



IMMINGHAM GOLF COURSE

IMMINGHAM | LINCOLNSHIRE





IMMINGHAM GOLF COURSE

St Andrews Lane | Immingham | Lincolnshire | DN40 2EU

Grimsby 8 miles / Scunthorpe 22 miles / Hull 30 miles (all distances are approximate)

Summary of Facilities

- Site extending to approximately 22.61 hectares (55.86 acres).
- 9 hole 3023 yard, par 35 golf course.
- Additional 288 yard, par 4 hole.
- Two storey clubhouse, approximately 737.8 sq. m. (7942 sq. ft.) Gross External Area (GEA).
- Single storey golf professional's shop, approximately 92.0 sq. m. (990 sq. ft.) GEA.
- Green keeper's storage building, approximately 103.0 sq. m. (1108 sq. ft.) GEA.



BACKGROUND

Immingham Golf Course opened in 1975 as a 9 hole course and was extended onto adjoining land to the west in 1984 to provide 18 holes. It operated as a members' club which also welcomed visiting green fee users, societies and function business. Unfortunately, by the autumn of 2018 the membership had declined to approximately 150 members across all categories, which combined with a decline in other sources of income resulted in closure of the club for business on 2 November 2018.

The original 9 hole course together with the clubhouse, golf professional's shop and green keeper's buildings were developed on land leased from North East Lincolnshire Council (formerly The Cleethorpes Borough Council). On 22 March 2019 Stuart Jones and Phillip Beattie were appointed as Joint Fixed Charge Receivers over this property and they have instructed Savills Leisure Department to offer the leasehold interest in the property for sale on the open market. The adjoining land to the west upon which part of the 18 hole golf course was subsequently constructed is held in separate ownership and is not offered for sale as it does not form part of the property over which the Joint Fixed Charge Receivers are appointed.

LOCATION

Immingham is a small town located on the south west side of the River Humber estuary which derives most of its business from Immingham Dock and the nearby oil refineries.

It benefits from good road access via the A180 which can be accessed approximately 5 miles to the west of the golf course and connects to the A1 (M) and the M18 at Doncaster approximately 47 miles to the west. The A road network also provides access to the surrounding towns and villages including Grimsby, Cleethorpes, Hull and Scunthorpe.

The golf course is situated on the northern edge of Immingham close to St Andrews Church which provides an attractive feature at the entrance to the site. The southern edge of the golf course adjoins residential properties, whilst the majority of the remaining boundaries adjoin open agricultural land.





ACCOMMODATION

The Golf Course

The golf course occupies the majority of the site which overall extends to approximately 22.61 hectares (55.86 acres). The land is almost completely flat and is adjoined and bisected by drainage ditches which are brought into play by the golf course layout. The fairways are subdivided by mature broadleaved and coniferous trees which provide attractive separation of the golf course area.

The area of land offered for sale includes holes 10 to 18, which provide a 9 hole course starting and finishing close to the clubhouse, extending to 3023 yards, par 35 from the white tees.

In addition, the site accommodates the first tee of the current 18 hole layout, but not the fairway. The entire 9th hole of the existing course, the green of which lies close to the clubhouse, is also located on the land and is 288 yards long, par 4. These areas could be used to provide practice facilities in conjunction with the 9 hole course, or the holes could be re-numbered to provide a layout which brings the first tee and 9th green in close proximity to the clubhouse.



Hole	Name	White Yards	Yellow Yards	Par	Stoke Index	Red Yards	Par	Stoke Index
10	Founders First	444	439	4	1	420	5	3
11	Dacker	271	264	4	15	249	4	15
12	The Stag	150	142	3	17	129	3	17
13	Hidden Bell	490	483	5	11	469	5	1
14	Homestead	363	355	4	9	301	4	7
15	Dingly Dell	199	184	3	13	170	3	13
16	Thack & Mortar	349	315	4	5	264	4	11
17	Mariners Drive	344	338	4	3	288	4	5
18	St Andrews	413	408	4	7	392	5	9
		3,023	2,928	35		2,682	37	



The Clubhouse

The golf clubhouse is located at the south west corner of the site and comprises a modern, purpose built structure, of brick elevations beneath a pitched concrete tiled roof. The clubhouse extends to approximately 737.8 sq. m. (7942 sq. ft.) GEA over two floors and provides the following accommodation:-

Ground Floor

- Main entrance hall with stairs to first floor
- Male and female changing rooms with showers and toilets
- Manager's office
- Meeting room
- Bar store/cold room
- Boiler room

First Floor

- Open plan bar and dining area for 100 - 120 covers, with external balconies overlooking the golf course
- Male and female toilets
- Kitchen with adjoining store
- Service corridor with staff toilet and second staircase leading to car park

The clubhouse provides spacious and attractive facilities for members and is of sufficient scale to accommodate societies and other golf related functions.

Golf Professional's Shop

The golf professional's shop is a separate single storey building located to the east of the golf clubhouse, close to the 1st and

10th tees, and the 9th and 18th greens of the original course. It is of brick elevations beneath a pitched concrete tiled roof and extends to approximately 92.0 sq. m. (990 sq. ft.) GEA.

Green Keeper's Building

The green keeper's building is located to the south west of the golf clubhouse, adjoining the car park. It comprises a steel framed structure clad with corrugated steel sheeting beneath a monopitch corrugated steel sheet roof. It has a concrete floor internally and extends to approximately 103.0 sq. m. (1108 sq. ft.) GEA. There is a concrete yard area to the front of the building which also adjoins the service access to the rear of the clubhouse.

Car Park

The golf club car park adjoins the clubhouse, golf professional's shop and green keeper's building. It is surfaced with tarmac and is marked out to accommodate approximately 42 parking spaces. It is accessed directly from St Andrews Lane at its eastern end.

THE BUSINESS

The golf club ceased trading on 2 November 2018. No financial information relating to past trading performance of the business is available.

We have been advised that there were approximately 150 members of the golf club when it ceased trading. The principal tariffs charged in 2017/2018 were as follows:-

Category	Charge including VAT
7 day membership	£590
5 day membership	£560
Seniors aged over 75 with 20 years plus membership	£540

Green fees ranged between £15 and £20 per round depending on time of year, with additional incentives offered periodically.

LICENCES

The clubhouse had a premises licence which would have to be re-applied for by a purchaser.

SERVICES

The clubhouse and golf professional's shop are connected to mains water, electricity, drainage and gas.

The green keeper's building is connected to mains electricity.

The golf course greens are served by an irrigation system which uses mains water, although it has not been used for some time and would need to be re-commissioned.

FIXTURES, FITTINGS AND EQUIPMENT

All permanent fixtures and fittings such as heating systems, showers and toilets are included in the sale. Any removable equipment such as furniture and free standing kitchen equipment are excluded from the sale and may be removed by the golf club prior to completion of the sale.

TOWN AND COUNTRY PLANNING

The local planning authority is North East Lincolnshire Council, Municipal Offices, Town Hall Square, Grimsby, Lincolnshire, DN31 1HU.

There are no recorded planning permissions relating to the property on the planning authority website. Since its development, the property has been used as a golf club.

BUSINESS RATES

The current rateable value of the property is £41,269. This however includes £25,000 relating to the golf course, and would be reduced in relation to the relevant area of land offered for sale.

TENURE

The property is held under a long lease granted by North East Lincolnshire Council (formerly The Cleethorpes Borough Council) as freeholder. The principal lease terms are summarised below:-

Landlord	North East Lincolnshire Council (formerly The Cleethorpes Borough Council).
Tenant	The Trustees of Immingham Golf Club.
Lease Date	10 January 1996.
Term	99 years from 1 June 1994, therefore presently having 74 years unexpired.
Rent	The rent is calculated as 3 percent of the membership fees and green fees excluding VAT received during the previous financial year, payable quarterly in arrears.
Repairs	The lease is drawn on full repairing terms, under which the tenant covenants to keep the demised premises in full repair and condition.
Insurance	The tenant covenants to insure all buildings against fire and all normal risks, to the full reinstatement value.
Permitted Use	The tenant covenants "to use the premises as a golf course and clubhouse with the requisite ancillary buildings for the convenience of members of the club and other persons". The tenant is required to allow public green fee paying use of the golf course at specified times.
Alienation	Assignment or underletting of the whole or part of the property is permitted, subject to the landlord's prior consent which shall not be unreasonably withheld.



Basis of Sale

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

- Vacant possession will be provided upon completion.
- All removable equipment within the buildings which belongs to the golf club Trustees is excluded from the sale.

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.

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 sale.

Further Information and Viewings

An online website providing additional information in relation to the property is available to interested parties who register their interest with Savills.

Viewings are to be undertaken strictly by appointment through Savills, in order to comply with security arrangements for the property.

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

Contact: Ian Simpson
+44 (0) 1865 269022
isimpson@savills.com

Contact: Angie Simmons
+44 (0) 1865 269015
asimmons@savills.com

Directions

The postcode of the property is DN40 2EU

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, images 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 April 2019
Sale particulars prepared May 2019



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

