

SWEETWOODS PARK GOLF CLUB

COLESTOCK ROAD, COWDEN, EDENBRIDGE, KENT TN8 7AY

The Savills logo consists of a solid yellow square with the word "savills" written in a lowercase, red, sans-serif font at the bottom.



SWEETWOODS PARK GOLF CLUB

COLESTOCK ROAD, COWDEN, EDENBRIDGE, KENT TN8 7AY

East Grinstead 5.7 miles, Royal Tunbridge Wells 8.7 miles, Crawley 15.0 miles, Sevenoaks 15.0 miles
(all distances are approximate)

Mature Golf Course and Period House in an Area of Outstanding Natural Beauty

BACKGROUND

Sweetwoods Park Golf Club is located in The Wealden Area of Outstanding Natural Beauty and was originally a compact rural estate comprising a substantial period farmhouse and outbuildings surrounded by farmland and woodland, set within a secluded valley offering extensive views over the Weald of Kent.

The golf course was developed in the early 1990s and was acquired by the current owner in 2008. Since acquiring the property, the owner has re-developed the golf clubhouse, professional's shop and buggy store which provide the club with attractive, modern, purpose built facilities. Sweetwoods Park offers the opportunity to occupy an attractive and accessible rural estate currently enhanced by the presence of the golf course operation.

SUMMARY OF FACILITIES

Recently refurbished 16th Century six bedroom family house (358 sq m/ 3,854 sq ft GIA)

18-hole parkland golf course extending to 6,515 yards, par 71 (white tees)

Driving range and practice putting green

Modern golf clubhouse (676 sq m/ 7,276 sq ft GIA)

Golf professional's shop (139 sq m/ 1,496 sq ft GIA)

Buggy store (71 sq m/ 764 sq ft GIA)

Green keeper's complex (322 sq m/ 3,466 sq ft GIA)

Site extending to approximately 172.02 acres (69.61 hectares)



SAVILLS EXETER

Sterling Court
17 Dix's Field
Exeter EX1 1QA

SAVILLS CHESTER

16 Grosvenor Court
Foregate Street
Chester CH1 1HN

SAVILLS

33 Margaret Street
London W1G 0JD

SAVILLS OXFORD

Wytham Court
11 West Way
Botley
Oxford OX2 0QL

Your attention is drawn to the Important Notice on the last page of the text



LOCATION

Sweetwoods Park is located between East Grinstead and Royal Tunbridge Wells in The Wealden Area of Outstanding Natural Beauty in Kent. The property is situated in a semi-rural location, adjoining the A264 East Grinstead to Royal Tunbridge Wells road, which provides access to an affluent population catchment within these towns as well as in the numerous villages in the surrounding area.

Access to the M25 motorway can be gained approximately 14 miles to the north via the A22 and M23. Both Royal Tunbridge Wells and East Grinstead have stations providing access to London Charing Cross and Victoria stations respectively.

The site is set in a secluded valley which falls away from the A264 road running along the southern boundary of the property. A private drive from the A264 leads down to the centrally located farmhouse and adjoining clubhouse complex set within the valley. The undulating landscape within the valley incorporates areas of woodland, streams, ponds and numerous mature broadleaved trees, which provide the golf course and farmhouse with an exceptionally attractive setting, as well as offering fine views from elevated parts of the site.





ACCOMMODATION

The property occupies a site of approximately 172.02 acres (69.61 hectares) which accommodates a 16th Century six bedroom period farmhouse, an 18-hole golf course, modern part two storey golf clubhouse, separate golf professional's shop, buggy store, driving range, and green keeper's complex.

The private driveway leads directly to the golf course car park which provides approximately 120 tarmac surfaced marked bays. The car park is bounded by the green keeper's complex, golf clubhouse, and golf professional's shop.

The farmhouse is located to the west of the golf club buildings and has its own parking area accessed through the golf club car park.

THE 18-HOLE GOLF COURSE

The golf course was developed in 1992 and opened in 1994. The southern part of the site adjoining the road is fairly level, but the remainder of Sweetwoods Park slopes down towards the central part of the site, where the farmhouse, golf clubhouse and golf professional's shop are situated.

The parkland style golf course combines four par 3, eleven par 4 and three par 5 holes to provide 6,515 yards, par 71 from the white tees. The course is of sufficient length and challenge to appeal to experienced golfers and the landscape provides a variety of views and separation of fairway areas which enhance the golf environment. The majority of holes are served by buggy tracks, linking tees to greens.

The course incorporates a number of historical features including a Roman road under the 1st and 2nd fairways, a war time airstrip, numerous lakes and streams. Of particular note is a Doric temple, which is situated next to the 7th tee position, whilst the most significant of the water features on the golf course is the lake situated to the rear of the 4th green, in the central part of the site.

The open driving range and practice ground are situated to the west of the main golf clubhouse complex. The south west facing range extends to approximately 200 yards and is enclosed by mature trees on three sides.

GOLF CLUBHOUSE AND GOLF PROFESSIONAL'S SHOP

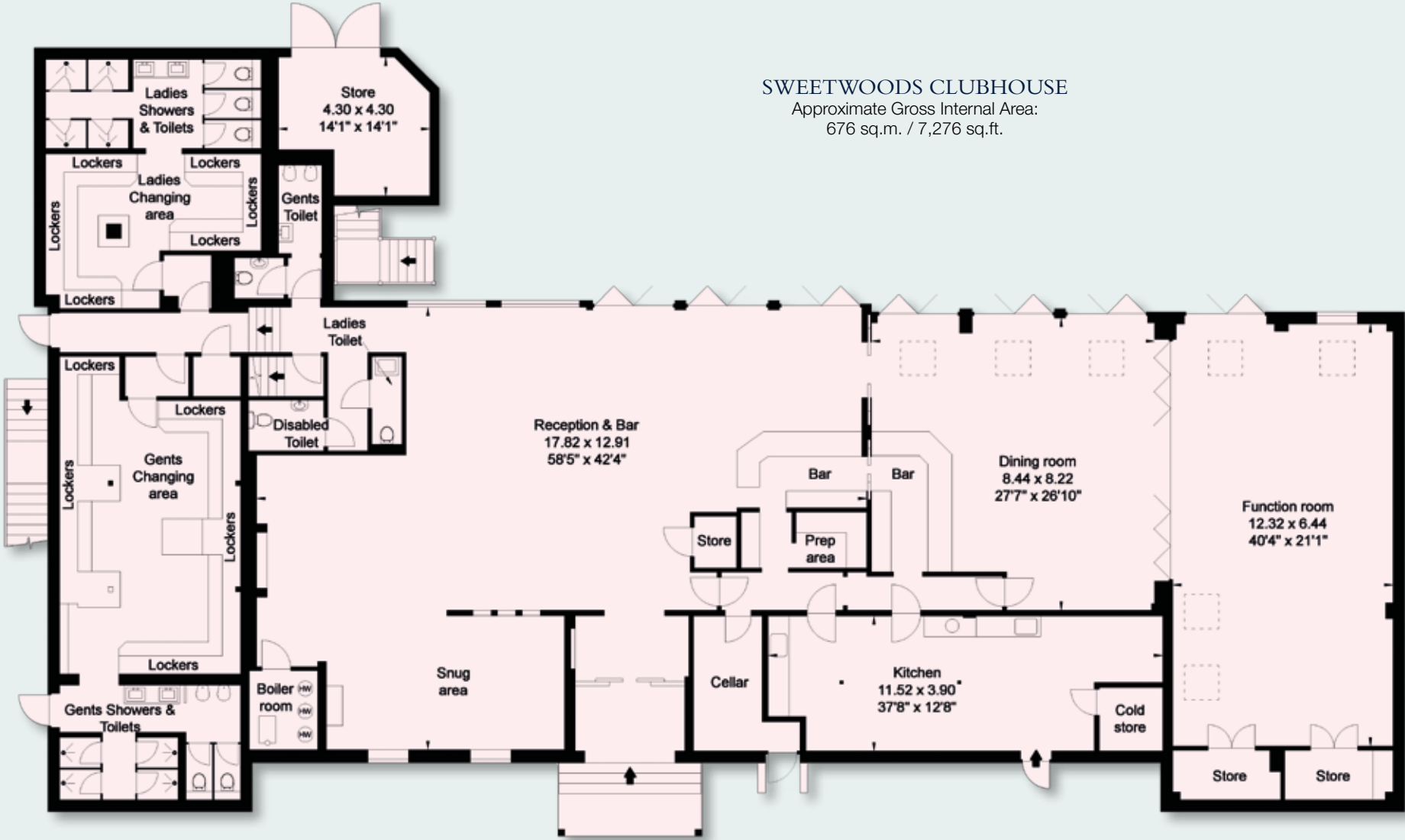
The modern golf clubhouse and golf professional shop were redeveloped in 2010/11 and are of timber frame construction with synthetic weather board cladding and roof panels.

The clubhouse, extending to approximately 676 sq m (7,276 sq ft GIA), is partly two storey and accommodates a large bar/restaurant area, first floor meeting room, commercial kitchen, offices, male & female changing rooms and WC facilities.

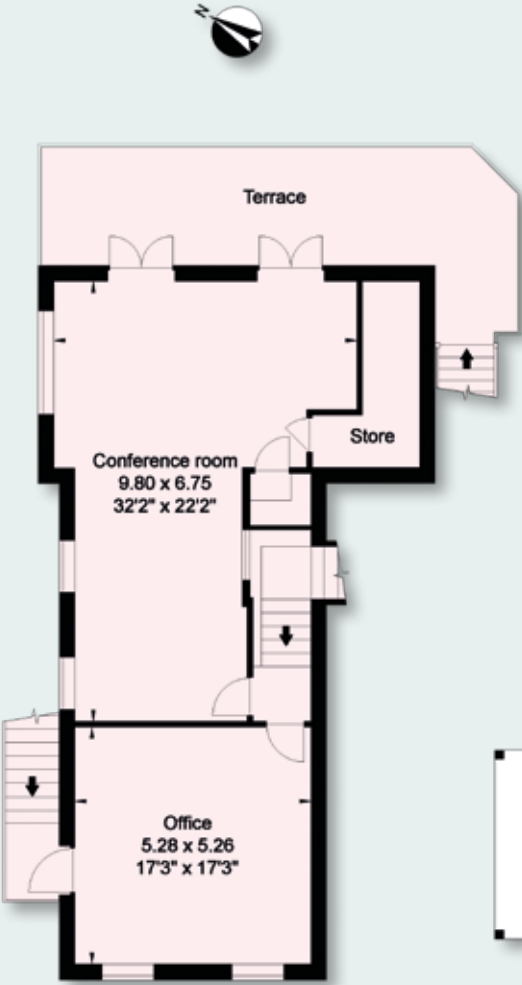
The golf professional's shop is situated to the south of the main golf clubhouse and extends to approximately 139 sq m (1,496 sq ft GIA). It comprises a large open plan retail space, swing studio and storage rooms.

SWEETWOODS CLUBHOUSE

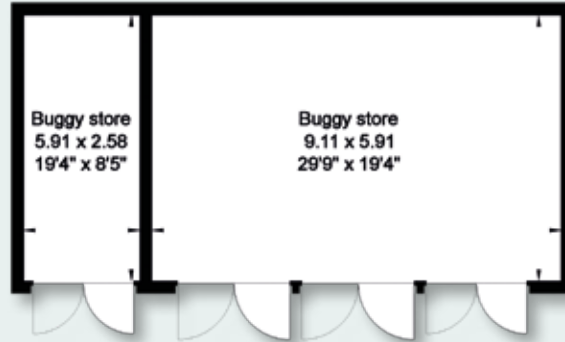
Approximate Gross Internal Area:
676 sq.m. / 7,276 sq.ft.



Clubhouse: Ground Floor



Clubhouse: First Floor



Not shown in actual location



BUGGY STORE & PRO SHOP

Approximate Gross Internal Area:
Buggy Store: 71 sq.m. / 764 sq.ft.
Pro Shop: 139 sq.m. / 1,496 sq.ft.



GREEN KEEPER'S FACILITIES

Approximate Gross Internal Area:
322 sq.m. / 3,466 sq.ft.

BUGGY STORE

To the north of the golf clubhouse is a buggy store constructed of brick and timber weatherboard elevations beneath a pitched slate covered roof. Access to the building is via four sets of timber double doors. The building extends to 71 sq m (964 sq ft GIA) and accommodates a small and large storage shed.

GREEN KEEPER'S FACILITIES

The green keeper's building is situated to the south west of the main complex of buildings.

The steel portal framed structure is clad with corrugated steel sheeting. Internally it has a concrete floor and extends to approximately 322 sq m (3,466 sq ft GIA) including a 37.8 sq m (406.9 sq ft GIA) mezzanine area. The ground floor accommodates a large storage area with workshop, WC & kitchen, green keeper's mess room with adjoining office & cloakroom. The mezzanine area provides additional storage space.

Adjoining the building is a concrete yard area with storage space for equipment and materials.

THE FARMHOUSE

The farmhouse is situated to the west of the golf clubhouse building and is set within an area of woodland adjoining the golf club car park. In addition to the main access over the golf club driveway, there is a separate shared driveway providing access to the farmhouse from Holtye Hill Road to the west of the property.

The farmhouse is an attractive 16th Century building of traditional Kent design of brick and tile hung elevations beneath a pitched clay tiled roof. It was refurbished in 2017 and extends to approximately 358 sq m (3,854 sq ft GIA). The house accommodation comprises:-

Ground Floor – utility, kitchen, pantry, store room, dining room, conservatory, sitting room, drawing room and WC.

First Floor – master bedroom with en suite bathroom, three further bedrooms and family bathroom

Second Floor – two bedrooms and bathroom

Adjoining the house there is a private garden and a gravel parking area leading to a brick built garage, which extends to approximately 17 sq m (187 sq ft GIA) and a timber framed storage building.

Occupation of the farmhouse is tied to the golf course by a section 106 planning agreement entered into when planning permission was granted for the golf course. Further details of this agreement can be found on the online data room.

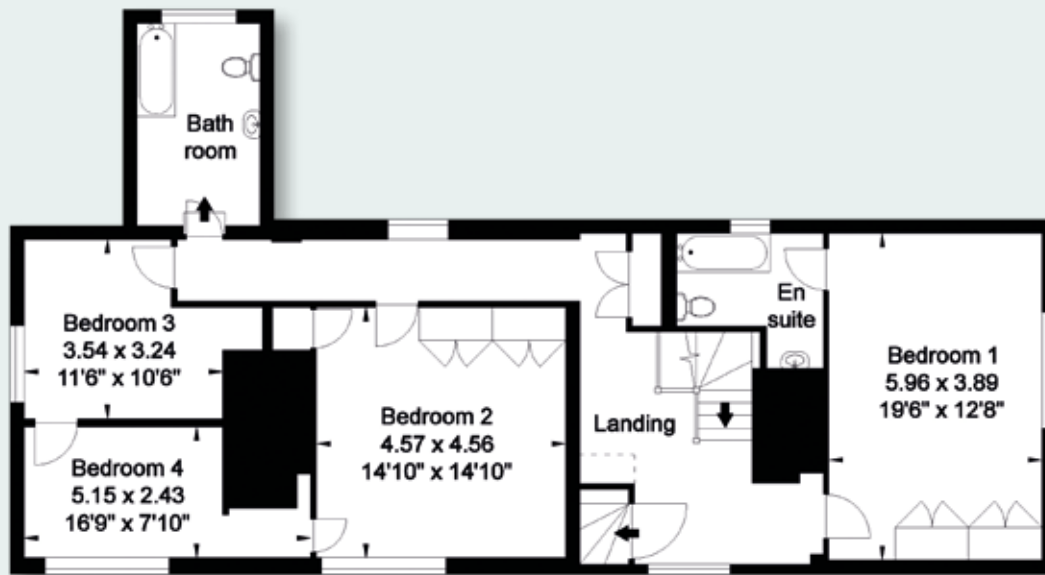
THE FARMHOUSE



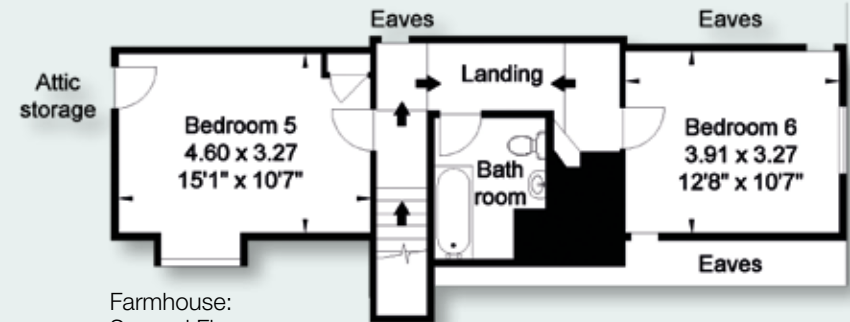


SWEETWOODS FARMHOUSE

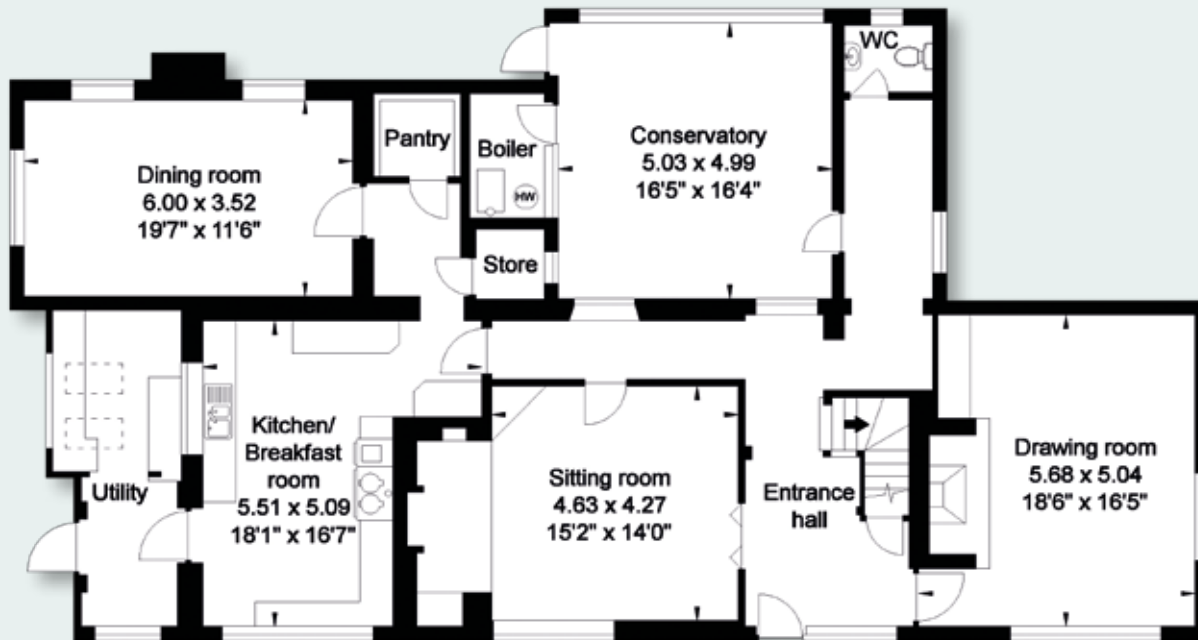
Approximate Gross Internal Area:
Farmhouse: 358 sq.m. / 3,854 sq.ft.
Garage: 17 sq.m. / 187 sq.ft.



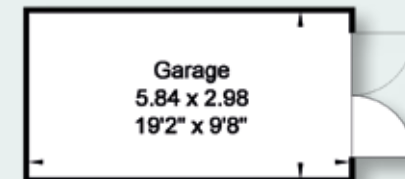
Farmhouse: First Floor



Farmhouse:
Second Floor



Farmhouse: Ground Floor



Not shown in actual
location/orientation

THE BUSINESS

Sweetwoods Park Golf Club is operated as a proprietary golf club offering membership and green fee usage.

The business generates income from:-

- Membership fees
- Green fees
- Corporate events
- Golf professional's shop sales
- Clubhouse bar & catering
- Function income
- Locker rental

GOLF MEMBERSHIP 2017/18

As at April 2018 there were 410 members within all categories. The primary membership categories from 1 May 2018 to 30 April 2019 are:-

MEMBERSHIP

7 Day Membership	£1,325 (Joint £2,385)
5 Day Membership	£1,030 (Joint £1,845)
7 Day Membership	£315
Cadet – 7 Day Membership (19-24)	£460
Cadet – 7 Day Membership (25-29)	£663
Cadet – 7 Day Membership (30-35)	£867
Junior – 7 Day Membership (Under 18)	£125
Student – 7 Day Membership (19-25)	£280
Corporate 7 Day Host Membership	£1,700
Corporate 5 Day Host Membership	£1,350
Corporate 7 Day Bearer Membership	£1,495
Corporate 5 Day Bearer Membership	£1,230

GREEN FEES RATES 2017/18

GREEN FEES

Weekend Green Fees	£40
Twilight – After 2 p.m.	£25
Double Twilight– After 4 p.m.	£15
Monday & Wednesday	£22







TRADING HISTORY

A summary of the trading performance of the business over the last four years is set out below:-

	Year Ending 31 March 2015 (£)	Year Ending 31 March 2016 (£)	Year Ending 31 March 2017 (£)	*Year Ending 31 March 2018 (£)
Membership Fees	276,604	260,234	245,023	264,982
Shop Sales	148,392	135,798	141,814	139,529
Green Fees	260,861	261,118	289,793	243,499
Clubhouse, Bar & Catering	274,639	232,322	225,704	238,356
Function Income	67,077	53,768	54,649	19,754
Locker Rental	494	300	300	333
Sponsorship	549	-	190	-
TOTAL TURNOVER	1,028,616	943,540	957,473	906,453

*Draft Accounts

SERVICES

The golf clubhouse, golf professional's shop and farmhouse are connected to mains electricity and water with separate oil fired central heating and hot water systems. The clubhouse also has a bottled gas supply to the kitchen.

The green keeper's facility is connected to mains water and 3 phase electricity.

Foul drainage from all buildings is to a central collecting tank from which effluent is pumped to a public sewer on the boundary of the property.

There is a water abstraction licence for golf course irrigation with an automated pop up sprinkler system to all greens and tees.

FIXTURES, FITTINGS AND EQUIPMENT

All fixtures, fittings and equipment are included in the sale unless otherwise identified in the schedule available in the online data room. The majority are owned outright and details of lease agreements for items which are not owned are also available.

TOWN AND COUNTRY PLANNING

The property lies within the jurisdiction of Wealden District Council:- <http://www.wealden.gov.uk/council.aspx>

Wealden District Council
Planning & Building Control
Council Offices
Hailsham
East Sussex
BN27 2AX
Telephone: - 01323 443322 or 01892 653311

The section of the property to the north of the stream falls within the jurisdiction of Sevenoaks District Council.

The property is identified as lying within The Wealden Area of Outstanding Natural Beauty, Green Belt and part of the land within the boundaries is also identified in the local plan as a Biodiversity Opportunity Area.

BUSINESS RATES

The current rateable value of the property is £74,000 which includes the farmhouse.



TENURE AND BASIS OF SALE

Offers are invited for the freehold interest in the property on the following basis:-

- Subject to annual rights granted to golf club members
- Membership subscriptions will be apportioned between the vendor and the purchaser upon completion
- In addition to the purchase price, all consumable stock is to be purchased at valuation upon completion

TUPE

Purchasers will be required to comply with the relevant legislation in respect of current employees.

VAT

Should the sale of the property or any right attached to it be deemed a chargeable supply for the purpose of VAT, such tax shall be payable by a purchaser in addition to the sale price.



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ENERGY PERFORMANCE CERTIFICATES

Full copies of the Energy Performance Certificates are available on request or alternatively can be viewed in the online data room.

FURTHER INFORMATION AND VIEWINGS

An online data room providing detailed information in relation to the property and business is available to seriously interested parties, subject to signature of a confidentiality agreement.

Viewings are to be undertaken strictly by appointment through the selling agents, in order to avoid disruption to the business.

For further information or to arrange a viewing please contact:
 Savills, Wytham Court, 11 West Way, Oxford, OX2 0QL:-

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 +44 (0)207 409 8060
 +44 (0)7967 555 478
 isimpson@savills.com

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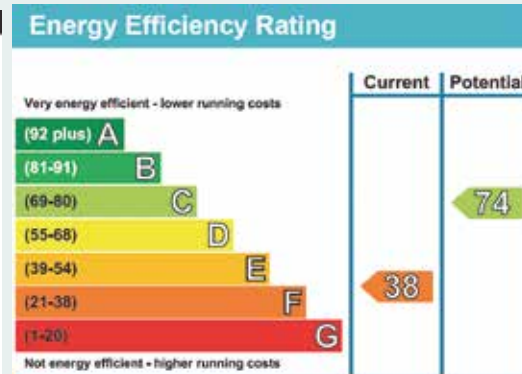
DIRECTIONS

The postcode of the property is TN8 7AY. The golf club is accessed directly from the A264 between East Grinstead and Royal Tunbridge Wells.

GOLF CLUB HOUSE



FARMHOUSE



GOLF PROFESSIONAL'S SHOP



GREEN KEEPER'S BUILDING



IMPORTANT NOTICE:

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