



RAGLAN PARC GOLF COMPLEX

STATION ROAD | RAGLAN | USK | MONMOUTHSHIRE





LOCATION PLAN



Promap

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RAGLAN PARC GOLF COMPLEX OFFERS A UNIQUE OPPORTUNITY FOR THE ACQUISITION OF A VERY ACCESSIBLE 18-HOLE GOLF COURSE COMPLEX, INCLUDING AN EXTENSIVE COURTYARD OF TRADITIONAL CONVERTED BUILDINGS FORMING EXISTING CLUB HOUSE, FUNCTION ACCOMMODATION AND MEMBER FACILITIES, ALONG WITH CAR PARK AND EXTENSIVE PARKLAND GOLF COURSE, ALL SET WITHIN OVER 127 ACRES.

The Golf Complex Site is extremely well located in Central Monmouthshire adjacent to the A449 and enjoys a beautifully landscaped parkland course including established shelterbelts and water features. The existing Club House buildings & facilities, along with further traditional buildings situated within an attractive figure of eight courtyard complex, offers significant potential for the existing Golf Course to be developed further to a wider leisure facility, or for re-development for alternative commercial uses.

- 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 offering Member, administration & function facilities •
- Further courtyard buildings with potential for conversion to expand existing site •
 - Beautiful 18-hole parkland golf course with exciting and competitive holes •
 - 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 •
- Existing Driving Range not included in Sale - may be available To Let if required by separate negotiation •
 - Golf Course Complex freehold interest For Sale •
 - Offered For Sale by Informal Tender – See Tender Information Letter accompanying Brochure •

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 Golf Complex is located in central Monmouthshire, between the M4 & M5 and cities of Newport, Hereford & Gloucester. The course is 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 over the last ten years, particularly in business investment, rising house prices and the regions 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 Cardiff, along with the strongly growing Bristol market, has all led to increased demand in Monmouthshire for housing and recreational facilities. There has also been increased demand in the region since the announcement of the abolition of the Severn Bridge Tolls, with both Severn bridges now being toll free.

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 Golf Complex is easily accessed via Monmouth Road & Station Road from the village. Other Village facilities and amenities include a recently constructed state of the art Church of Wales VC Primary School, Puddle Ducks Private Children's Nursery, Village Shop, Post Office, Award winning Butchers, The Ship Public House and the prestigious Beaufort Coaching Inn & Brasserie which is renowned for its speciality menu.

Secondary education is strongly provided for within Monmouthshire, with Monmouth providing for both private and state schooling. A new Comprehensive School (re-developed on site of the former school) opened in Monmouth 2018, with Monmouth also leading the way with Private Schooling provided by the renowned Haberdashers School for Boys & Girls.

Raglan Parc Golf 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.

The location, situation and position are all strong attributes for the site should any future purchasers consider the enhancement of the existing Course, or re-development of the site for alternative uses.



RAGLAN PARC GOLF COURSE



RAGLAN PARC GOLF COURSE

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 course itself is extensive, being set within 127 acres, and was based on a design by a top UK course designer. The par 73, 18-hole course measures approximately 6135 yards, and has the desirable attribute that both 9 holes can be played independently from the Club House.

The Parkland Course with its combination of mature trees, shelterbelts, water and rolling countryside provide for a course that is a comfortable walk, yet inspiring golf challenge.

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

The main courtyard complex contains extensive existing accommodation including Function Room, Lounge Bar, 'Spike Bar' with double serving bars and Cellar, together with Members Conservatory and link attached timber lodge cabin forming Golf Pro Shop. There is also a Commercial Kitchen, WC's and Storage Rooms. The courtyard range also contains separate Men's & Ladies Locker Rooms & changing facilities, Offices and further Storage Rooms. The north eastern courtyard has various store rooms and access to the first-floor office is located over the stores.

Spacious hard surfaced car parking is situated at the entrance to the Golf Complex, with landscaped grounds extending to the south of the complex towards the first hole tee-off. The immediate grounds comprise of external sun terrace, shrub borders and putting green, with golf buggy parking.

Ragan Parc Golf Complex offers excellent potential as a mature, inspiring parkland course, to be re-opened and continue to provide one of the leading courses in the region, whilst also enjoying significant potential to diversify into other function/recreation-based enterprises to complement the golf course.

Alternatively, the buildings & courtyard complex offer potential (subject to planning/consents required) for other commercial uses such as offices, storage and/or art & craft styled workshops. The golf course potentially could be re-developed for other tourism/recreation/amenity enterprises or re-developed for other commercial uses such as equestrian, again subject to achieving the necessary statutory consents.



RAGLAN PARC GOLF COMPLEX COURTYARD



COURTYARD BUILDINGS INTERNAL IMAGES



SALE PLAN

A40 / M50 / M5

A449

M4

Golf Course



KEY INFORMATION

Services: Mains water & electricity are connected. Foul drainage to Septic Tank. Central heating system installed in Club House accommodation, however currently no boiler is connected. A biomass pelleted boiler is understood to have previously served the heating system. Calor Gas installed to serve Kitchen. 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 Golf Club Complex is available For Sale by Informal Tender. Please review the Tender Information Letter that accompanies this Brochure for full details of the Tender Process & Tender Deadline.

Sale Terms: Tenders are invited on a full unconditional basis for the freehold acquisition. Consideration will be given to Tenders expressed for only part of the Golf Complex Site on the basis a plan is supplied providing clear clarification on the area that any offer relates too. Tenders must be submitted in accordance with the requirements of the Tender Information Letter and upon the Tender Form provided. All applicants must include Anti-Money Laundering ID verification with their submitted Tender and must be fully proceedable to immediately progress to exchange and completion should they be the preferred party.

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

VAT: It is understood that the company that owns Raglan Parc Golf 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.

Business Rates: The Rateable Value for Raglan Parc Golf Complex is understood to be £32,000 per annum. The multiplier is 51.4p for 2018/2019 and yet to be determined for 2019/2020. 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 the golf course. A Public Footpath crosses the Golf Course 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 the successful tender being established for RPGC. Interested Parties are to state upon the Tender Form if their offer is subject to seeking an agreement to also acquire Lodge Farmhouse and the adjacent land.

Expressions of interest: Interested parties should formally express their interest in RPGC by emailing confirmation to enquiries@powellsrural.co.uk to ensure that they can be provided with any updates that arise throughout the marketing period and any changes to the Tender process.

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 through the underpass and arrive at Raglan Parc Golf Complex.

Viewings: Strictly by appointment with the Selling Agents. A number of viewing days of the Golf Complex are being organised 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 MNAEA or Lucy Phillips on 01600 714140 or email enquiries@powellsrural.co.uk

ENERGY PERFORMANCE CERTIFICATE

AWAITING
COMMERCIAL EPC



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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 January 2019.

