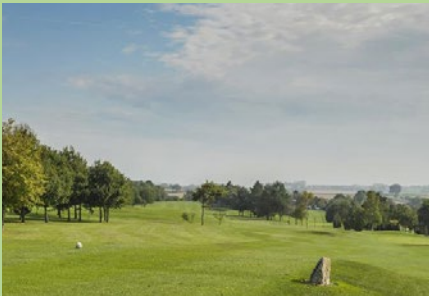


FOR SALE



SAPEY GOLF CLUB

Upper Sapey, Worcestershire WR6 6XT
www.sapeygolf.co.uk



A highly attractive 27 hole golf course with clubhouse
and lodge site situated in rolling hills
on the Herefordshire and Worcestershire border.



INTRODUCTION

Sapey Golf Club is a highly attractive 27 hole proprietary golf course with clubhouse and holiday lodge site situated some 60 minutes' drive from Central Birmingham in the picturesque countryside of the Herefordshire and Worcestershire border. The property extends to approximately 44 hectares (108 acres).

Opened in 1990 and in the same family ownership since its inception, Sapey Golf Club is being offered to the market as a retirement sale.

The Club generated a turnover (excluding retail sales) of c. £600,000 in the year to 31st December 2015 and is considered to offer scope for commercialisation. The business mix is currently 25% membership subscription income; 22% green fee and hire income; 52% food and beverage sales; and 3% miscellaneous income. Four year average turnover and EBITDA are £622,000 and £85,700 respectively.

Offers in the region of £1.25 million are invited for the freehold property as a whole. Offers will however be considered for parts of the property – as outlined below.

LOCATION

Sapey Golf Club enjoys a tranquil location surrounded by scenic countryside set on the rolling hills that separate Worcestershire from Herefordshire.

The Club is well placed for Ludlow, Leominster, Tenbury Wells, Stourport, Bromyard, Worcester and Hereford, with The Shropshire Hills Area of Outstanding Natural Beauty nearby. The M5 Motorway is situated some 18 miles to the east. The local area is a haven for those preferring a more relaxed pace of life away from the bustle of city living.

Worcester (population 101,300) lies 17 miles (31 minutes) to the south east of the Club, historic Hereford (58,900) some 21 miles (36 minutes) to the south west, and Birmingham (population 1,101,300) some 37 miles to the north east. Access to the property is off the B4203 High Lane.

Experian population reports dated August 2016 confirm a resident population of 253,725 within 30 minutes' drive of the property.

Location plans are shown at the back of the brochure – a link to Google Maps is available [here](#).

*The best course I
have played on all
year, fast and true,
what more can
you want?*

”



*An absolute gem
of a course, fantastic
value, great condition
and a really
friendly club*

”



DESCRIPTION OF THE PROPERTY

Sapey Golf Club was established in 1990 as an 18 hole course occupying a site of 35 hectares (86 acres). A 9 hole par 3 golf course was added in 1999 on a further 9 hectares (22 acres) of adjoining land. The Club facilities comprise:

18 Hole Rowan Golf Course

The 18 hole golf course extends to 6,003 yards (par 69) from the white tees and was laid out in 1990 to a design by Ross McMurray. The course comprises six par 3s, nine par 4s and three par 5s arranged in two loops of 9 holes starting and finishing at the clubhouse. A course flyover is available [here](#).

The picturesque course provides an enjoyable challenge for all levels of golfer and receives acclaim from those who play it.

The course's signature hole is the testing 9th hole, Par 4 375 yards. From the Gent's tees the drive is across two lakes with a carry of over 150 yards, The hole is a dogleg right but a drive needs to stay left to enable a view of the green which is positioned in a recess area. The second shot needs to be carefully stuck to ensure a ball isn't under hit and stays above the green or over hit and goes through the green into rough.

Other notable holes include:

Hole 8 (par 3) 174 yards. From an elevated tee the ball needs to negotiate a multitude of hazards surrounding the 8th green. In front of the green is a gully holding water which will trap any under hit approaches. The back of the green falls away into a pond and the left side of the green is again protected by a pond. Finally a shot coming up short and right will be devoured by a pond referred to as Ann's Jacuzzi.

Hole 18 (par 4) 374 yards. With the end in sight, the clubhouse and club flag are visible, but to relax would be a mistake. A fairway bunker up the right will capture errant drives and the approach to the green needs to avoid the bunker protecting the front left and the larger bunker greenside on the right.

The golf course is presented to a high standard. The greens and tees are constructed to USGA sand based specification with automatic irrigation, with year round playing surfaces.

The course had a 4.65 star rating based on 71 reviews on Golf Shake as at August 2016.

9 Hole Oaks Golf Course / Footgolf Course

The 9 hole par three golf course is positioned to the east of the clubhouse, across the B4203. Golfers access the course via a traffic light controlled crossing point. Laid out in 1999 to the same standard as the main course (including irrigation to greens and tees), the course extends to 1,203 yard (par 27) from the white tees.

Playing over undulating terrain, and partially set amongst mature woodland, the course is an ideal facility for those challenged for time or wishing to hone their short game skills.

The Oaks Course also doubles as a fine 9 hole footgolf course and is part of the UK Footgolf network. Footgolf holes are cut into the greens, making this a very challenging course to play - the sloping terrain and close proximity of woodland on many holes bringing added difficulty.

'I took my youngest son to Sapey Golf Club to hold his birthday party there playing footgolf with a group of his mates. The boys loved it, great value, great fun!'

Practice Facilities

A short iron practice area is situated between the first and ninth holes of the Oaks Course. A large irrigated practice putting green and a practice net are positioned to the north of the clubhouse en route to the first tee of the Rowan Course.

Greenkeepers' Facility

The Greenkeepers' facility is situated on the edge of the main car park, close to the clubhouse. Erected in 1990 the building is of steel frame construction, with concrete block and timber weatherboard elevations, under a profiled sheet roof. The building includes a workshop area, machinery storage area, small tools store, chemical store and greenkeepers' relaxation room.

An adjacent yard includes bays for storage of course materials, a machinery wash-down area and the golf course irrigation tank.

Clubhouse

Sapey Golf Club's clubhouse is a purpose built facility arranged over two storeys. The main food and beverage facilities are at first floor level and provide fine views over the golf course. The building was constructed in 1990 with timber and rendered elevations under a tiled roof.

The accommodation comprises:

Ground floor:

Entrance foyer

Golf professional's shop (with store / workshop)

Management office

Gentlemen's changing room with showers & WCs

Ladies changing room with showers & WCs

Disabled WC

Beer cellar

Storeroom

Goods Lift

First floor:

Lounge Bar / Restaurant (100 covers)

Conservatory (34 covers)

Balcony overlooking the 18th green (24 covers)

Ladies WCs

Gents WCs

Kitchen (commercially fitted and equipped)

Store rooms

Steward's Flat (with external access) comprising: master bedroom, bathroom and lounge with kitchenette area.

The accommodation extends to circa 718 sq m (7,730 sq ft).

The clubhouse has been well maintained and is furnished, fitted and equipped to a good standard, yet offers the scope for a new owner to make their mark should they so desire.

The Club catering operation has a food hygiene rating of 5 as at June 2016.

A large tarmac surface car park is situated immediately adjacent to the clubhouse.





Golf lodge

A lodge is situated on the western boundary of the Oaks Golf Course. Originally used for holiday letting accommodation, the accommodation comprised:

- Lounge
- Kitchen
- Double bedroom (en suite)
- Twin bedroom (en suite)

The lodge has more recently been used as the footgolf clubhouse – the accommodation comprising: bar/kitchen, lounge, private rooms, and changing room with showers & WCs

Access to the lodge is currently by foot - users park in the main car park and walk across the B4203 via a traffic light controlled crossing.

Planning permission is extant for a further three 2 bedroom lodges, and it is considered that permission could be obtained for additional lodges (see Town & Country Planning below).

TENURE & POSSESSION

Sapey Golf Club is held freehold.

All aspects of the business are operated in hand with the exception of the golf shop. The golf shop is operated by Chris Knowles who is paid a retainer and retains all income from retail sales, lessons and repairs. The golf shop agreement is subject to a 3 month break clause.

The Steward's apartment in the clubhouse is currently let on under the terms of a verbal agreement.

The vendor has held discussions with a neighbouring land owner and agreed the principal of using the neighbours existing access off the B4203 to provide vehicular access to the Club's lodge site. The agreement is currently in draft form – full details will be made available on request.

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

Sapey Golf Club is an established proprietary golf club business, which commenced trading in 1990, and has been under the control of the existing owners since opening.

The Club enjoys a good reputation in the area, not only as a golf venue, but also as a meeting place, be that for business or social functions and events.

Trading History

The business currently trades as a Partnership. Trading accounts for Preece Partnership for the financial years ending 30th June 2012 - 2015 (excluding retail sales) can be summarised as shown below:

31 June	2012	2013	2014	2015
Subs	£182,855	£177,873	£177,435	£147,129
Green fees	£150,529	£127,231	£119,735	£130,157
Bar	£123,898	£116,487	£114,615	£117,273
Catering	£198,907	£194,575	£187,481	£192,980
Misc	£6,451	£9,366	£9,170	£3,383
Turnover	£662,640	£625,532	£608,436	£590,922
EBITDA	£103,215	£101,809	£87,972	£49,716

EBITDA figures are stated before interest, tax, depreciation, the Golf professional’s retainer, Directors’ drawings and one off / exceptional items.

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

Membership

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

7 Day	£756.00
5 Day	£633.00
Intermediate	£491.00
Colt	£325.00
Junior 13-15	£101.00
Junior 16-18	£131.00
Country Full	£297.00
Oaks Adult	£255.00
Oaks Junior	£85.00

Subscriptions can be paid via monthly instalments or by quarterly payments. An additional £46 bar levy is applied to 7 Day, 5 Day and Intermediate Members.



Member benefits include:

- Membership of Sapey Golf Club and official handicap
- Unlimited golf on both the Rowan 18 hole course and the Oaks 9 hole Par 3 course, 7 days a week (subject to availability)
- 15% members discount on bar, food and social events via a membership card
- Enjoy a one off round with 3 guests free of charge (value up to £78) available between July 2016 and March 2017 (applicable to 5 & 7 day members only)
- Members can introduce up to 3 guests per day at a guest rate fee.
- The opportunity to play in club competitions and matches
- 25% discount on use of a buggy throughout the year

The Club had a total membership of 310 as at 1st August 2016.

Green Fees

The green fees for the Summer 2016 season are

<i>Rowan</i>	<i>Week</i>	<i>Weekend</i>
18 holes	£28.00	£33.00
Day rate	£36.00	£40.00
Junior	£13.00	£13.00
Junior Day rate	£18.00	£18.00
Member's Guest 18 holes	£16.00	£18.00
Day rate	£36.00	£26.00
<i>Oaks</i>	<i>Week</i>	<i>Weekend</i>
9 holes any time	£8.00	£10.00
Junior	£8.00	£10.00



Buggy Hire

Current hire charges include:

	<i>Visitor</i>	<i>Member</i>
Buggy hire 18 holes	£20.00	£15.00
Buggy hire day rate	£30.00	£27.00
Club hire 9 holes	£5.00	£5.00
Club hire 18 holes	£7.00	£7.00
Trolley hire	£3.00	£3.00
Electric trolley hire	£7.50	£7.50

Sapey Golf Club has a fleet of 12 buggies, of which 8 are owned and 4 are leased.

Sapey Footgolf course is a real test of your footballing ability. The fact they play on the proper par 3 golf course greens makes putting a nightmare - but real fun! Other footgolf courses appear really crude and unkempt compared to Sapey's





Golf Societies

Sapey Golf Club is a popular society venue – societies are subject to a minimum of 12 golfers. The Course has a good reputation with society organisers and enjoys good levels of repeat business. 2016 society packages include:

Par

Coffee

18 holes

Light lunch

£26.00 weekdays / £30.00 weekends

Eagle

Coffee

9 holes on Oaks Course

Light lunch

18 holes on Rowan Course

Evening meal

£38.00 weekdays / £38.00 weekends

Whole in One

Coffee

18 holes on Rowan Course

Light lunch

18 holes on Rowan Course

Evening meal

£43.00 weekdays / £49.00 weekends

The Club hosted 3,840 society golfers during 2015.

Footgolf Fees

The current charge for 18 holes of footgolf on the Oaks Course is £10.00

Functions, Conferences & Weddings

The Club caters for functions, events and activities of all descriptions. The clubhouse can accommodate up to 120 seated or 150 for a buffet. A range of finger, hot fork or dressed buffet and BBQ menus are available, alongside bespoke menus to cater for clients' specific needs. A three course Sunday carvery occurs once a month charged at £14.50 per head (£7.95 for children under 10 years).

Excellent value for Sunday lunches.

I was not aware that non-members

could use the facilities but once I knew

I have been going to the Club on a regular

basis for our family Sunday lunch out.

Great food in a beautiful setting





Licences

Herefordshire County Council confirms that the property has been granted a Premises Licence under the Licensing Act 2003 (Licence reference number PRO0554).

The Club's standard opening hours are between 08.00 and 23.30, but this varies depending on the activities being held at the Club.

The Premises Licence permits the sale of alcohol between 08.00 – 01.30 Monday to Saturday and 08.00 to 23.30 on Sundays.

The property is understood to have the benefit of an Environment Agency Water Abstraction Licence granted under the Water Resources Act 1991.

Golf Course Maintenance Equipment

Sapey Golf Club has a full complement of modern golf course maintenance equipment. The majority of the main equipment is leased and the purchaser will be required to novate the lease agreements.

Rateable Value

The Valuation Office Agency confirms that the Rateable Value of the 'Golf course and premises' (including the Lodge) is £49,250 with effect from 1st May 2015.

Staff

The business currently employs 8 full-time staff including: a Club Manager, Greens Manager, Greens Head Greenkeeper, two greenkeepers, a Head Chef, a Sous Chef and a Head of Bar. In addition 6 part-time and up to 12 casual staff are employed.

SERVICES

Clubhouse

LPG Heating, hot water and cooking
Mains water and electricity
Private treatment plant
IT & Telecommunications

Greenkeepers' complex

Mains water and electricity

Lodge

Mains water and electricity
Private drainage
Under floor heating & hot water

Golf Course

Water for the golf course irrigation system is supplied from a borehole and backed up by the mains.

TOWN & COUNTRY PLANNING

The property is situated within Herefordshire County Council. The property falls under the Herefordshire Local Plan (adopted in October 2015) which covers the period until 2031.

HDC confirms that no specific planning / landscape designations apply to the property.

Planning permission was granted in 2006 (reference DCNC2006/2165/F) for the erection of 4 holiday chalets (of which the current footgolf clubhouse is one) on the edge of the Oaks Golf Course. Occupancy of the consented lodges was restricted to holiday accommodation only specifically in association with the golf course. Herefordshire County Council has since acknowledged that the planning permission for the 4 lodges was lawfully implemented.

Planning applications were submitted in January 2016 to vary the design of the previously approved chalets, to vary the occupancy condition to holiday use (not specifically tied to the golf course) and to convert the footgolf clubhouse back to holiday accommodation. The planning permissions were granted by HDC in April 2016,

The vendors' planning consultants consider that the site offers potential for further lodges, subject to siting, design and access provisions.



ENERGY PERFORMANCE CERTIFICATE

The Clubhouse has an energy performance rating of B 44.

BASIS OF DISPOSAL

Sapey Golf Club is being offered for sale to enable the Directors to retire.

Offers in the region of £1.25 million are invited for the freehold property, fully fitted and equipped.

Offers will be considered for various lots including:

Lot 1

18 hole golf course and clubhouse

Lot 2

9 hole golf course with / without the lodge and lodge development site

Lot 3

Lodge and lodge development site

Offers that are conditional on the grant of planning permission (e.g. for additional lodge development) will be considered.

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

The sale contract will include a clause reserving a percentage of future development value over the property to the vendor, the precise terms of which are to be negotiated with the purchaser.

WEB SITE

For a further insight into Sapey Golf Club please visit:
www.sapeygolf.co.uk

FURTHER INFORMATION & VIEWING

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

Ben Allen BSc (Hons) MRICS
07920 812 018
0207 911 2360
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 an NDA.

IMPORTANT NOTICE

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



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