



FOR SALE OR TO LET

# *Styrripp Hall*

GOLF & COUNTRY CLUB

Styrripp, South Yorkshire, DN11 8NB.

*A well presented and highly profitable freehold 18 hole proprietary golf and country club, situated on the North Nottinghamshire / South Yorkshire border, offered to the market for the first time since opening in 2000.*

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





- Mature 18 hole 6,745 yard (par 73) golf course
- 15 bay floodlit golf driving range
- Practice facilities
- Substantial two storey clubhouse with function suite, office accommodation and two bed apartment
- Freehold
- 59 hectares (147 acres)

- Rural yet commercial trading location between Doncaster and Worksop, with ease of access to Sheffield, Rotherham and the A1(M)
- 266,884 resident population within 20 minutes' drive
- 779,547 resident population within 30 minutes' drive
- Profitable business including office rental income

- Turnover c. £885,000 (y/e 31st March 2017)
- EBITDA c. £113,000 (y/e 31st March 2017)
- Fully fitted and equipped
- In the same family ownership since opening
- Retirement sale

Offers invited in the region of £1,700,000 for the freehold

Annual rental offers will also be considered





*"Styrrup Hall is a challenging and well presented par 73, 6,745 yard golf course, which has matured substantially since its opening in 2000.*

*The excellent drainage guarantees play all year round, giving the course a good reputation both locally and further afield."*







## Introduction

Styrrup Hall Golf & Country Club is an attractive 18 hole proprietary golf course with a spacious well appointed clubhouse set in rolling countryside on the border between North Nottinghamshire and South Yorkshire. Situated within c. 20 miles of Sheffield city centre, and with ease of access to Rotherham, Worksop and Doncaster, the Club had an April 2017 Golfshake rating of 4.32 (out of 5) based on 238 reviews, testament to its popularity.

Opened in 2000 and in the same family ownership since its inception, Styrrup Hall Golf & Country Club is being offered to the market for sale or to let as the owner wishes to retire.

This accessible golf and country club is presented to the highest standard and benefits from recent and ongoing capital investment, including a full refurbishment of the clubhouse; recent conversion of the first floor to office accommodation (all currently let); and course improvement works.

The business generated a turnover of c. £854,360 in the year to 31st March 2016 (excluding golf shop sales) increasing to £885,128 in the year to 31st March 2017. The business has enjoyed consistently improving turnover over the last few years, recently assisted by the introduction of valuable office rental income. The business mix is currently 38% golf income; 52% food and beverage income; 5% function income; 4% rental income and 1% miscellaneous income. EBITDA in the year to 31st March 2016 was c. £119,000, and c. £113,000 for the year to 31st March 2017.

Offers in the region £1.7 million are invited for the freehold property. Alternatively, annual rental offers will be considered, subject to the proposed Tenant's operational experience and covenant strength.



## Location

Styrrup Hall Golf & Country Club enjoys a rural yet commercial trading location adjacent to the A1(M). Principal local population centres include:

Worksop	9.7 miles	17 minutes
Doncaster	10.7 miles	23 minutes
Rotherham	16.8 miles	28 minutes
Sheffield	20.5 miles	36 minutes
Lincoln	33.2 miles	51 minutes

Experian population reports dated April 2017 confirm a resident population of 266,884 within 20 minutes' drive of the property, increasing to 779,547 within 30 minutes.



## Description of the Property

Styrrup Hall Golf & Country Club was established in 2000 and occupies a site of c. 59 hectares (147 acres) of principally Grade 1 and Grade 2 former agricultural land. The whole facility is presented to a high standard and the Club is renowned for its warm welcome and relaxed atmosphere.

The facilities comprise:

### 18 Hole Golf Course

The 18 hole golf course extends to 6,745 yards (par 73) from the white tees and comprises three par 3s, eleven par 4s and four par 5s arranged in a single loop of 18 holes starting and finishing at the clubhouse (albeit that the 9th green and 10th tee are only a short walk from the clubhouse via Crow Wood – enabling two start points when necessary).

The course was designed by Michael Shattock and is bisected by a former colliery railway line, which has been disused since c. 2006. Holes 1, 2, 8, 9, 10 and 18 lie to the south of the disused line, the remainder to the north. Golfers (and course maintenance machinery) cross the line at a single crossing point close to the 10th green and 18th tee during their round. A full course tour is available here: [Styrrup Golf Course Tour](#)

The golf course is presented to a very high standard and is renowned for its freely draining characteristics and medium to fast greens. The greens throughout the course are of sand based / modified USGA specification construction, and are served by a fully automated irrigation system. 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 Jousters Gallop* – a monstrous 712 yard par 5 – one of the longest in the country. Three good shots are required if you are to reach the green in three. Beware the bunkers on the left of the fairway and the pot bunkers on the right.

*Hole 5 Knights Cross* – a 372 yard par 4. If you are brave you can take on the bunkers on the right with your driver, otherwise a good fairway wood will leave you a short to mid iron second shot to a green guarded by three bunkers, but beware not to go too long as it's out of bounds behind the green.

*Hole 16 Ivanhoe's Return* - a 435 yard par 4. A very tough dog leg left. A good solid drive is needed, avoiding the bunker on the left, to leave a mid to long iron into a narrow and heavily guarded green.

*Hole 18 Gallant Conquest* - a delightful 404 yard par 4 dog leg right. A great finishing hole. Are you brave enough to take on the corner? If not, hit a fairway wood far enough so that you can see the green with your second shot, being mindful of the bunkers on both sides of the approach to the green.

Each hole's name has been chosen to reflect the historical significance of the surrounding area.





### Floodlit Golf Driving Range

The floodlit golf driving range is located close to the clubhouse and adjacent to the main car park.

Built in 2000 of steel frame construction with profiled sheet metal elevations and roof, the range comprises 15 bays, with a double teaching bay, ball dispensing area, golfers WC and maintenance area. The individual bays are of large size, with steel dividers.

The level range outfield extends to an indicated 250 yards and is protected on three sides by earth bunds with (now) mature conifers planted on top of the bunds. The well drained outfield ensures that mechanical ball collection is possible for the great majority of the year.

### Practice Facilities

An irrigated practice putting green is situated between the clubhouse and the first tee.

A practice chipping green with two practice bunkers is located nearby, adjacent to the car park.

### Greenkeepers' Facilities

The greenkeepers' facilities are currently located in an adjacent farmyard that is also owned by the Vendor, but is excluded from the sale.

Planning permission has been obtained for an alternative greenkeeping facility, which is to be situated adjacent to the golf driving range and will incorporate the existing range maintenance area and two of the range bays. Until the new greenkeepers facility has been constructed, the Purchaser will be granted a short term licence to utilise the existing facilities in the adjacent farmyard.



### Clubhouse

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

The accommodation is arranged over a two storeys and is of steel framed construction, with brick elevations under a tiled roof. The clubhouse has been subject to an extensive programme of capital investment and refurbishment in the last few years including complete redecoration, new bar furniture, new boilers for central heating and hot water, installation of ground floor LED lighting and renewal of CCTV equipment.





The accommodation includes:

#### *Ground floor*

- Covered walkway
- Entrance foyer
- Public Lounge Bar / Restaurant (80 covers)
- Banqueting Room (150 covers)
- Ladies, gents & disabled WCs
- Ladies changing room, showers & WCs
- Gents changing room, showers & WCs
- Management offices
- Pro Shop with office & storeroom
- Kitchen (commercially fitted & equipped)
- Storage rooms

#### *First floor*

- Staff room
- Plant room
- 2 bedroom apartment comprising:
  - Living room
  - Kitchen
  - Bathroom
  - 2 bedrooms
  - Lobby
- Hairdressing salon
- Office Suite with kitchenette, locker room & changing room

The Lounge Bar is open to all members of the Club, visiting golfers and the public. A casual dress code, bar snack menu and full menu make this an enjoyable venue in which to relax, be that for a post round analysis or general gathering. The Lounge Bar has its own patio and garden with views over the practice putting green, 18th green and beyond to Crow Wood.

The Banqueting Room has its own bar patio and wedding garden. This is the business' principal function room accommodating a maximum of 300 guests standing or 150 seated. Light and spacious, the room is a popular venue for private functions and weddings.

The clubhouse has been very well maintained, and is furnished, fitted and equipped to an excellent standard throughout. Air conditioning is installed throughout the building.

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



## *Tenure & Possession*

Styrrup Hall Golf & Country Club is held freehold.

The property extends to c. 59 hectares (147 acres).

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

### **Golf Shop**

The golf shop is licensed to resident golf professional Craig Fricker, who is currently paid an annual retainer, receives 2.5% of visitors green fees and driving range fees, 50% of buggy hire fees (net of costs) and retains all income from retail sales, lessons and club repairs; but employs his own staff. The agreement is terminable on three months' notice. The golf pro offers a Ping custom fitting service.

### **Hairdressing Salon**

The hairdressing salon on the first floor of the clubhouse is let to Wendy Spiers under the terms of an agreement dated October 2011). Ms Spiers pays a weekly rental equivalent to £5,200 per annum. The agreement was for an initial period of one year and is subject to a three months' notice period thereafter.

### **Office Suite**

The office suite on the first floor of the clubhouse is let to Habia Limited under the terms of a lease dated September 2015. The lease is granted for a 10 year term commencing September 2015 at an annual rental of £16,900 per annum, subject to a rent review at the start of the 6th year of the term.

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





## ***The Existing Business***

Styrrup Hall Golf & Country Club is an established proprietary golf club business focussing on membership subscriptions, daily fee income, food and beverage and function / event trade. The business commenced trading in 2000 and has been under the same family control since opening.

Styrrup Hall Golf & Country 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 business trades as a limited company – Styrrup Hall Golf & Country Club Limited.

## **Trading History**

Trading accounts (excluding golf shop sales) for Styrrup Hall Golf & Country Club Limited for the years ending 31st March 2015 – 2017 can be summarised as shown below:

Year end 31 March	2017	2016	2015
Golf	£333,525	£333,027	£345,683
F&B	£469,118	£451,484	£405,642
Function	£41,811	£42,122	£38,387
Misc	£7,249	£10,040	£9,408
Rents received	£33,425	£15,671	£6,048
Turnover	£885,128	£854,360	£807,183
EBITDA	£112,815	£118,920	£121,002

EBITDA figures are stated before interest, tax, depreciation, Directors drawings, the golf pro's current retainer and one off / exceptional items. Wage costs are currently c. 43% of turnover.

The increasing turnover and EBITDA over the last three years is noteworthy, as is the growth in the valuable rental income stream.

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 Club operates on a rolling membership renewal basis. The current membership subscriptions for the 2017 season inclusive of VAT are:

Category	Annual Sub
Gold 7 Day	£680.00
Silver 5 Day	£520.00
7 Day (22-30 yrs)	£500.00
Junior (18-21 yrs)	£250.00
Junior (12-16 yrs)	£100.00

Public liability insurance and Golf Union fees are included.

The Club operates an optional Clubhouse Card levy system whereby 7 and 5 Day members can opt to pay £50.00 onto their Card for expenditure in the clubhouse, in return for which a 10% discount is received off food and drink.

A £50.00 annual Social Membership is also available to those who regularly use the facilities, which entitles holders to 10% discount on food and drink.

The Club had a membership of 326 as at 1st April 2017 comprising 155 7 Day, 149 5 Day and 22 Junior Members.





### Green Fees

The green fees for the 2017 season are:

#### Members' guests

18 holes weekdays	£13.00
18 holes weekends	£17.00

#### Visitors

Mon – Fri (before 15.00)	£18.00
Mon – Fri (after 15.00)	£12.00
Mon – Fri 27 / 36 holes	£27.00
Sat – Sun (before 15.00)	£20.00
Sat – Sun (after 15.00)	£15.00

### Buggies & Trolleys Hire

Styrrup Hall Golf & Country Club has a fleet of six buggies, which are owned outright. Current hire charges are £20.00 per round or £30.00 per day.

Pull trollies are available to hire at £3.00 per round / £5.00 per day; whilst electric trollies are available for £7.50 per round / £12.00 per day.

### Societies

Styrrup Hall Golf & Country Club offers fine facilities for societies, which are accepted throughout the year. The Club has a good reputation with society organisers and enjoys high levels of repeat business. 2017 society discounted prices include:

	<i>Weekday</i>	<i>18 holes</i>	<i>27/36 holes</i>
0 – 12 players		£18.00	£27.00
13 – 20 players		£16.00	£24.00
20+ players		£15.00	£22.50
Twilight		£12.00	
	<i>Weekend</i>	<i>18 holes</i>	
0 – 12 players		£25.00	
13 – 20 players		£22.00	
20+ players		£20.00	
Twilight		£15.00	
Winter		£20.00	



Food for societies is charged for in addition.

#### Examples include

Coffee and bacon sandwich	£3.50
Tea and full English Breakfast	£5.95
Coffee and bacon sandwich on arrival with sandwiches and chips after play	£10.00
Coffee and bacon sandwich on arrival with roast dinner of the day after play	£11.50
All day package comprising coffee and bacon sandwich on arrival; soup sandwiches and chips at lunch; with roast dinner and dessert after play	£20.00

As at 30th April 2017 The Club had 93 societies (equating to c. 2,000 golfers) booked for the remainder of 2017.

### Driving Range Fees

The current charges on the floodlit golf range are £2.00 for non members and £1.50 for members (35 ball buckets).





### Weddings, Functions & Conferences

Styrrup Hall Golf & Country Club offers fine facilities for events of all descriptions and is considered to be one of the best venues in the area. A full bar menu is served daily with meals from £5.95. Meals and snacks are served 10.00 – 19.00 Monday – Tuesday and 10.00 – 21.00 Wednesday – Saturday. Traditional Sunday roasts are served 12.00 – 16.00 each Sunday.

The Banqueting Room doubles as a comfortable and light conference facility. The standard day delegate rate is £20.00 (plus VAT) to include: coffee and tea on arrival; coffee, tea and biscuits breaks during the day; buffet lunch; use of equipment and services; water and mints as required. A room hire charge of £100.00 plus VAT is added if less than 20 delegates attend.

The Banqueting Room and adjacent wedding garden is an ideal wedding venue with its own integral bar. Weddings can be tailored to couples requirements, whilst a fixed wedding day package is also offered.

The 2017 weddings package comprises a daytime or evening meal for 50 guests (including a three course set menu, glass of wine and a glass of sparkling wine) for £1,870.00 and an evening buffet and disco for 100 guests (including a hot and cold finger buffer, fresh linen and a DJ) for £1,470. The total for the wedding reception and evening party package is £3,340.00.

Alternatively, a selection of wedding menus is available typically being £3.95 for canapés; £6.95 for starters; main courses £14.95 - £15.95 and deserts £6.95 (all prices are per person).

The Club is a popular venue for buffets, evening events, christening and wakes. Packages are tailored to individual requirements, but a typical two course buffet with coffee is £20.00; a two course hot fork buffet with coffee is £18.00; and finger buffets from £12.00 per person.

### Licences

Bassetlaw District Council confirms that the property has been granted a Premises Licence under the Licensing Act 2003 (Licence reference number PL0160)

The permitted opening hours of the premises / the sale of alcohol is permitted: Mondays – Saturdays 10.00 – 23.00 and Sundays 12.00 – 22.30.

The property holds an Environment Agency licence to abstract water (for golf course irrigation purposes) reference number 03/28/83/0249/1/R01 for the period to 31st March 2026.

The business has been awarded the highest Food Hygiene Rating of 5 by the Food Standards Agency / Bassetlaw District Council.

### Golf Course Maintenance Equipment

Styrrup Hall Golf & Country Club has a full complement of mainly 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 £50,000 with effect from 1st April 2017. The hairdressing salon and office suite are individually assessed in addition.

### Staff

The business currently employs: a Events Co-ordinator, a Head Chef and a Bar Manager all of whom are salaried employees; along with a Restaurant Supervisor; an Accounts Manager; a Head Greenkeeper; 4 Greenkeepers; a Maintenance Man / Fitter; 4 Chefs; 3 Bar Staff; 7 Waiters / Waitresses and 2 Cleaners, all of whom are paid hourly.



## ***Services***

### **Clubhouse**

Mains electricity and gas.

Private water borehole (the principal water supply – albeit a mains supply is installed if required).

Pumped private drainage system linking to the mains sewer.

Gas fired hot water and under floor heating systems

Mains gas and electric cooking

Air conditioning (via Toshiba heat pumps)

Telecommunications

CCTV

### **Range Maintenance Building**

Mains electricity and drainage.

Private water

A machinery washdown area.

### **Floodlit Golf Driving Range**

Mains electricity

Private water

Pumped drainage system linking to the mains

### **Golf Course**

Water for the golf course irrigation system is supplied from a borehole.

## ***Town & Country Planning***

The property is situated within Bassetlaw District Council. BDC confirms that the property currently falls under the BDC 2011 Core Strategy & Development Management Policies Development Plan Document, which is shortly to be replaced by the Bassetlaw Local Plan that will cover the District until 2034.

The property is currently classified as Open Countryside. Crow Wood is a site of archaeological interest.

A public footpath crosses the golf course and was diverted in advance of course construction.

## ***Energy Performance Certificate***

Energy Performance Certificates (4) have been prepared for the principal areas of the clubhouse. The majority of the building has a rating of B (ranging from 41 – 50); whilst part of the let office space on the first floor is rated as C 54.

## ***Basis of Disposal***

Styrrup Hall Golf & Country Club is being offered to the market as the current proprietor wishes to retire.

### **Freehold Disposal**

Offers in the region of £1,700,000 are invited for the freehold property, fully fitted and equipped.



The vendor's preference is to dispose 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 sale contract will include a clause reserving a percentage of future non golf / leisure development value to the vendor, the terms of which are to be agreed with the purchaser.

### **Leasehold Disposal**

Alternatively, the Vendor is prepared to grant a medium – long term full repairing and insuring lease over the property to potential tenants that can demonstrate appropriate operational experience and covenant strength. Under such circumstances, annual rental offers are invited for the property. The precise terms of the lease will be negotiated between the parties.

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

### **Vendor Retentions**

The contract will retain the following rights for the Vendor: (1) the right to walk over the property; (2) honorary playing rights for the Vendor and immediate family (7 memberships in total); (3) sporting rights (to ensure the preservation of wildlife).

## ***Web Site***

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

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





## *Further Information & Viewing*

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

**Ben Allen BSc (Hons) MRICS**

Consultant

07920 812 018

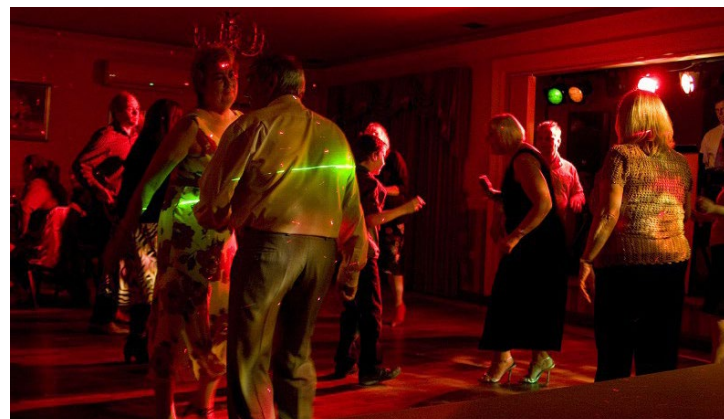
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A comprehensive data room has been prepared for the Club, access to which will be made available to those who have made an accompanied inspection of the property and have signed an NDA.

## **Important Notice**

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







## Important Notice

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These particulars were produced in July 2017 with a mixture of current and archive photography.

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