



South Buckinghamshire Golf Course and Farnham Park Playing Fields

Stoke Poges, Buckinghamshire

Carter Jonas

South Buckinghamshire
Golf Course and Farnham
Park Playing Fields
Park Road
Stoke Poges
Buckinghamshire
SL2 4PJ

Well located and rare opportunity
for a mixed Sports and Leisure
Lease.

An excellent opportunity to Lease a sports and leisure interest comprising of a successful golf club and playing fields. With a mix of sitting tenants and good opportunities for growth.

The property consists of a well-equipped and maintained 18 hole golf course with modern clubhouse and ancillary buildings together with an adjacent playing field complex. Subject to a number of head leases there are facilities supporting a number of sports including rugby, football, softball and baseball as well as martial arts facilities.

The property lends itself to a range of uses, including but not limited to golf and other leisure pursuits.

In all extending to 204.91 acres (82.93 ha).

To Let as a whole or in parts.

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Location

The South Buckinghamshire Golf Course lies on the northern side of B416 Park Road leading east from Farnham Royal and to the south west of Stoke Poges itself.

The playing fields are located to the eastern side of the A355 Beaconsfield Road just north of Farnham Royal and to the west of the Golf Course.

The two sites are dissected by Parsonage Lane, an adopted highway, which runs in a north-south direction.

About 3 miles north of the centre of Slough the properties are some 3 miles from the M4 J6, 4 miles from Gerrards Cross, 4.5 miles from the M40 J2 at Beaconsfield and 22 miles to the west of Central London.

Opportunity

Buckinghamshire Council is offering the property to the open market seeking a long term leasehold disposal.

The preference is to let the property on a new 50 year FRI lease at an annual rent subject to its objectives being delivered, the proposed rent structure, the level of capital investment secured, the covenant strength of the Tenant and a lease premium.

Any lease (s) will be contracted out of the Landlord & Tenant Act Security of Tenure Provisions.

Golf Course

The course is a fine 18 hole Colt/
Hawtree design set within wooded
parkland and benefits from a modern
clubhouse.

The course has many established trees
and ditches crossing the fairways. It is
a par 70 for the men and a par 73 for
ladies. The course has a small practice
area, two practice nets and a practice
putting green.

The course stretches to 131.46 acres
(53.20 ha) and has lovely scenery,
a great variety of holes and several
subtle elements make every round both
enjoyable and challenging.



Buildings

Clubhouse

The Golf course has the benefit of a modern single storey clubhouse which was built in 2014. Extending to 6,776 sq.ft (629.55 sq.m) it comprises a bar and restaurant, meeting rooms, golf pro shop, changing rooms, showers and associated offices.

With external patio area overlooking the course itself the curtilage of the clubhouse is well served by outside areas for guests to use. Ample parking is available for visitors immediately adjacent.

Green Keepers Compound

In a small compound located within the adjacent playing fields is the golf courses green keepers compound. Comprising portal framed and box profile clad buildings extending to 2,966 sq.ft (276 sq.m) it provides garaging for machinery, storage, workshops, office and sanitary facilities.

Ancillary

A small compound is located to the west of the main entrance housing water storage for irrigation and storage for sundry items.

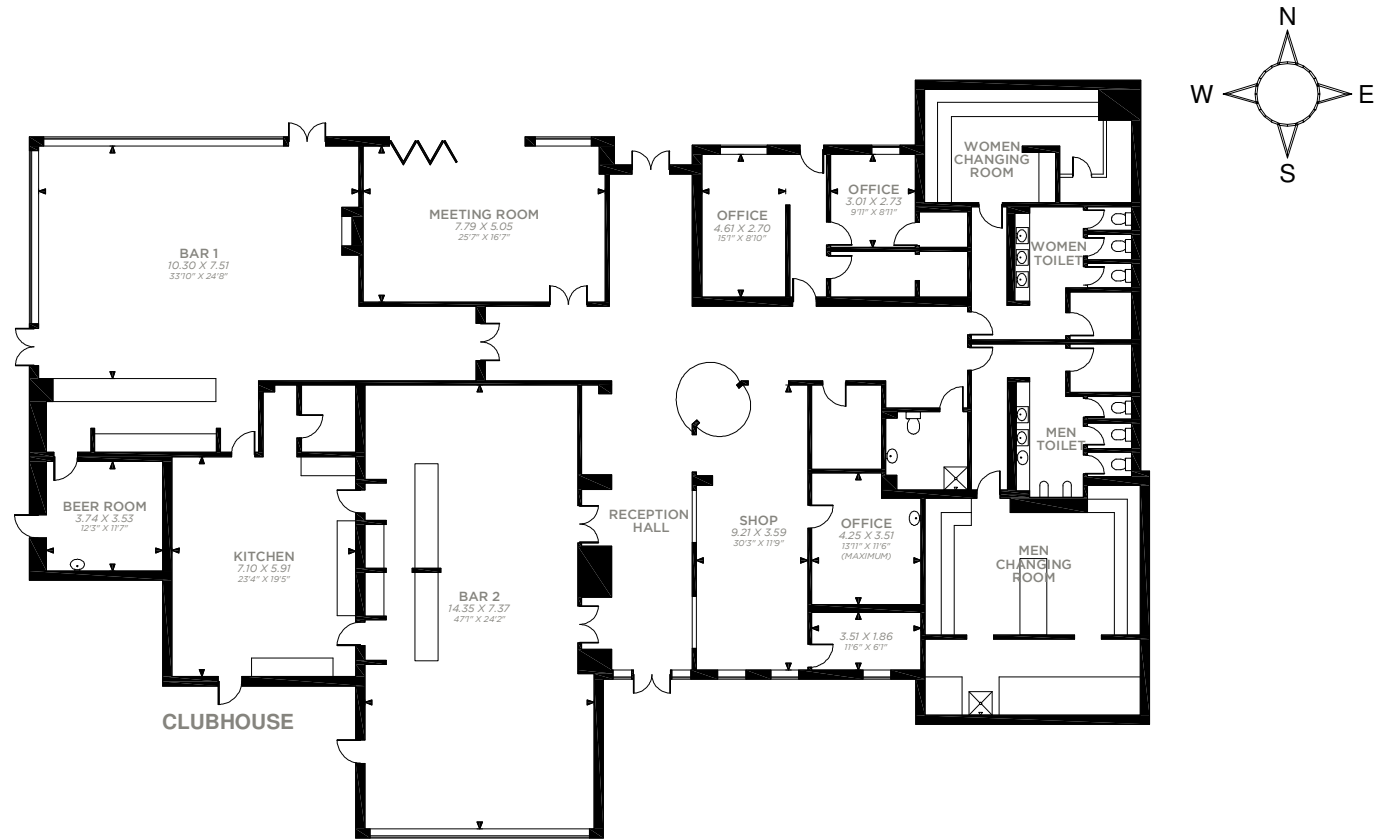
Padel Court

At the golf course, UK Padel have installed 2 courts on a sub lease which have proven to be extremely popular.

For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances and other features are approximate only.

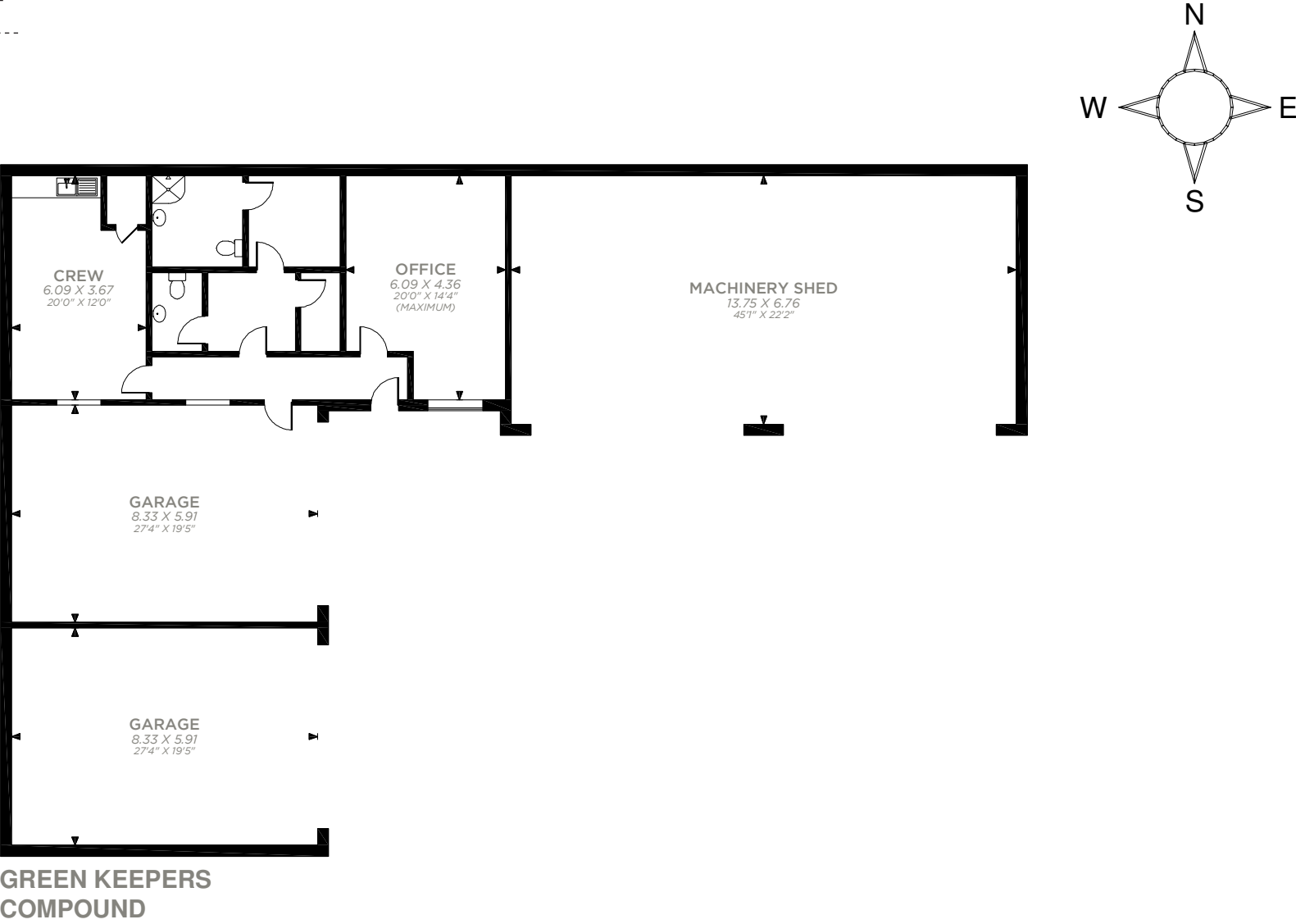
Clubhouse

Approximate area:
6,859 Sq Ft / 637 Sq M



Greenkeepers Compound

Approximate area:
1,073 Sq Ft / 100 Sq M



Playing Fields

Farnham Park Playing Fields extend to 73.46 acres (29.73 ha) and provide a wide range of sports pitches and facilities located on site together with clubhouses, changing facilities and car parks.

Sports Fields

Include an area on a long-term lease to BaseballSoftball UK (BSUK) with a number of purpose-built baseball and softball pitches and ancillary facilities which they operate as the National Baseball and Softball Complex.

There are also six adult size football pitches, two youth pitches, two junior pitches and two small training pitches available to hire weekly or on a one-off basis; these are frequently fully booked due to their high quality compared to the other offerings in the local area. There are also two rugby pitches, as well as a martial arts centre and associated facilities.

There is a children's playground operated by Farnham Royal Parish Council and in addition there is a fenced off area that is currently used for the grazing of horses and a small area of woodland to the north.

Buildings

A full schedule is available in the data room but a precis of the property follows including buildings, some of which are located within existing leases:

Rugby Club

Farnham Royal Rugby Football Club occupy a 1950s built single storey building. It has recently been subject to extensive fire damage and is in need of restoration pending the outcome of an insurance claim.

Offering changing facilities, a club house with bar and kitchen, the pavilion had largely been upgraded at the expense of the rugby club.

Unity Martial Arts Pavilion

A former 1950's sports pavilion which has been adapted by the occupant to provide a large training hall with adjoining gym, a physio room, changing facilities, kitchen and storage. There are also adjoining outbuildings which provide basic storage. Externally there is a car park adjoining.

Phoenix Old Boys Clubhouse

Although much of this building has been unused for many years due to its condition, there are changing facilities for the wider site adjoining.

British Softball UK (BSUK)

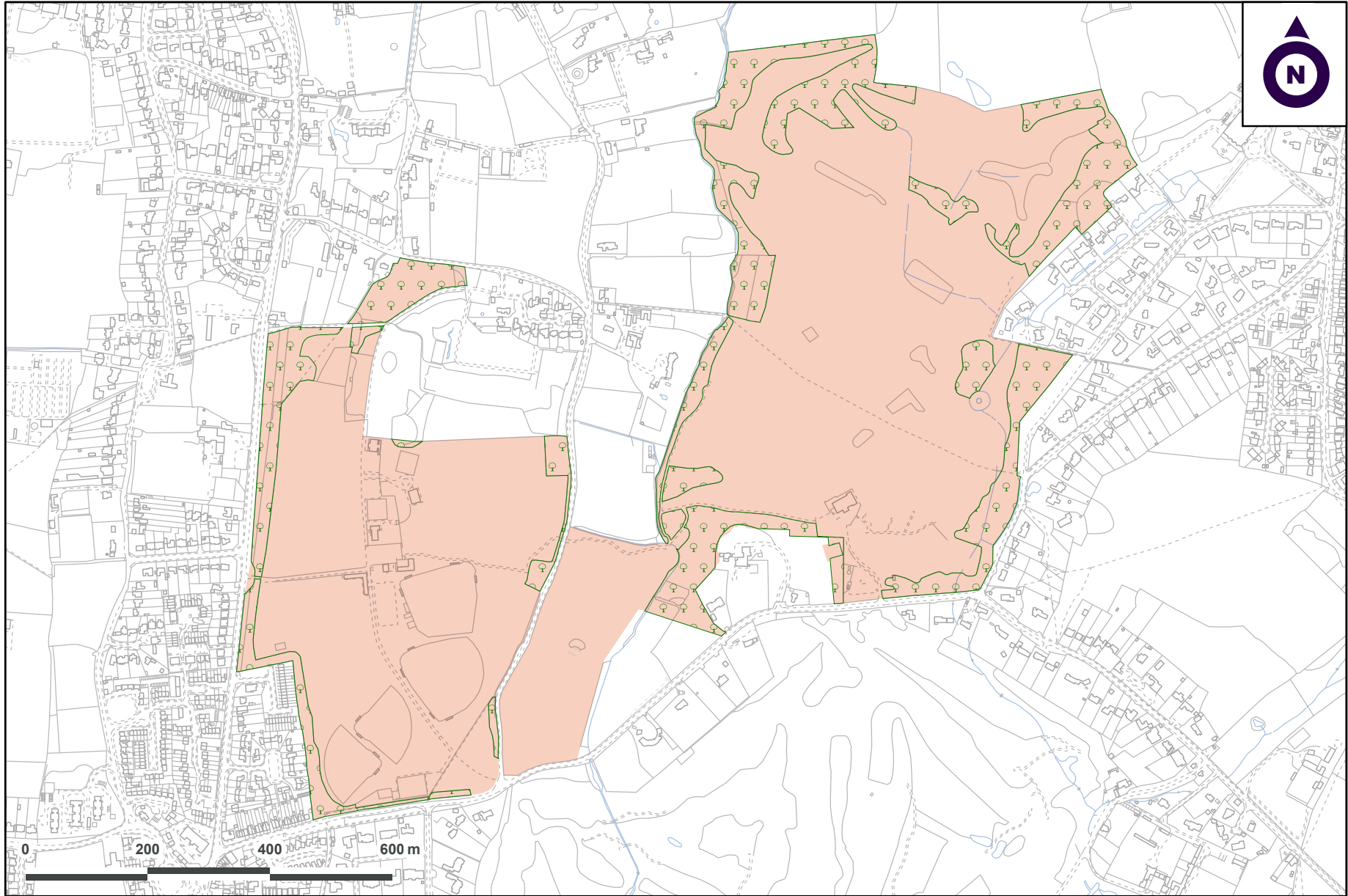
BSUK's lease includes a former bungalow which they have converted into a clubhouse known as Home Plate, with offices and stores on the upper floor; this has been extended with a canopy to the rear for covered outdoor seating. There is also an events office created from a cladded ship container on site with a viewing platform, installed by BSUK. Their lease also includes use of a gravel and bunded car park area adjacent. A former multi-use games area ('MUGA') on the southern perimeter of the playing field is also used by BSUK for the storage of equipment and surplus astroturf. Adjoining the MUGA lies metal storage containers..

Former Slough Town FC Clubhouse

This building has been unused for many years and is due to be demolished shortly.

The playing fields are easily accessible from Beaconsfield Road to the west and have ample parking available.





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Method of Sale

The property is offered To Let and expressions of interest together with proposals will be sought by 28 February 2025. Further detail on process available on request.

Tenure & Possession

The golf course is currently run in house. The playing fields are subject to a number of existing leases. Further detail available in a data room.

Planning

Buckinghamshire Council encourages proposals that seek to enhance and diversify the current golf and sports facilities providing any such diversified uses are ancillary to the existing.

Use Restriction

As part of the Eton Rural District Council Act 1971, the land must be managed and maintained for recreational purposes with public access enabled.

Rateable Value

Golf Clubhouse | £63,000
effective 01 04 2023.

Baseball Facilities | £6,500
effective 01 04 2023.

Rugby Club | Previously £7,000
but currently not available.

Phoenix Old Boys Club | £6,000
effective 11 02 2023.

Farnham Park | £9,400
effective 01 04 2023.

Girl Guides Hut | £1,925
effective 01 04 2023.

Data Room

Access to the data room and wider information is available on the signing of an NDA via the letting agent.

Fixtures & Fittings

A list of fixtures, fitting and furnishings and equipment together with a stocktake of consumables will be made available.

Services

The golf course has mains water, electricity, drainage and gas supplies connected. A small solar array is located on the roof of the clubhouse. Heating is via a gas boiler with underfloor heating.

The playing fields have all mains services connected, heating in the Green Keepers Compound is electric. For broadband and mobile connectivity please make your own enquiries and refer to <https://checker.ofcom.org.uk>

Wayleaves, Easements & Rights of Way

The property is leased subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes, whether specifically referred to or not.

The golf course is subject to several public footpaths crossing the course and along the boundaries of the course.

Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the agents nor the vendor takes responsibility.

Designations

The golf course and playing fields are located within the London Greenbelt.

Irrigation

The golf course has the benefit of a bore hole for the irrigation of the greens and tees which requires an annual abstraction licence to operate.

Tupe

The are are staff currently employed in association with the property and Tupe will form part of the letting. Further detail available in the data room.

VAT

Any rents offered or discussed are exclusive of VAT. It is not envisaged but in the event that a lease of the property or any lot or part of the property become a

chargeable supply for the purposes of VAT, such tax will be payable (or become payable by the tenant) in addition to the rent.

EPC Ratings

Golf Clubhouse – B (34)
Greenkeepers Compound – C (70)

Local Authority

Buckinghamshire Council
<https://www.buckinghamshire.gov.uk>

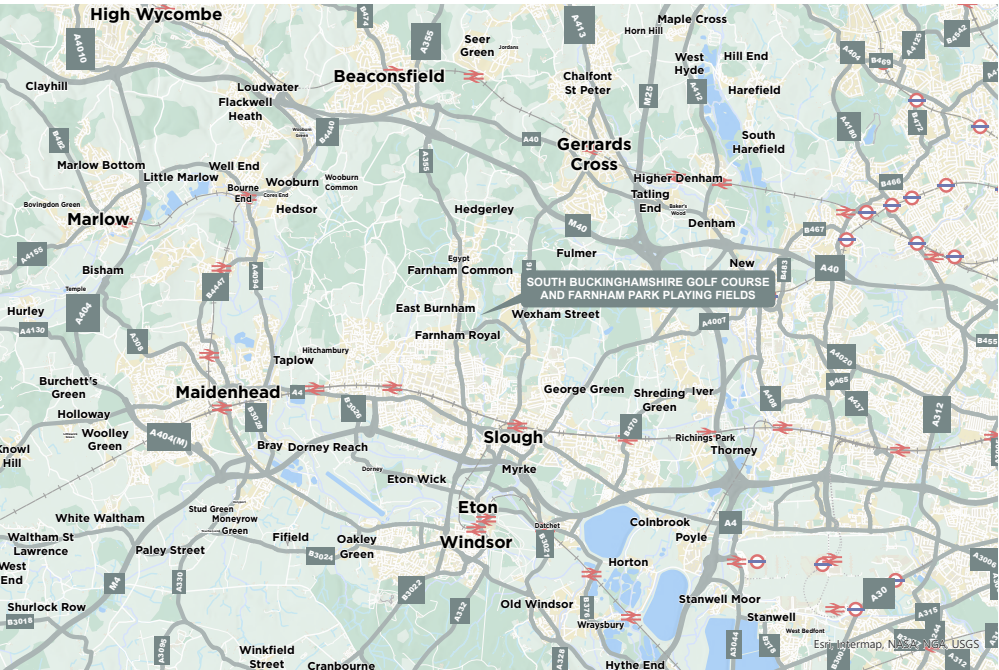
Viewings

All viewings are strictly by appointment only with the letting agent.



Golf Course Entrance: [///angle.bolts.paused](https://www.what3words.com/angle.bolts.paused)

Playing Fields Entrance: [///glory.cost.ends](https://www.what3words.com/glory.cost.ends)





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