



# RAGLAN PARC LEISURE COMPLEX

STATION ROAD | RAGLAN | USK | MONMOUTHSHIRE







LOCATION PLAN





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RAGLAN PARC LEISURE COMPLEX OFFERS A UNIQUE OPPORTUNITY FOR THE ACQUISITION OF A VERY ACCESSIBLE LEISURE & COMMERCIAL PROPERTY, COMPRISING OF THE FORMER RAGLAN PARC 18-HOLE GOLF COURSE, WHICH HAS SUBSEQUENTLY BEEN DEVELOPED INTO A LEISURE & RECREATIONAL COMMERCIAL COMPLEX.

*The Leisure Complex comprises of beautifully landscaped parkland grounds and an extensive collection of converted traditional buildings with courtyard Alfresco dining area; children's play area; outdoor events space, former 18-hole parkland golf course (with existing 9-hole course retained) and with the benefit of planning consent on the remaining part of the course for the development of 15 glamping pods and site car park. The leisure complex is all set within just over 127 acres.*

*The existing buildings & facilities are situated within an attractive figure of eight courtyard complex and provide for a manager's office; reception bar; café; restaurant; function room; commercial catering facilities, Alfresco courtyard dining; guest WC's. There is scope for the development of further accommodation and potential for the development of further leisure or commercial enterprises upon the site.*

- Superb location in Central Monmouthshire close to Raglan Village •
- Excellent accessibility to the A40/AA49 connecting directly to M50/M5 (J.4 North) & M4 (J. 24 South) •
- Comprehensive double courtyard of converted traditional buildings currently utilised for existing leisure, event & restaurant uses •
  - Further courtyard buildings with potential for conversion to expand existing accommodation •
- Former 18-hole parkland golf course with retained 9-hole golf course & planning consent for 15 glamping pods •
  - Extensive hard surfaced Car Parking •
  - In all approximately 51.64 hectares (127.60 acres) •
- Adjacent Lodge Farmhouse 1 & 2 with adjacent land may be available with land by separate negotiation •
  - Leisure Complex freehold interest For Sale •
  - Offered For Sale by Private Treaty •

Monmouth 7 miles • Abergavenny 10 miles • Ross-on-Wye/M50 18.5 miles • Newport/M4 (J.24) 14 miles • Cardiff 30 miles • Bristol 38 miles • London 145 miles (all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



## LOCATION & SITUATION

Raglan Parc Leisure Complex is located in central Monmouthshire, between the M4 & M5 and cities of Newport, Hereford & Gloucester. The leisure facilities are situated in beautiful countryside to the east of the village of Raglan, and the A449, which combined with the A40, provides a direct connection to the M4 (J. 24) & M50 (J.4)/M5 (J.8).

Monmouthshire has benefited from steady and positive growth in recent times, particularly in business investment and housing demand, due to the desirability of its market towns for family living. The region has a strong reputation as a tourist venue, with both the Brecon Beacons National Park and Wye Valley Area of Outstanding Natural Beauty on the fringes of the county. The significant development of the local cities of Newport (which hosted the Ryder Cup in 2010 at the Celtic Manor Resort) and Welsh Capital City, Cardiff, along with the strongly growing Bristol market, has all led to increased demand in Monmouthshire for housing and recreational facilities. The abolition of the Severn Bridge Tolls has also had a positive market affect.

Raglan is a vibrant village settlement with a population of approximately 1,900, benefiting from a very accessible location to principle South Wales, Midlands and South-West road networks. Raglan Parc Leisure Complex is easily accessed via Monmouth Road & Station Road from the village. Other Village facilities and amenities include a state of the art Church of Wales VC Primary School, Puddleduck's Private Children's Nursery, Village Shop, Post Office, Award winning Butchers, The Ship Public House and the Beaufort Coaching Inn & Brasserie, which hosts a speciality menu.

Secondary education is strongly provided for within Monmouthshire, with Monmouth providing for both private and state schooling. A new Comprehensive School (redeveloped on site of the former school) opened in Monmouth 2018, with Monmouth also leading the way with Private Schooling provided by the Haberdashers School for Boys & Girls which cater for both Primary and Secondary education and with a strong reputation for excellence.

Raglan Parc Leisure Complex enjoys a beautiful situation and position, with views over open countryside, and towards Raglan Castle and the Black Mountain ranges beyond on the fringe of the Brecon Beacons. The 18-hole course was designed as a beautiful Parkland Course, incorporating a former traditional orchard, mature trees and water to create a high-quality golfing experience. This has provided a strong asset resource for the development of the site into a commercial leisure venue.





RAGLAN PARC LEISURE COMPLEX





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Raglan Parc Golf Course was developed at the site of Lodge Farm at Raglan and has been operated as a Golf Course since 1994, providing quality golf with some of the most exciting and competitive holes in Monmouthshire.

The parkland course with its combination of mature trees, shelterbelts, water and rolling countryside provide a strong foundation on which the current leisure & recreational enterprises at the site have developed from. Nine holes of the original 18-hole course have been retained and are operated on a 'pay and play' basis.

The former Club House and buildings complex are converted from a figure of eight courtyard comprising of traditional brick buildings, with a central former granary barn. The traditional buildings have considerable character and potential for further development.

The main courtyard complex contains extensive existing accommodation including Reception Bar & Conservatory; Restaurant; Commercial Catering Kitchen; Function/Event Room; Offices; WC's, along with an Alfresco Dining Courtyard area. The buildings complex has planning consent for D1 (art/craft/studio); A1 (Retail) & A3 (Café & Restaurant) Uses (planning consent reference DM/2021/00590).

Spacious hard surfaced car parking is situated at the entrance to the Complex, with landscaped grounds extending to the south of the complex with enclosed children's play area and designated outdoor events area.

The former 18-hole parkland golf course extends to the south of the buildings in a compact and regular shape surrounded with open countryside or woodland to the main aspects and flanked by the A449 to the west. The part of the former golf-course that has not been retained for the current 9-hole golf, has the benefit of planning consent for the development of 15 individual glamping pods.

Planning consent for the 15 glamping pods was granted under planning consent reference DM/2019/02052, dated 14th January 2021, with the site layout plan being updated under a Non-Material planning consent, reference DM/2021/00964, dated 29th April 2022.

The buildings & courtyard complex offer potential (subject to planning/consents required) for a wide range of commercial uses such as games rooms, gym, activity facilities in connection with any onsite tourism accommodation enterprise developed, or other commercial uses such as offices, storage or art & craft styled workshops.





RAGLAN PARC COURTYARD COMPLEX



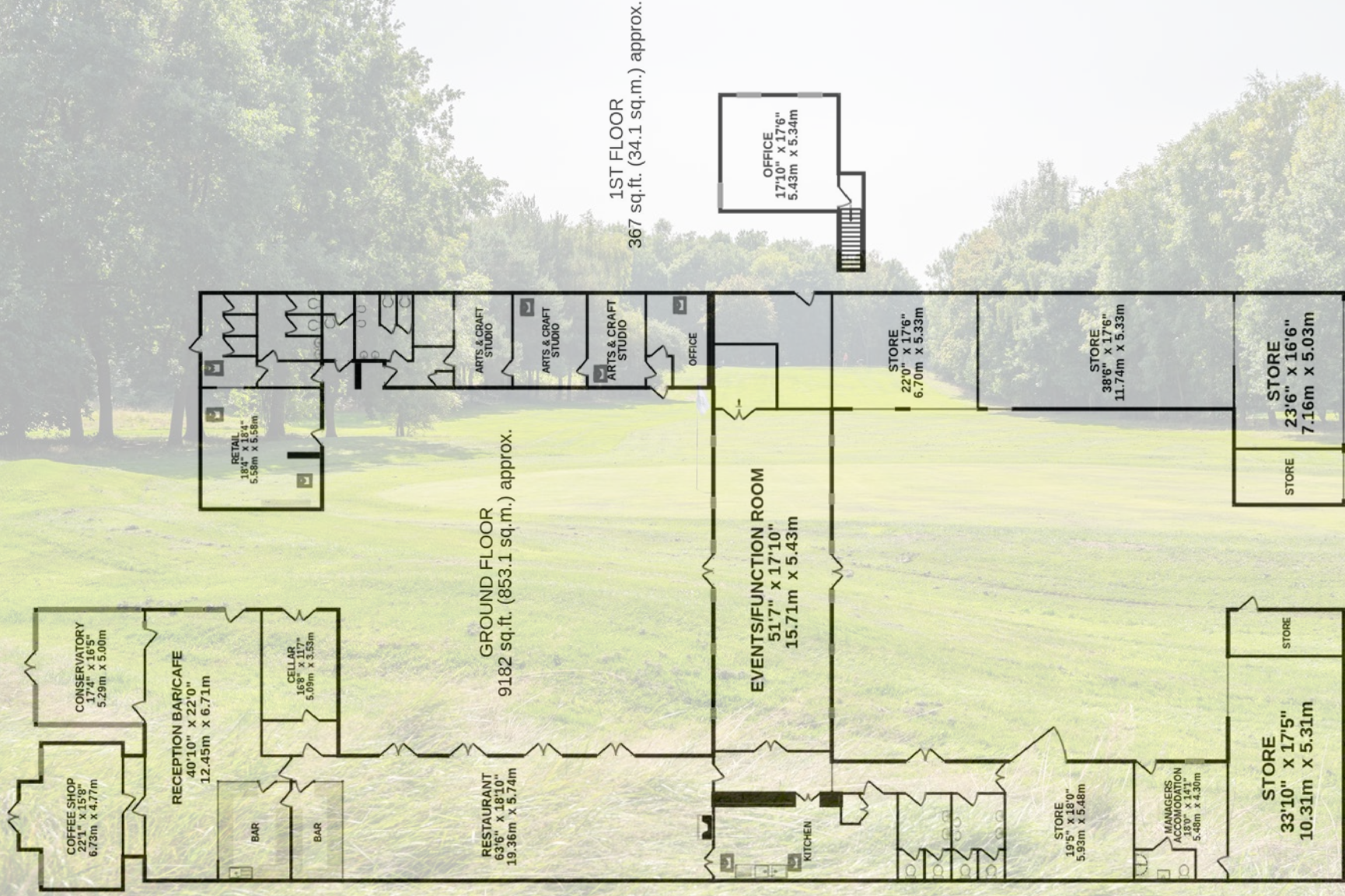


COURTYARD BUILDINGS & PLAY AREA





# RAGLAN PARC LEISURE COMPLEX – COURTYARD FLOORPLAN



RAGLAN PARC GOLF COMPLEX

TOTAL FLOOR AREA : 9549 sq.ft. (887.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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SALE PLAN

A40 / M50 / M5

A449

M4

Golf Course





## KEY INFORMATION

**Services:** Mains water, electricity & gas are connected. Foul drainage to Septic Tank. All interested parties should satisfy themselves upon the connection of all services and utilities to the property and rely upon their own enquiries.

**Sale Method:** Raglan Parc Leisure Complex is available For Sale by Private Treaty.

**Operator:** Raglan Country Estates Limited is the current operator of the site & leisure enterprises. For further information please contact the Selling Agents.

**Sale Terms:** Offers are invited on an unconditional basis only for the freehold acquisition, either as a standalone freehold property transaction, or acquisition of the current ownership company being, Raglan Castle Properties Limited, as a company transaction. All applicants must be fully procedable to immediately progress to exchange and completion. All offers will be strictly Subject to Contract until exchange of contracts.

**Local Planning Authority:** Monmouthshire County Council.  
Telephone: 01633 644 644.

**VAT:** It is understood that the company that owns Raglan Parc Leisure Complex has not 'opted to tax' for VAT purposes, therefore it is understood that VAT will not be chargeable on the sale price. Please note the VAT position may change without notice and any buyer must seek clarification on this at the date of agreeing any sale.

**Business Rates:** The existing buildings and leisure enterprises are understood to be rated for Non-Domestic Rates, under 'Parc Lodge Golf Course' with the Rateable Value being listed as £29,750/annum. All interested parties are to make and rely upon their own enquiries in respect of Business Rates liabilities.

**Wayleaves, Easements & Rights of Way:** The appropriate wayleave agreements are understood to be in place with WPD. A WWU Gas Pipeline & Welsh Water Pipeline (understood to form the Wye/Usk Transfer scheme) also cross part of the site. A Public Footpath crosses the site from the car park entrance south to the north-west boundary of Lower House Farm. It is understood that the current vendor has responsibility for the maintenance of the septic tank for the benefit of Lodge Farmhouse 1 & 2 (third party owned) in perpetuity. The property will be sold subject to all existing Wayleaves, Easements & Rights of Way, whether referred to in these Particulars or not.

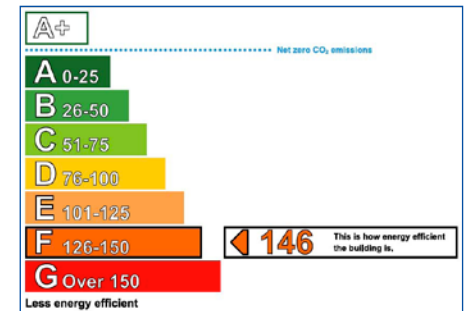
**Lodge Farmhouse 1 & 2 & Adjacent Land:** Lodge Farmhouse, which provides for two residential dwellings (1 & 2), along with the adjacent land are all shown hatched blue on the Sale Plan and may be available for acquisition by separate negotiation. This area extends in total to approximately 5 acres. No viewings or negotiations in respect of Lodge Farmhouse will be undertaken prior to any sale being agreed for RPLC. Further information is available from the Selling Agents.

**Directions:** From the A40/A449 Raglan junction follow signs for Raglan Village. Proceed into the village from the A40 along Monmouth Road. Station Road (sign posted Golf Course) will be found after a short distance on the left-hand side. Turn into Station Road and follow this along, bearing right after the entrance to Raglan Sports field to proceed under the underpass and arrive at Raglan Parc Leisure Complex.

**Viewings:** Strictly by appointment with the sole Selling Agents, Powells. A number of viewing days of the RPLC are being arranged and applicants will be advised of these upon registering their expression of interest.

**Further Information:** For further information please contact David Powell BSc (Hons) MSc MRICS FAAV; Abbie Young FNAEA or Lucy Phillips MNAEA on 01600 714140 or email enquiries@powellsrural.co.uk

## ENERGY PERFORMANCE CERTIFICATE



**Powells**  
Singleton Court Business Park  
Monmouth  
NP25 5JA  
Telephone: 01600 714140  
Email: enquiries@powellsrural.co.uk  
Website: www.powellsrural.co.uk

## IMPORTANT NOTICE

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Powells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Powells nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that a l information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars prepared September 2023.



