

**TO LET**  
TAPTON PARK GOLF COURSE  
CHESTERFIELD, DERBYSHIRE S41 0EQ





## TAPTON PARK GOLF COURSE, CHESTERFIELD, DERBYSHIRE S41 0EQ

### **To Let - Offers invited by Thursday 11th January 2024**

*A commercially located 27 hole golf course with floodlit golf range,  
6 hole academy course, two storey clubhouse and associated buildings.*

*Leasehold 78 hectares (193 acres).*

On the instructions of



Ben Allen BSc (Hons) MRICS

**07887 80 44 30**

ben@hmgolf.com

Tom Marriott MRICS

**07900 67 20 45**

tom@hmgolf.com





## Facilities

- Tapton 18 hole 6,104 yard (par 72) parkland golf course (c. 1934)
- Dobbin Clough 9 hole 2,613 yard (par 34) golf course (c. 1987)
- 6 hole pitch & putt / footgolf course (c. 1970)
- 14 bay floodlit golf driving range
- Practice area
- Practice putting green
- Murray House a 627 sq m (6,749 sq ft) two storey clubhouse
- Greenkeeping complex
- The Lodge (2 bed staff accommodation in need of full refurbishment)
- Typically 39,000 rounds per annum



## Objectives

Chesterfield Borough Council is offering Tapton Park Golf Course to market to secure its long term objectives for the property - being:

- To preserve the existing golf facilities for the benefit of local residents.
- To secure an experienced operator for the property.
- To deliver a sustainable annual rent for the property.
- To secure capital investment in the facilities.
- To give flexibility over the future use of the property (providing such use is ancillary to golf).
- To encourage increased participation in golf.
- To ensure harmonious liaison with Tapton Park Golf Club.
- To encourage additional community outreach programmes.
- To ensure the maintenance of the non-golf areas of the Park to protect and conserve the natural environment and ecological character of the property.

Proposals are invited based around delivering these clear objectives.





## History

*Tapton Park has been owned by Chesterfield Borough Council since the early 20th Century, formerly it was owned by Charles Paxton Markham a prominent local industrialist, social reformer, and three-time Mayor of Chesterfield. The park has since been used for the benefit of the inhabitants of Chesterfield. The Council opened Tapton Park Golf Course in the early 1930s and the Course has been in operation ever since. The Markham family burial ground is situated within the grounds.*









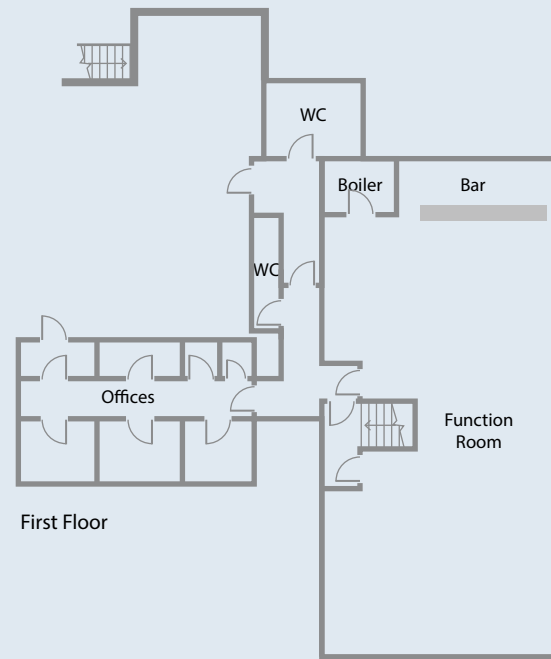
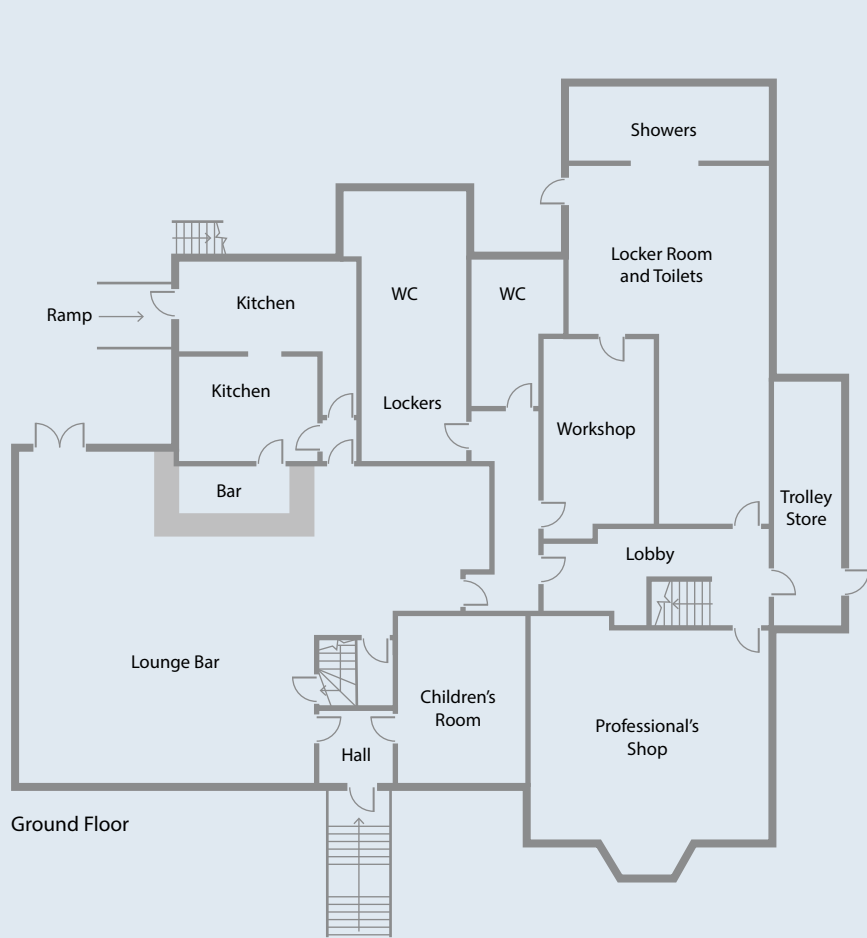












## Murray House

Indicative Plans - Not To Scale



## Basis of Disposal

An Agreement for Lease followed by a new 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.

VAT will not be charged on the rent.

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

Chesterfield Borough 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 **12 noon on Thursday 11th January 2024.**

## Tapton Park Golf Club

Tapton Park Golf Club is a self-administered resident Club that operates from Tapton Park with c 350 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 a full rack rate green fee for each round played and benefit from advance booking rights. Chesterfield Borough Council expects the new operator to work closely with the Club in the joint aim of promoting golf for the enjoyment and benefit of all.

## Display Energy Certificate

Clubhouse 76 D

## Licences

Premises Licence (reference PL/VF/0141).

## Services

Mains water and electricity. Mains drainage. Oil fired heating.

## Rateable Value

Golf course & premises £62,500 (w.e.f. 1st April 2023).

## Planning

Chesterfield Borough Council

<https://www.chesterfield.gov.uk>  
01246 345 008 (Planning Department)

None of the buildings within Tapton Park Golf Course are Listed. However, Tapton House is a Grade II Listed building and the impact of any proposed development on Tapton Park and its environs will need to be considered.

## Website

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

## Further Information & Viewing

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

## Contact

Ben Allen BSc (Hons) MRICS  
**07887 80 44 30**  
[ben@hmgolf.com](mailto:ben@hmgolf.com)

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**07900 67 20 45**  
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## 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. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. It should not be assumed that the property remains as displayed in the photographs. 4. Any area measurements or distances referred to herein are approximate only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. These matters must be verified by interested parties. 6. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. 7. HMH Golf & Leisure will not be liable, in negligence or otherwise, for any injury or loss arising from the use of these particulars. 8. The property is offered for sale subject to contract and availability. 9. Sales particulars prepared in October 2023.

