

TO LET
SINFIN GOLF COURSE
DERBY, DERBYSHIRE, DE24 9HD





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To Let - Offers invited by 7th March 2024

*A commercially located 18 hole golf course with 6 hole academy / footgolf course,
pavilion clubhouse, greenkeeping buildings and a former farmhouse
Leasehold 48.9 hectares (120.8 acres)*

On the instructions of



Derby City Council

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Facilities

- 18 hole 6,228 yard (par 70) parkland golf course (c. 1923)
- 6 hole pitch & putt / footgolf course (c. 2016)
- Practice area
- Practice putting green
- Pavilion clubhouse 388.5 sq m / (4,181.6 sq ft)
- Cotton Farmhouse / former clubhouse 199.4 sq m / (2,146 sq ft)
- Greenkeeping compound
- Car parking
- Established profitable business
- Typically 31,760 rounds per annum (3 year average)

Objectives

Derby City Council is offering Sinfin Golf Course to market to secure its long term objectives for the property - being:

- 1) To preserve the existing golf facilities for the benefits of the residents of Derby and the surrounding area.
- 2) To secure an experienced operator for the property.
- 3) To deliver a sustainable annual rent for the property.
- 4) To secure capital investment in the existing and new facilities.
- 5) To give flexibility over the future use of the property (providing such use is ancillary to golf)
- 6) To encourage increased participation in golf
- 7) To ensure harmonious liaison with Derby Golf Club
- 8) To encourage additional community outreach programmes.
- 9) To ensure the maintenance of the non-golf areas of the property to protect and conserve the natural environment and ecological character of the land.

Proposals are invited based around delivering these clear objectives.



18 Hole Golf Course

Footgolf Course

Greenkeeping Complex

Car Park

Cotton Farmhouse

Practice Putting Green

Pavilion Clubhouse



















Car Park

Cotton Farmhouse

Footgolf

Clubhouse

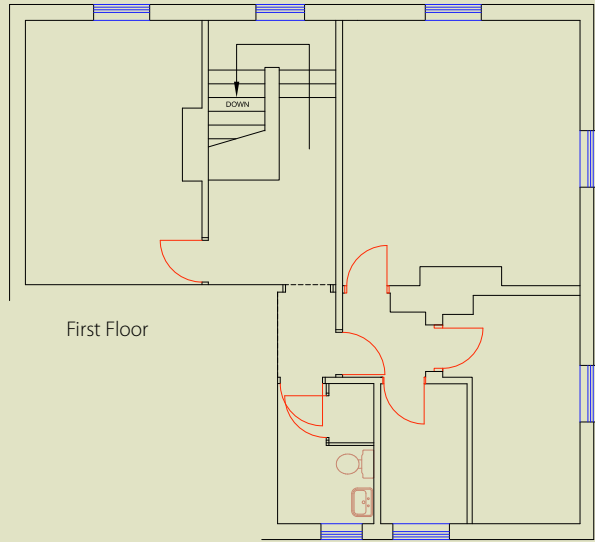
Greenkeeping Complex

18 Hole Golf Course

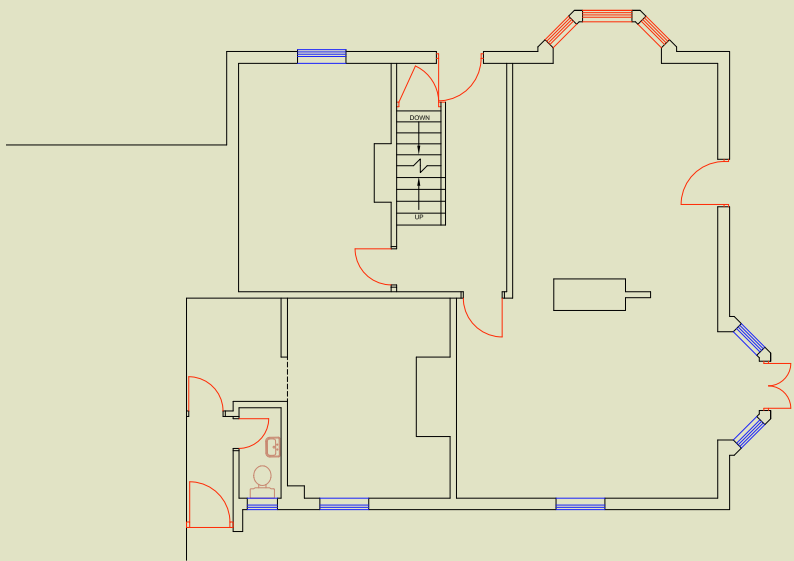
Indicative Site Plan

Not To Scale

Cotton Farmhouse

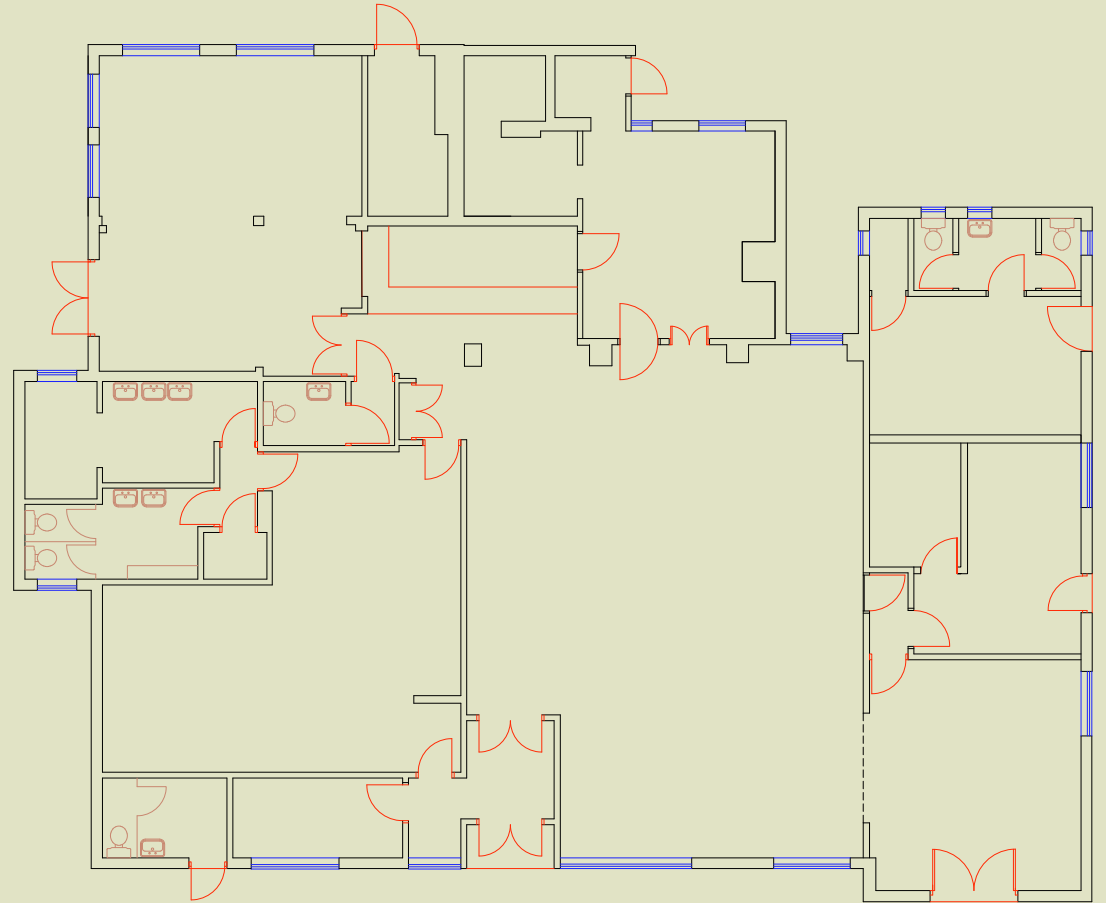


First Floor



Ground Floor

Pavilion Clubhouse



Ground Floor

Basis of Disposal

An Agreement for Lease followed by a new (minimum) 25 year FRI lease is available with annual rental offers invited.

The Lease will be contracted out of the Landlord & Tenant Act Security of Tenure Provisions.

The Tenant will be required to pay a premium of £50,000 at completion.

Derby City Council is willing to consider a longer lease term subject to its objectives being delivered, the proposed rent structure, the level of capital investment secured, the covenant strength of the Tenant and an additional lease premium.

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

Proposals are to be submitted to HMH by **Thursday 7th March 2024**

Website

<https://www.sheffieldcitytrust.org/venues/sinfin-golf-course>

Derby Golf Club

Derby Golf Club (founded 1923) is a self-administered resident Club operating from Sinfin Golf Course with c. 380 members. The Club's principal aims are to encourage golf and to enable members to gain a handicap certificate / play in competitions. Club members pay either a full rack rate green fee or an annual subscription, and benefit from advance booking rights.

The Club currently enjoys a (terminable) Tenancy at Will over the clubhouse catering facilities and a short term agreement over those parts of the clubhouse used by the Club and its members.

Derby City Council expects the new Tenant to work closely with the Club in the joint aim of promoting golf for the enjoyment and benefit of all.

Energy Performance Certificate

Clubhouse	B 39
Cotton Farmhouse	TBC

Licences

Premises Licence (reference PL10551258)

Services

Mains water, electricity, gas and drainage.

Rateable Value

Pavilion clubhouse:	£6,100 (w.e.f. 1st April 2023)
Golf course and premises:	Not currently assessed (est. £30,000)

Cotton Farmhouse

Cotton Farmhouse is situated adjacent to the existing clubhouse. The Farmhouse, parts of which are in a dilapidated condition, has previously been used in connection with the golf course as a clubhouse and golf shop. Offers for Sinfin Golf Course will be considered with or without Cotton Farmhouse.

Planning

Derby City Council - 01332 640 000

<https://www.derby.gov.uk>

Sinfin Golf Course falls under the City of Derby Local Plan Review and forms part of the Sinfin / Sinfin Moor Green Wedge. Part of the site is within an Archaeological Alert Area and part is within a Flood Zone. There are also designated wildlife sites on or adjacent to the property.

Cotton Farmhouse and part of the greenkeeping building are locally listed as buildings of historical merit.

Derby City Council encourages proposals that seek to diversify the current golf facilities (as long as any such diversified uses are ancillary to golf).

Further Information & Viewing

For further information on the property, to request access to the SGC data room (which includes further information on the bidding process) or to arrange a viewing, please contact:

Contact

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Important Notice

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