

**FOR SALE**

# **THE WEST BERKSHIRE GOLF COURSE**

———— Chaddleworth, Newbury, Berkshire, RG20 7DU ————

*Established in 1975 and being offered for sale for the first time*





## THE WEST BERKSHIRE GC

*A picturesque lifestyle golf club with 3 bed bungalow situated in the North Wessex Downs Area of Outstanding Natural Beauty with easy access to the M4.*

*Freehold 47.3 hectares (117 acres)*

**Offers invited in the region of £2,500,000**

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# THE WEST BERKSHIRE GC

Chaddleworth, Newbury, Berkshire, RG20 7DU

- Freehold 47.3 hectares (117 acres)
- 18 hole 7,008 yard (par 73) Robert Stagg designed golf course in a wooded downland setting
- Practice ground with covered and open tees
- Practice ground with two practice nets
- Short game area
- Practice putting green
- 409 sq m (4,402 sq ft) mainly single storey Clubhouse with west facing terrace
- Greenkeeping complex with full complement of greenkeeping equipment
- Car park
- 3 bedroom bungalow set in its own grounds (requiring refurbishment)
- Rural, yet highly accessible (M4) trading location between Newbury, Wantage and Lambourn
- Central London 63 miles (85 minutes)
- Irrigated sand based greens and tees overlying chalk subsoil
- Profitable lifestyle business with obvious scope for commercialisation
- Turnover YE 31st May 2024 c. £742,000
- Turnover YE 31st May 2025 c. £842,000
- Established in 1975 and being offered for sale for the first time
- Lapsed planning permission for second bungalow
- Potential for further development (STPP)

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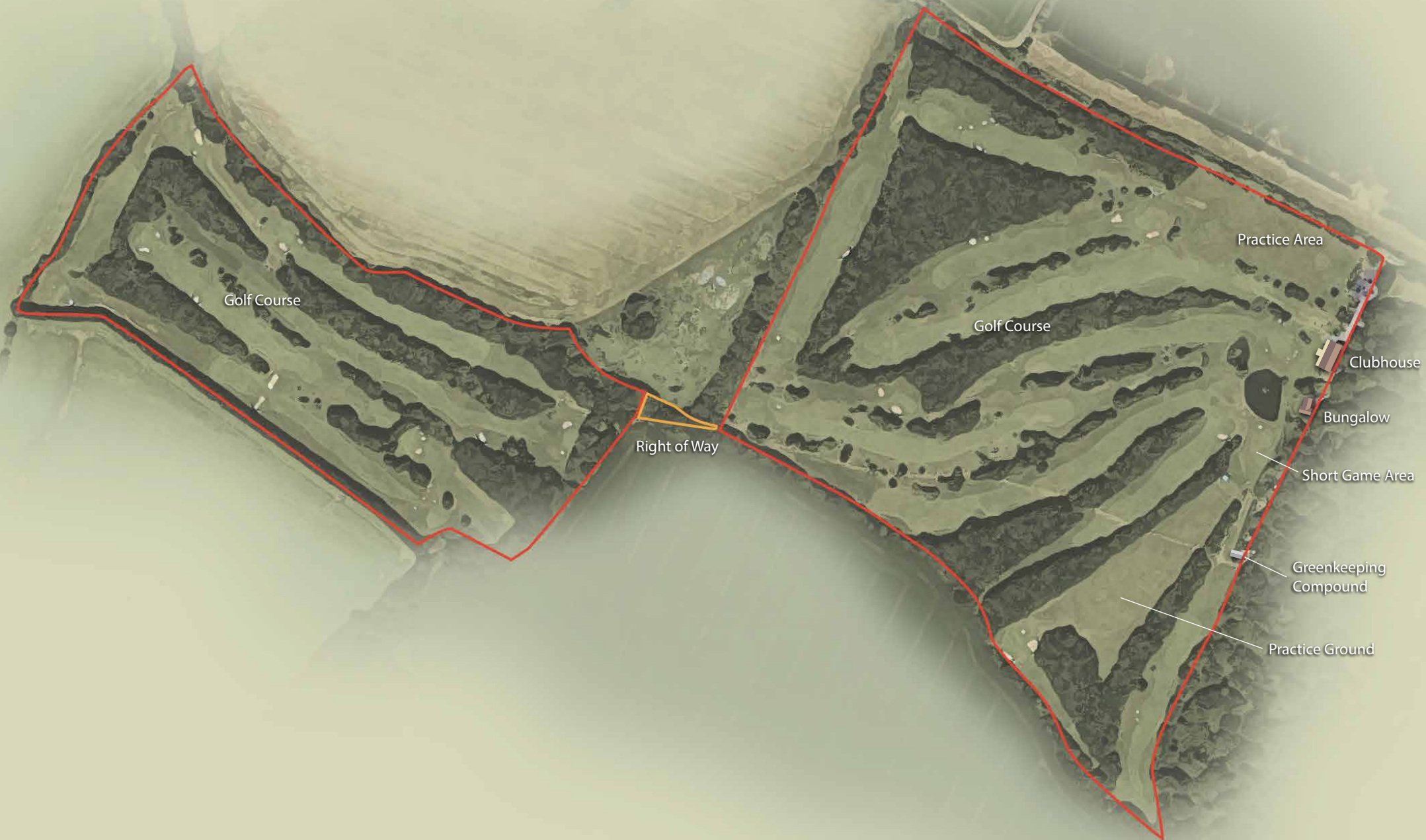




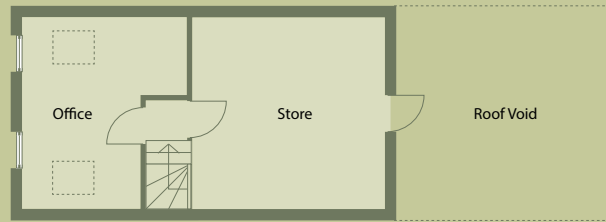




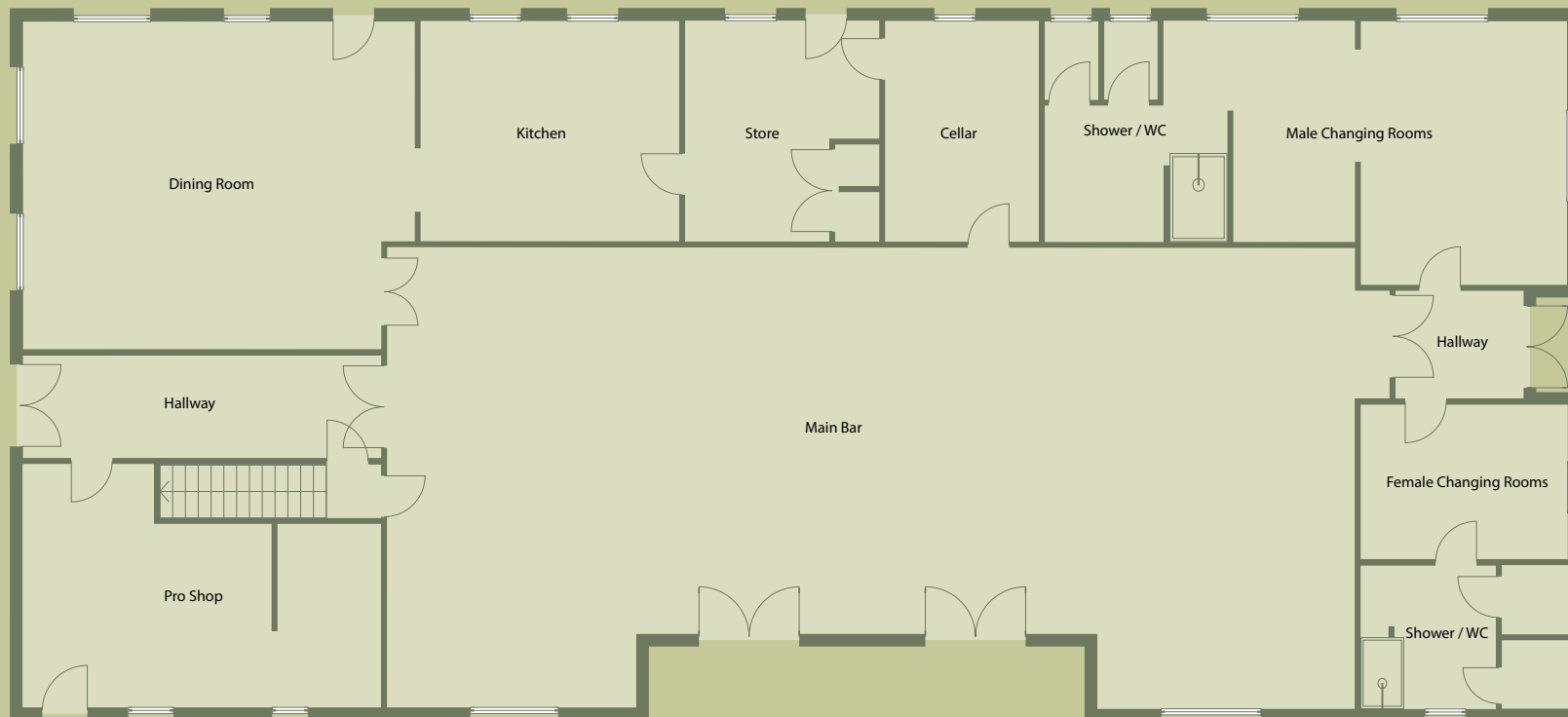








Clubhouse - First Floor



Clubhouse - Ground Floor







## Title

Freehold

The bungalow is let under an AST expiring on 30th March 2026

## Energy Performance Certificate

Clubhouse rating	70 C
Bungalow rating	21-38 F

## Licences

Premises Licence

Water Abstraction Licence

## Services

Mains electricity and drainage. Private water supply (borehole). Calor gas.

Borehole for golf course irrigation.

## Rateable Value

Golf course & premises	£39,750.00 (w.e.f. 1st April 2023)
Bungalow Band E	£2,891.95 (w.e.f. 1st April 2025)

## Planning

West Berkshire Council, telephone 01635 551 111

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

The property lies within the North Wessex Downs Area of Outstanding Natural Beauty and is classified as a Landscape Character Assessment Area.

There are two public rights of way over the property.

## Website

<https://www.thewbgc.co.uk>

## Business Structure

Bournebridge Golf Club Limited owns the freehold property and operates the business.

West Berks Kitchen (which will be folded prior to sale) operates the catering business.

West Berkshire Golf Club has an annual (terminable) licence over the property.

## Basis of Disposal

Offers invited in the region of £2,500,000.

The vendors' preference is to achieve a sale through the disposal of the freehold property and assets (with consumable stocks to be acquired in addition at valuation on completion) although offers for the entire issued share capital of Bournebridge Golf Club Limited may be considered.

The sale contract will include a clause reserving a percentage of future residential development value to the vendors.

## Further Information & Viewing

For further information on the property, or to arrange a viewing, please contact:

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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 June 2025.

