



The 2022 Golf Market - Exceptional results for HMM

HMM's exceptional track record and the ongoing diversity of buyers provide great encouragement for the market as we enter 2023.



2022 saw HMM once more confirm its market leading position in the niche golf agency sector. With 11 golf clubs / golf hotels sold during the year and sales agreed on a further 4 properties, our track record in delivering exceptional results for clients continued.

In a year where operators continued to benefit from the ongoing uptick in golf participation, demand from buyers was robust. Whilst rising costs and the general uncertain economic outlook will undoubtedly have an impact on operating margins during 2023, demand for golf properties appears to be unabated.

Ben Allen said 'Golf assets appeal to such a wide variety of buyers, each of whom have their own rationale for investing in the sector - be that alternative use, tax planning, carbon offset, business enhancement, business diversification, re-wilding or simply lifestyle choice. It is this variety of buyer and the new ideas on how golf assets can best be utilised that provide such encouragement as we move forward into 2023.'

Tom Marriott added 'Our depth of knowledge and market contacts remain key draws for clients. Over 60% of our sales are handled off market principally to protect client identity and avoid business disruption. Our ability to discreetly match buyers and sellers is unmatched.'

January 2022



SOLD Peterstone Lakes Golf Club, Wales

A well established golf club situated between Newport and Cardiff.

- Bob Sandow designed 18 hole 6,600 yard (par 72) golf course
- 1,500 sq m (16,100 sq ft) clubhouse with function facilities
- Two practice areas
- Greenkeeping complex
- Block of amenity land
- Freehold 53 hectares (131 acres)

Sold for an undisclosed sum

Contact:

Tom Marriott MRICS
07900 67 20 45
tom@hmgolf.com
Ben Allen BSc (Hons) MRICS
07887 80 44 30
ben@hmgolf.com

H.M.H.
Golf & Leisure
benallen



17 Clifford Street
London W1S 3RQ

Tel: +44 (0)20 7491 1555
www.hmgolfandleisure.com

January 2022



SOLD Derlys Court Golf Club, Carmarthen

A gem of a golf course in South West Wales.

- 18 hole 5,824 yard (par 71) golf course
- Clubhouse 345 sq m (3,700 sq ft) with two apartments
- Practice facilities
- Greenkeeping complex
- Full complement of owned FF&E
- Freehold 48.5 hectares (120 acres)
- Established, profitable business
- c. 550 members

Sold for an undisclosed sum

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March 2022



SOLD Middleton Hall Golf Club, Norfolk

A highly profitable and well presented golf club situated close to Kings Lynn

- 18 hole 5,904 yard (par 71) parkland golf course
- Floodlit golf driving range
- Practice facilities
- Attractive clubhouse c. 573 sq m (6,170 sq ft)
- Golf shop c. 77 sq m (936 sq ft)
- Full complement of FF&E
- Established business with 500+ members
- EBITDA c. £160,000

The ideal leisure lifestyle opportunity

Sold for an undisclosed sum.

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April 2022



SOLD Forrester Park Golf Club, Essex

A family operated golf club located in beautiful Essex countryside near Maldon

- Attractive 18 hole 6,011 yard (par 71) golf course
- 10 acre practice ground
- Traditional clubhouse with function suite
- 4 all weather tennis courts
- Indoor swimming pool (let)
- 4 croquet lawns
- Approximately 650 members
- Profitable business with 30,000 rounds played
- An established business with good growth potential

Sold for an undisclosed sum

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May 2022



SOLD Fynn Valley Golf Club & Lodges, Suffolk

A recently redeveloped and highly profitable golf, lodge and event venue situated on the outskirts of Ipswich

- 27 hole golf course
- 21 bay floodlit golf driving range
- Newly built oak frame clubhouse / event venue
- Ancillary clubhouse buildings
- 4 high quality lodges
- PP for additional lodge development
- Established growing business
- 1,060 members
- A family entertainment venue of the highest quality

Sold via confidential placing for an undisclosed sum.

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June 2022



SOLD Oak Park Golf Club, Surrey

A closed 27 hole golf facility situated on the Surrey / Hampshire border

- 18 hole 6,318 yard (par 70) Woodland golf course
- 9 hole Village golf course
- 13 bay driving range
- Practice putting and chipping greens
- 725 sq m (7,800 sq ft) clubhouse
- Greenkeeping building
- Freehold with vacant possession
- Sold for ongoing golf use

Sold via confidential placing for an undisclosed sum.

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June 2022



SOLD Farthingstone Hotel & Golf Course, Northamptonshire

A tranquil and secluded golf hotel enfolded deep in the Northamptonshire countryside

- 16 bedroom hotel
- Farmhouse clubhouse with 3 bed apartment
- Pro shop
- 18 hole 6,325 yard (par 70) parkland golf course
- Practice putting green
- 3 bedroom bungalow
- Greenkeepers' compound
- Freehold c. 40 hectares (100 acres)
- An established family business sold for the first time since opening in 1973

Sold for an undisclosed sum.

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June 2022



SOLD Ufford Park Hotel Golf & Spa, Suffolk

An award winning hotel golf and spa complex set in historic parkland on the gateway to Suffolk's Heritage Coast.

- 90 bedroom 3 star hotel
- Restaurants, conference and function rooms
- Health club with indoor pool, hydro pool and treatment rooms
- 18 hole 6,312 yard (par 71) parkland golf course
- Two tier driving range
- Adventure golf course
- Activity track
- Freehold 48 ha (119 ac)
- Turnover c. £5,000,000
- EBITDA c. £850,000

Sold via confidential placing for an undisclosed sum.

Joint Agents: Savills

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July 2022



SOLD Teign Valley Golf Club, Devon

A picturesque 18 hole proprietary golf hotel situated within Dartmoor National Park.

- 18 hole c. 6,000 yard (par 70) golf course
- Practice facilities
- Attractive clubhouse with two bedroom flat
- Part built 13 bedroom hotel
- Greenkeeping complex
- Additional land
- Established business with good growth potential
- Freehold c. 44 hectares (110 acres)

Sold via confidential placing for an undisclosed sum.

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September 2022



SOLD Ring of Kerry Golf Club, Ireland

One of the west coast of Ireland's most coveted golf courses.

- A visually stunning property overlooking Kenmare Bay
- 18 hole 6,718 yard (par 73) golf course designed by Eddie Hackett
- State of the art 850 sq m (9,150 sq ft) clubhouse
- Marquee wedding venue
- Practice area
- Practice putting green
- Established business
- Freehold (49 hectares / 121 acres)

Sold via confidential placing for an undisclosed sum.

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October 2022



SOLD The Lincolnshire Golf Course DN17 4BU

Attractive golf course with valuable planning permission.

- North Lincolnshire
- Courtyard clubhouse / range of buildings
- Extant planning permission for a 60 bedroom hotel
- Lapsed consent for 25 lodges and managers' accommodation
- Freehold
- Approximately 56 hectares (140 acres)
- Accessible location
- Sold for alternative use

Sold via open marketing for an undisclosed sum.

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December 2022



UNDER OFFER South East Confidential Sale

Family operated golf business.

- South East England
- 18 hole parkland golf course
- Driving range
- Practice facilities
- Substantial clubhouse
- Established business
- Commercial trading location

Marketed via confidential placing.

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For an initial confidential discussion on how HMH can help you, please contact Ben Allen or Tom Marriott:

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