

HOLLINGBURY PARK GOLF COURSE

DITCHLING ROAD, BRIGHTON, BN1 7HS



savills



HOLLINGBURY PARK GOLF COURSE

DITCHLING ROAD, BRIGHTON, BN1 7HS

Brighton City Centre 3.5 miles, Waterhall Golf Course 6.9 miles, Gatwick Airport 26 miles,
London 53 miles (all distances are approximate)

TO LET – Former championship 18 hole golf course with panoramic views over Brighton & Hove, the English Channel and the iconic i360.

SUMMARY OF FACILITIES

Site extending to approximately 52.3 ha (129.24 acres)
(excluding the Hollingbury Hill Fort)

18 hole 6,429 yard par 72 golf course

Golf practice area

Putting green

Two-storey golf clubhouse extending to 960 sq m (10,333.35 sq ft) GIA with café,
meeting and function room, bars, two-bedroom flat and golf professional's shop

Greenkeeper's buildings

Parking for approximately 90 cars

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

Savills London
33 Margaret Street
London, W1G 0JD

Savills Oxford
Wytham Court
11 West Way
Oxford, OX2 0QL

Savills Chester
16 Grosvenor Court
Foregate Street
Chester, CH1 1HN

Savills Exeter
Sterling Court
17 Dix's Field
Exeter, EX1 1QA



Course Map



BACKGROUND

Hollingbury Park Golf Course originally opened as a nine hole golf course in October 1908 after Brighton Corporation purchased the downland Hollingbury Park estate for the sum of £25,000. In November 1909 Hollingbury Park Golf Club was formed, and due to its success a year later the golf course was extended to 18 holes. In 1922 the golf course was extended to 6,304 yards and a new pavilion/clubhouse was opened at the southern end of the site.

In 1938 Brighton Corporation invested a further £5,000 for the course to be remodelled and reconstructed to a championship length by Hawtree & Taylor. In May 1987 a new clubhouse was opened in an elevated position in the centre of the course, where it remains today. Over the years the course has played host to various tournaments including a qualifying event for the Ryder Cup.

The history of the Hollingbury Park Golf Course site dates back to 1500BC and in 600BC an Iron Age Hill Fort was built, which is still situated within the golf course and is now a Scheduled Ancient Monument.

Hollingbury Park Golf Course, together with its sister course Waterhall Golf Course, is currently managed by MyTime Active. The current management contract is due to expire in March 2020 and the Council are therefore seeking to let both golf courses to either separate tenants or a single tenant, under a new lease of not less than 25 years. Alternative use of either golf course will be considered for leisure, recreation, education or conservation uses (such as rewilding) subject to planning.

LOCATION

Hollingbury Park Golf Course is located on the north east of Brighton & Hove in the South Downs National Park. Its situation on top of the South Downs provides the golf course with panoramic views over Brighton & Hove and the English Channel. The golf course is accessed via Ditchling Road, which joins Coldean Lane and connects to the A27 south

coast trunk road two miles to the north of the site. The A27 provides access to towns such as Lewes, Worthing and Chichester, as well as to the A23 dual carriageway leading to Gatwick Airport and London. The golf course is adjoined by a mixture of farmland and residential accommodation on the edge of Brighton & Hove. It is well located and in addition to excellent road connections can also be accessed by public transport with a bus stop being located close to the site entrance.

In 2016 the population of Brighton & Hove was 287,200, and this is expected to rise to 304,300 by 2026 and to increase to 327,300 by 2041 (*Office for National Statistics*), which provides Hollingbury Park Golf Course with immediate access to a substantial population catchment.

ACCOMMODATION

Golf Course

The rolling downland 18 hole 6,429 yard (from the white tees) par 72 golf course is set on chalk and is free draining throughout the year (assisting winter usage). The golf course uses the natural undulations and sloping landscape to good effect, providing good separation of fairways and offering a range of far-reaching views in all directions from different parts of the site.

The golf course was remodelled by Hawtree & Taylor, who developed a reputation as one of the UK's leading golf course design practices, responsible for designing some of the finest golf courses around the world. The course provides wide, open fairways and offers a challenge of golf suited to both green fee players and club orientated users. It provides three par 3, twelve par 4 and three par 5 holes in two nine-hole loops which start and finish close to the clubhouse.

To the north of the golf clubhouse is a practice range with a tee area, and to the south is a practice putting green.

Golf Clubhouse

The golf clubhouse is a two-storey building constructed of brick elevations beneath a concrete tiled roof, extending to approximately 960 sq m (10,333.35 sq ft) GIA. Accommodation comprises:-

Ground floor

- Open plan bar with kitchen behind, café offering informal dining (40 covers) and orangery (40 covers)
- Golf professional's shop
- Two offices
- Male and female changing rooms with WCs, wash hand basins, showers and wood effect lockers
- Accessible WC with sink and baby changing facilities
- Chemical cupboard, boiler room, cellar and store

First floor

- Two bedroom flat
- Function room with bar
- Meeting room with bar
- Commercial kitchen and store rooms

Originally constructed in 1987, the golf clubhouse was extended in 2017 by the addition of an orangery adjoining the main bar to the southern elevation, which offers fine views over the English Channel and the golf course.

Greenkeeper's Buildings

There are three greenkeeper's buildings located to the west of the clubhouse building (in the car park), close to the main access road to the golf course. The three buildings adjoin a concrete surfaced yard area which also provides material storage bays.

The main greenkeeper's building is a steel framed structure with a steel truss roof, clad with part blockwork and part corrugated steel cladding elevations beneath a corrugated steel sheet roof. It has a concrete floor internally and extends to approximately 136.28 sq m (1,466.91 sq ft) GEA.

A second smaller building serves as a staff mess room with rendered elevations beneath a steel profile sheet roof, extending to approximately 55.39 sq m (596.21 sq ft) GEA.

A third building, constructed of timber clad and concrete block elevations with metal doors, provides further equipment and chemical storage space, extending to approximately 84.42 sq m (908.69 sq ft) GEA.

Car Park

To the west of the golf clubhouse are various areas of car parking with space for approximately 90 vehicles, a number of which are tarmac surfaced, the remainder comprising stone chippings.

Pump House

To the south of the course located in Golf Drive is a small brick built building which houses a pump which sends the mains under pressure up to the golf clubhouse and irrigation system.





THE BUSINESS

Since April 2010 the golf course has been operated under a management contract by MyTime Active, a registered charity operating as a social enterprise to promote wellbeing. The terms of the contract and detailed trading information are confidential. A brief summary of trading information is available to parties who have signed a confidentiality agreement and have suitable experience in operating trading or public sector leisure assets.

MyTime Active currently operates the golf course with both a season ticket/ membership and green fee usage. There is also the opportunity for golfers to join the associated and established golf club. The current approved tariffs and green fees are summarised below:-

Category of Season Ticket/Membership	2017/18	2018/19	2019/20
7 Day Season Ticket	£699.00	£710.00	£733.00
5 Day Season Ticket	£559.00	£570.00	£588.00
7 Day Seniors	£620.00	£630.00	£650.00
5 Day Seniors	£540.00	£550.00	£568.00
Intermediate (26 – 29)	£380.00	£385.00	£397.00
Intermediate (23 – 25)	£350.00	£355.00	£366.00
Intermediate (18 – 22)	£320.00	£325.00	£335.00
Student (16 – 18)	£175.00	£175.00	£180.00
Junior Season Ticket (under 16)	£68.00	£70.00	£72.00

Green Fees	2017/18	2018/19	2019/20
Monday - Friday			
Adult	£20.50	£21.00	£21.65
Concession	£16.00	£16.50	£17.00
Junior	£8.00	£8.00	£8.00
Twilight	£16.50	£16.50	£17.00
Saturday & Sunday			
Adult	£26.00	£27.00	£27.85
Concession	£19.50	£20.00	£20.60
Junior	£8.00	£8.00	£8.00
Twilight	£16.50	£16.50	£17.00

The current management agreement provides for concessionary green fees and public access at certain off-peak times of the week. The following rounds have been played across all categories:-

Year	Rounds Played
2016	14,206
2017	14,100
2018	15,201
2019 (estimated to end August)	10,056



SERVICES

The golf clubhouse is connected directly to mains water via the pump house. Water for the mess room is provided via the adjacent allotments and this is sub-metered and re-charged by the Council's allotments team.

Greens on the golf course are served by an automated sprinkler system, supplied by mains water via via the pump house.

The golf clubhouse is connected to mains gas and has gas fired central heating.

Mains electricity is connected to the golf clubhouse and greenkeeper's buildings.

The golf clubhouse and mess room are connected to mains drainage.

FIXTURES, FITTINGS AND EQUIPMENT

A schedule of fixtures, fittings and equipment is available within an online website prepared for the letting. Prospective tenants will be required to offer a fixed price for the listed items upon grant of the new lease.

TOWN AND COUNTRY PLANNING

The local planning authority is the South Downs National Park Authority (SDNPA). A summary of current planning policies affecting the property is provided within the online website prepared for the letting. Key designations affecting the site include Hollingbury Castle Scheduled Ancient Monument, which will be excluded from the demised area but is located centrally within the golf course. The whole site also falls within the South Downs National Park.

THIRD PARTY RIGHTS

A number of public footpaths and bridleways cross the site. Brighton & Hove City Council will reserve specified rights of access across the site to its adjoining property, details of which are provided in the online website prepared for the letting.

ALTERNATIVE USE(S) FOR LEISURE, RECREATION, EDUCATION OR CONSERVATION (SUCH AS REWILDING)

Whilst Hollingbury Park Golf Course is a popular and desirable golf operation, as part of the letting process Brighton & Hove City Council have resolved to consider any detailed proposals for alternative uses of the property for leisure, recreation, education or conservation uses. Such uses must, however, be compatible with the South Downs National Park and other planning designations relating to the property, and must be of demonstrable benefit to the residents of Brighton & Hove to justify the change or loss of the existing leisure provision.

BUSINESS RATES

The property is not currently valued for business rates purposes, but a valuation inspection has recently been carried out by VOA and details will be added to the online website prepared for the letting when they are available.

COUNCIL TAX

The residential accommodation within the clubhouse is within Council Tax Band A, with an annual payment of £1,252.69 for the year ending 31 March 2020.

TENURE AND TERMS OF THE PROPOSED LEASE

The freehold interest in Hollingbury Park Golf Course is held by Brighton & Hove City Council, which is offering the golf course land and buildings to let on the following principal terms. Offers over part or whole of the property will be considered:-

- The grant of a new FRI lease for a minimum term of 25 years.
- Payment of an annual rent.
- Payment of a fixed amount for all fixtures, fittings and equipment upon grant of the lease.



It is proposed to grant a new lease with effect from 1 April 2020. Further details of the terms of the proposed lease are available within the online website prepared for the letting.

TUPE

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

VAT

The property is exempt from VAT and therefore the grant of the lease and any right attached to it should not be deemed a chargeable supply for the purpose of VAT.

ENERGY PERFORMANCE CERTIFICATES

Full copies of the Energy Performance Certificates are available on request or alternatively can be viewed in the online website prepared for the letting.

FURTHER INFORMATION AND VIEWINGS

An online website providing detailed information in relation to the property and proposed lease terms is available to seriously interested parties following signature of a non-disclosure agreement.

Viewings are to be undertaken strictly by appointment through the selling agents, in order to avoid disruption to the existing operator of the golf course business.

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

Contact: Kay Griffiths
+44 (0) 1865 269 109
+44 (0) 7870 999 485
kgriffiths@savills.com

Contact: Ian Simpson
+44 (0) 1865 269 022
+44 (0) 7967 555 478
isimpson@savills.com

DIRECTIONS

The postcode of the property is BN1 7HS

Important Notice: Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photographs taken July and August 2019 Sale particulars prepared September 2019. 19/09/13 KG Kingfisher Print and Design Ltd. 01803 867087.

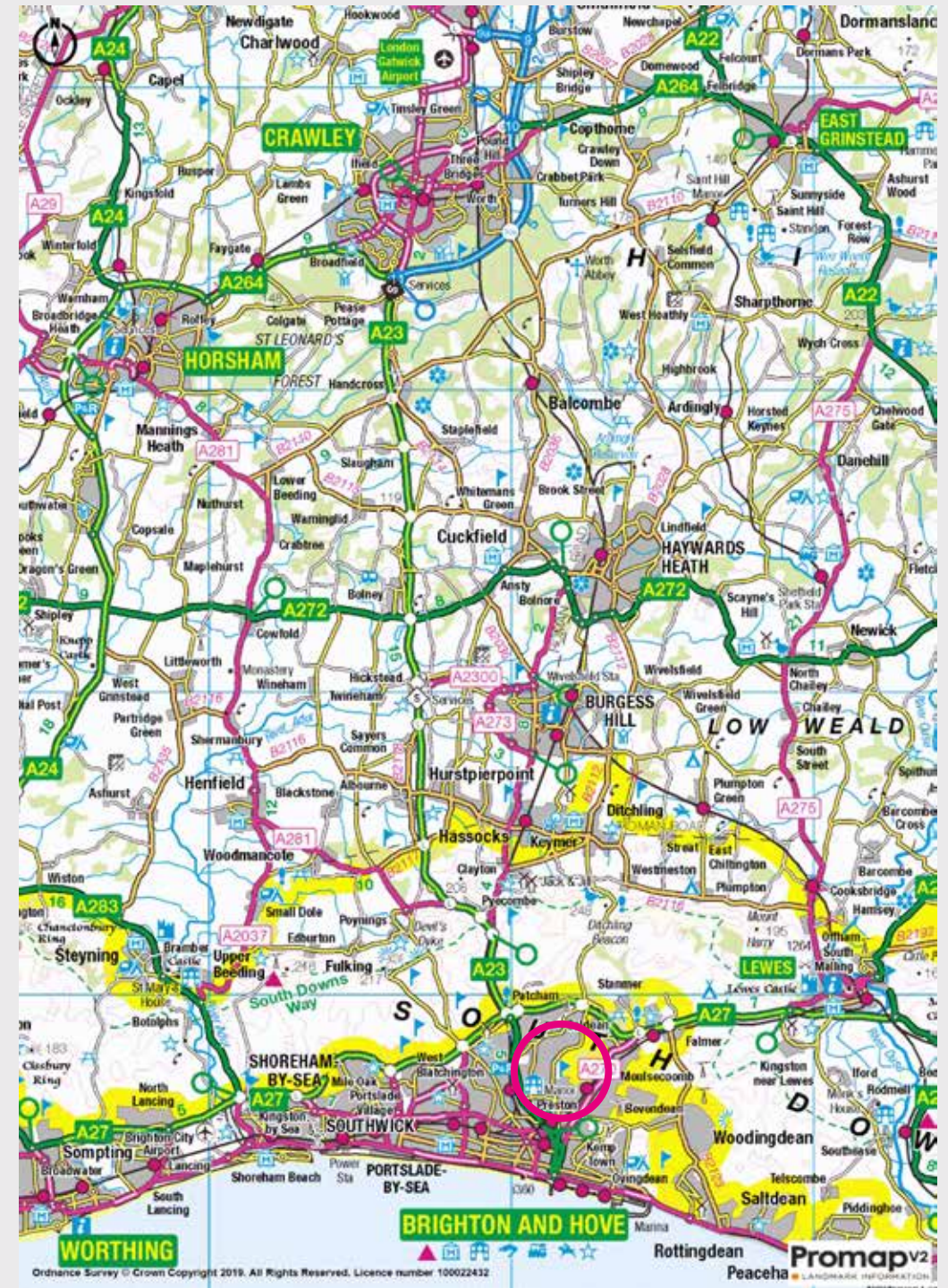
Sussex Bow Front Barn EPC



Club House EPC



Petrol Shed EPC





Brighton & Hove
City Council

