	£1,935,412	£1,983,842
EBITDA	£286,171	£242,019	£245,264
	13%	11%	11%

EBITDA is stated pre exceptional items, Directors remuneration and an internal licence fee.

Management accounts for the six months to 30th September 2016 show that the business has achieved a turnover of £1,241,666 and an EBITDA of £216,241 – both being ahead of the previous year’s results.

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

Lodge Ground Rental Income

The index linked ground rent income from the 115 lodges is received in addition to the trading revenue summarised above. The ground rental income is payable by Tenants from the 1st July each year. Grounds rents received over the last three years are:

Year end 30 June	2016 (Actual)	2015 (Actual)	2014 (Actual)
Ground rents (ex VAT)	£214,018	£210,265	£205,136

Membership

Overstone Park had a combined membership of 2,269 (as at 30 October 2016) comprising 601 golf and 1,659 leisure paying members. Golf membership has increased annually in recent years reflecting the benefit of the wider leisure offer available at the Resort. The membership numbers stated above exclude lodge owner members who receive free use of the facilities if they exercise their membership rights, which not all lodge owners do.

Various categories of membership are available - a selection of which are shown below. The majority of memberships run from 1st April – 31st March, but many are on a rolling renewal basis. Membership fees are stated exclusive of VAT and are for the 2016 / 2017 season:

Golf

Category	Subscription
7 Day	£878.33
7 Day Joint	£1,490.00
5 Day	£611.67
5 Day Joint	£1,015.00
4 Day (Mon – Thurs after 10.00)	£428.33

A Joining Fee of £50.00 is levied for all categories of membership (excluding juniors).



↑ 5th green

Leisure

Category	Subscription
Single Full	£550.00
Couple Full	£933.33
Single off peak	£425.00
Couple off peak	£725.00

A Joining Fee of £50 is levied for all categories of membership (excluding juniors).

Golf & Leisure

Category	Subscription
Full club single	£1,178.33
Full club couple	£1,940.00
7 Day Single and leisure family	£1,845.00
7 Day Single golf & swim	£1,078.33
7 Day Couple golf & swim	£1,806.67

A Joining Fee of £50 is levied for all categories of membership(excluding juniors).



↑ The Cedars Spike Bar Conservatory

The Resort offers a variety of corporate golf packages in addition. These include:

Overstone Golf Passport

A passport providing 8 rounds of golf per month for the passport holder, guests and clients. Tee times must be taken after 10.00 during weekdays and 12.00 at weekends. Unused monthly rounds can't be rolled forward.

£1000 (including VAT)

Platinum Wild Card

A Wild Card Membership enables the holder / company to play unlimited golf weekdays from 08.00 and from 11.00 at weekends. Members can introduce guests at reduced rates during the week.

£1,390 (Including VAT)

Gold Named

A Named Gold membership entitles the card holder to unrestricted use of the course 7 days per week. Members can't play in competitions or maintain a handicap – but can introduce guests.

£995 (including VAT)



↑ The Mansion

A minimum of four Wild Cards or two Named Cards must be purchased.

All Overstone Park golf members receive a package of benefits that include: worldwide golf insurance; 10% discount on food and beverage purchases; 10% discount on pro shop purchases; discounted buggy hire charge; 15 day advance online tee bookings; use of leisure facilities on payment of a guest fee; 10% discount on spa treatments; preferential hotel and conference room rates; and a membership discount after 5 years continual membership.

Green Fees

The green fees for the 2016 season are:

18 holes weekday £28.00

18 holes member's guest weekday £24.00

18 holes w/e £32.00

18 holes member's guest w/e £25.00

Buggy hire is available for £17.00 per round for members and £22.00 per round for visitors.



↑ Clubhouse entrance from The Roundel

Societies

Overstone Park offers fine facilities for societies for up to 120 players and is able to offer residential golf day packages. The Club has a good reputation with society organisers and enjoys high levels of repeat business. Typical society packages include:

Silver Package

Coffee & bacon roll
18 holes
One course lunch
£35.00

Gold Package

Coffee & bacon roll
18 holes
Three course carvery dinner
£45.00

Platinum Package

Coffee & bacon roll
9 holes
One course light lunch
18 holes
Three course meal
£59.00

Residential Golf Packages include:

Dinner Bed & breakfast

18 holes
Three course dinner
Double bedroom with full English breakfast
18 holes the following day
From £99 per person (single occupancy)

Bed & breakfast

18 holes
Overnight accommodation with full English breakfast
18 holes the following day
From £85 per person (single occupancy)



↑ Fitness studio

Leisure Classes & Golf Tuition / Competitions

The Resort offers a wide range of leisure / fitness classes including: spin, yoga, pilates, aqua aerobics, aero tone and body conditioning. The classes are free to members and are available to visitors on payment of a guest fee.

Golf tuition is available to all levels of player through an association with resident golf professional Brian Mudge who is paid a retainer and works on a self-employed basis.

The Resort offers golf members a full diary of Club competitions, and benefits from a very active Competitions Committee.



↑ Clubhouse reception

Hotel Tariffs

The hotel standard bed and breakfast tariffs from 1 April 2016 (which are subject to fluctuations due to regional events) include:

Weekday (Mon – Thurs)

Standard Bedrooms	(22 rooms)
Single Occupancy	£75.00
Double Occupancy	£75.00

Executive / Fairway Bedrooms (6 rooms)

Single Occupancy	£110.00
Double Occupancy	£110.00

Executive Suites (3 rooms)

Single Occupancy	£110.00
Double Occupancy	£120.00
Family Occupancy	£140.00



↑ Executive suite

Weekend (Fri – Sat)

Standard Bedrooms

Single Occupancy	£75.00
Double Occupancy	£75.00

Executive / Fairway Bedrooms

Single Occupancy	£110.00
Double Occupancy	£110.00

Executive Suites

Single Occupancy	£110.00
Double Occupancy	£120.00
Family Occupancy	£140.00

Subject to availability, room rates include complimentary use of the gym, swimming pool and tennis courts. Guests also benefit from complimentary use of the golf course Mon – Thursday during April – October after 16.00 (outside of which times discounted green fee rates are available to hotel guests).

Room occupancy was c. 64% with an achieved room rate of £51.74 (ex VAT) in the financial year to 31st March 2016.



↑ Indoor swimming pool

Woodland Conference Suite

The 2016 tariffs (inclusive of VAT) for use of the conference facilities are:

Room hire full day	£200.00
Room hire half day	£105.00
Room hire per hour	£35.00
Day delegate rate	£35.00
24 hr delegate rate	£115.00

Lodge Lettings & Re-sales

The Resort offers lodge owners a tailor made lettings and management service, together with a re-sale service (neither of which lodge owners are obliged to use).

In recent years lodges have typically sold for between c. £125,000 (Standard Lodges) to £190,000 (Turret Lodges). Rental charges range from £925 per calendar month for a Standard Lodge to £1,000 for Turret or Lakeside Lodges. A letting commission of 15% is charged.



↑ 18th green

Licences

South Northants Council confirms that the property has been granted a Premises Licence (ref. D/05/12002).

The permitted opening hours are Sunday - Thursday 06.00 to 02.00 & Friday – Saturday 06.00 – 02.30. The licensable activities are entertainment (live music, recorded music, making music & dancing) and the retail sale of alcohol. The licence permits the licensable activities during the following hours:

Entertainment

Monday – Thursday	10.30 - 01.00
Friday – Saturday	10.30 - 02.00
Sunday	10.30 - 01.00
New Year's Eve until	02.00

Supply of alcohol

Sunday – Thursday	09.00 - 01.00
Friday – Saturday	10.30 - 02.00

The clubhouse facilities may also be used by persons resident in the hotel rooms for the provision of alcohol at any time.

Golf Course Maintenance Equipment

The Overstone Park Resort has a full complement of mainly Toro golf course maintenance equipment, the great majority of which is owned outright and is included in the sale.

Health Club Equipment

The Resort has a full complement of modern Cybex health and fitness equipment, all of which is owned outright and is included in the sale. The equipment is replaced on a rolling renewal basis.

Rateable Value

The VoA confirms that the 2016 Rateable Value of the 'golf course and premises' is £160,000 (with effect from 1 April 2010).

SERVICES

Mains water and electricity are connected to the property. Foul drainage is connected to the mains via a sewage pumping station. Calor gas bulk tanks are situated close to the clubhouse.

Clubhouse central heating is by means of an oil fired heating system. Cooking is via Calor gas and electricity.

Water for the golf course irrigation system is obtained from Overstone Lake. The Lake is classified as a reservoir for the purposes of the Reservoirs Act and is inspected annually.

ENERGY PERFORMANCE CERTIFICATES

The relevant EPC ratings for the property are:

Clubhouse	C 68
Hotel	D 79
Hotel	D 81
Woodlands Conference Suite	D 84
Greenkeepers building	E 103

TOWN & COUNTRY PLANNING

Daventry District Council confirms that the property falls under the Daventry District Development Plan, which consists of the West Northamptonshire Joint Core Strategy and the Saved Policies from the Daventry District Local Plan (1997). The property is classified as a Green Wedge (Policy EN10).

Northampton has expanded rapidly in recent years. Planning permission has recently been granted for c. 4,000 homes between Round Spinney and Sywell along the A43 in close proximity to Overstone, along with a further c. 1,000 homes at Collingtree Park. Each scheme bodes well for increased golf and leisure membership in the local area.



↑ The proposed 50 bedroom hotel

DEVELOPMENT POTENTIAL

The Resort has the benefit of unimplemented planning permissions for:

DA/2011/0118 Change of use of existing 33 hotel suites to 8 holiday lodges and construction of a 50 bedroom hotel.

DA/2013/0753 Construction of 8 holiday lodges

DA/2015/0071 Removal of Condition 9 of DA/2103/0753 relating to no occupation of the holiday lodges for a period exceeding 6 months in any calendar year.

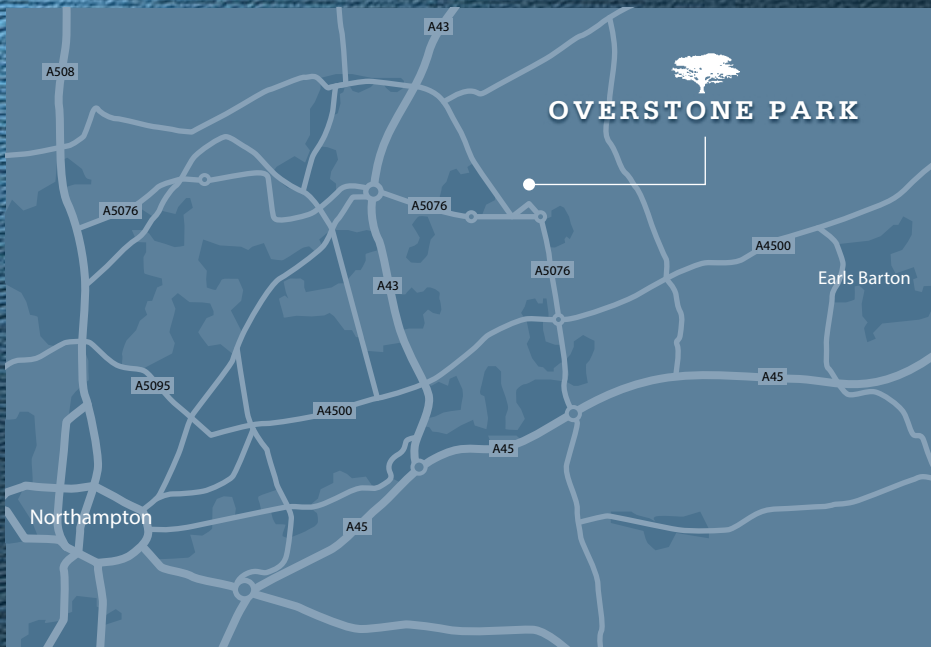
The lodge consent is subject to the terms of a s.106 Agreement dated 6 August 2014.

The proposed 50 bedroom hotel is to be situated in a commanding location close to the main entrance of the resort, between the existing hotel and the entrance roundabout.

Arranged over three floors the accommodation includes 50 en-suite bedrooms, banqueting and conference facilities, restaurant, lounge bar and leisure suite.

The hotel permission is believed to be extant following material commencement of work to create an earth bund to the eastern elevation of the hotel.

One of the lodges consented under DA/2013/0753 / DA/2015/0071 has been constructed – The Mansion. The remaining lodges 7 lodges are situated close to Overstone Lake, opposite the existing Lakeside Lodges. The proposed lodges all have 3 bedrooms and are arranged as two pairs of semi-detached lodges and a block of three lodges.



BASIS OF DISPOSAL

The vendor is willing to consider a sale of the freehold property, or the sale of the entire share capital of Overstone Park Leisure Ltd a BVI registered company, which owns the property.

WEB SITE

For a further insight into Overstone Park Golf visit www.overstonepark.com

FURTHER INFORMATION & VIEWING

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



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Please note: The individual lodges depicted in the brochure are not included in the sale.