



## Former Immingham Golf Club, St Andrews Lane, Immingham, North East Lincolnshire, DN40 2EU

For Sale Former Golf Club of 688.27 sq m (7,405 sq ft)  
on a site of 22.9 Ha (56.8 acres) approx.





## Summary

- Former golf club on 22.9 Ha (56.8 acres) approx.
- Detached two storey club house, shop and greenkeepers stores totalling 688.27 sq m (7,405 sq ft) approx.
- Available For Sale freehold.

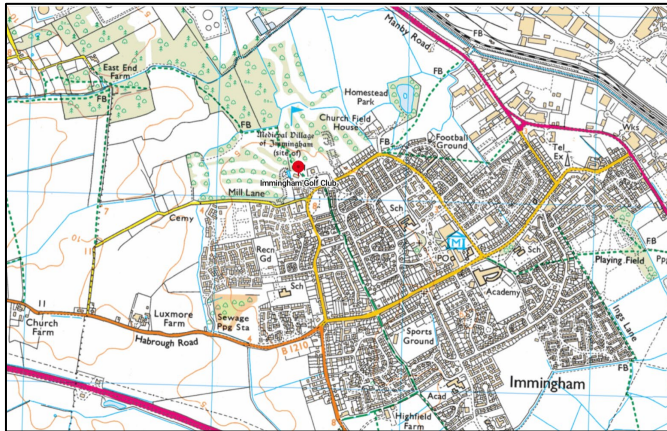
## Location

The town of Immingham has a population of approximately 20,000 people within a 10-mile radius and serves a substantial rural catchment area which has seen particular improvement in business terms over the past few years, with increased activity through the port and also expansion of its petro-chemical industries along the Humber estuary.

The port of Immingham is situated on the south bank of the River Humber just off the A180 with excellent road communicational links via the M180, M18, M62 and M1 road networks. Immingham lies 8 miles west of Grimsby, 22 miles east of Scunthorpe and 30 miles south of Hull.

As the leading deepwater port the docks and surrounding areas of Immingham have shown considerable expansion and development.

The property is situated to the northern boundary of Immingham, close to St Andrews Church, being accessed from St Andrews Lane which is a small cul-de-sac off Church Lane/Washdyke Lane in what is essentially a residential area close to the town centre of Immingham.



## Description

The Immingham Golf Course was opened in 1975 and extends to approx. 22.9 hectares (56.8 acres). The site is irregular in shape/topography and includes mature trees and landscaping, originally constructed as a 9 hole course, it was later extended to 18 holes in 1984. The golf course closed in November 2018 and the buildings have been subject to vandalism/damage and the course is overgrown.

The clubhouse is located to the south west corner of the site and comprises a modern detached two storey purpose built structure, being of cavity brick/block walls with a pitched concrete tiled roof above. The clubhouse is divided to provide a main entrance hall with stairs including stairlift, male/female changing rooms, offices, meeting room, boiler room to the ground floor and a large open plan bar/dining area for 100-170 covers with external balcony, male/female WC's, staff WC and service corridor and security staircase, together with a kitchen and store to the first floor.

The golf professionals shop is a detached modern single storey structure of cavity brick/block walls with a pitched concrete tiled roof above and benefits from external security shutters.

The greenkeepers building is of steel frame construction having a mono pitched roof and enclosed with single skin steel sheet cladding.

There is also a fully tarmac surfaced car park to the entrance of the site from St Andrews Lane providing parking for over 40 vehicles.



Clubhouse

## Accommodation

The accommodation has been measured on a net internal area basis in accordance with the RICS Code of Measuring Practice.

	Sq m	Sq ft
Former Greenkeepers Store	104.65	1,126
Golf Professionals Shop	99.83	1,074
Club House – Ground Floor	244.72	2,633
Club House – First Floor	239.07	2,572
<b>Total Accommodation</b>	<b>688.27</b>	<b>7,405</b>

## Site Area

	Ha	Acres
<b>Site Area</b>	<b>22.9</b>	<b>56.8</b>





## Terms

For Sale – offers invited.

'Best and Final Offers' are being sought by 12:00 (noon) on Tuesday 22 August 2023.

## Tenure

We understand that the property is freehold and will be sold with the benefit of vacant possession upon completion.

## Restrictive Covenant

The property is subject to a restricted user clause being Not to be used or permit or suffer to be used or any part thereof for any purpose other than a golf course, playing field, open park or recreational ground for athletic sports and games PROVIDED THAT this covenant shall not preclude the erection on the Property save as hereinafter mentioned of such buildings as are normally associated or used in conjunction with such use.

## Business Rates

The Purchaser/Occupier will be responsible for the payment of business rates. The property is currently assessed by way of the following 2023 rating assessment £41,250 (Golf Course & Premises) (Source VOA). The above assessment is subject to the current Uniform Business Rate in the pound.

Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

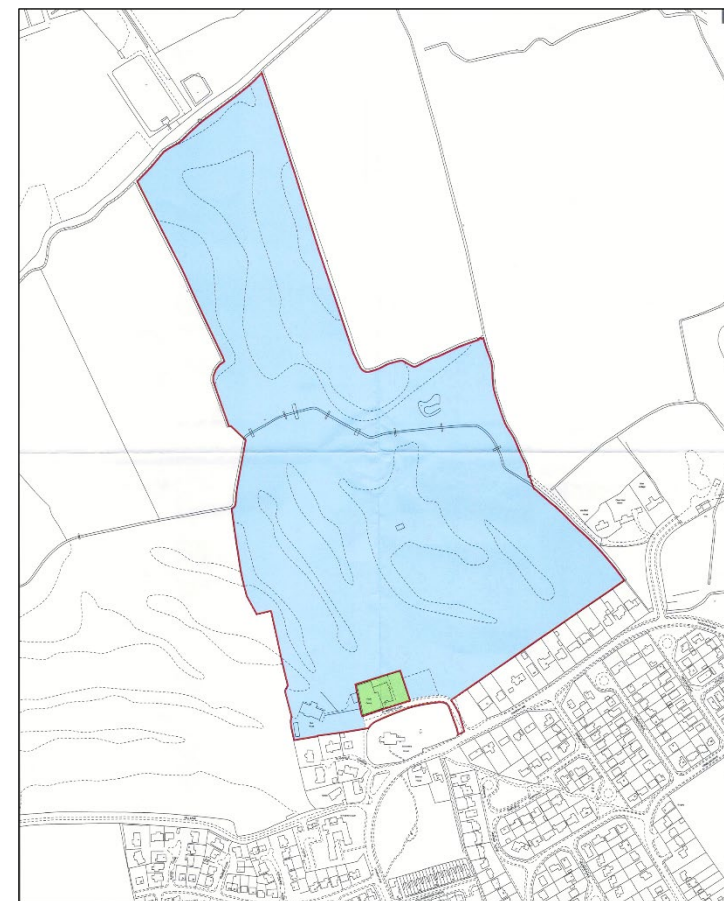
## EPC

C51

A copy of the Certificate and Recommendation Report is available on request.

## Agents Note

N.B. The Lease to the Golf Club was forfeited on the 31<sup>st</sup> May 2023.



## Contacts

**Duncan Willey**

01724 294946 | 07710 344602

duncan.willey@pph-commercial.co.uk



**Sam Fallowfield**

01724 294942 | 07340 518003

sam.fallowfield@pph-commercial.co.uk



Date: August 2023 File Ref: 16212



Europarc, Innovation Way  
Grimsby, North East Lincolnshire, DN37 9TT  
01472 267513 [pph-commercial.co.uk](http://pph-commercial.co.uk)

### PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

PPH Commercial Limited for themselves and for their clients of this property, give notice that: (i) these particulars are a general outline only and do not constitute the whole or any part of an offer or contract; (ii) PPH Commercial Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use or other details contained herein. Prospective purchasers or tenants must satisfy themselves as to their accuracy; (iii) no employee of PPH Commercial Limited has any authority to make or give any representation or warranty or enter into any contract in relation to the property; (iv) rents or prices quoted in these particulars may be subject to VAT in addition.

