



Rye Hill Golf Club

OXFORDSHIRE · ENGLAND · OX15 4RU

www.ryehill.co.uk

For Sale

HL HUMBERTS LEISURE

CHARTERED SURVEYORS
PROPERTY SPECIALISTS TO THE GOLF & GOLF HOTEL INDUSTRIES

🏆 High quality 18 hole 6,904 yard (par 72) golf course constructed to modified USGA specification

🏆 3 hole academy course & unique 9 hole children's FirstGolf course

🏆 Practice ground

🏆 Purpose built clubhouse with superb function/conference facilities furnished, fitted and equipped to a good standard

🏆 Greenkeeping complex

🏆 4 bedroom farmhouse with grounds approaching 0.4 ha (1 acre)

🏆 Fishing lake

🏆 Circa 76.5 hectares (189 acres)

🏆 Freehold





Rye Hill Golf Club

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*A freehold proprietary golf course with well presented clubhouse
& 4 bedroom farmhouse located in an Area of High Landscape Value.*

It's the ideal leisure lifestyle opportunity.

🏆 Commercial trading location between
Oxford & Birmingham

Oxford (central) 22.0 miles/41 mins

Birmingham (central) 48.0 miles/65 mins

London (Wembley) 75.6 miles/1hr 43 mins

🏆 Turnover c. £600,000

🏆 Great potential for
commercialisation

🏆 895 members with unique
membership scheme

🏆 Planning consent for 18 one/two
bed holiday apartments in a
courtyard development plus
manager's accommodation

🏆 Retirement sale

Offers invited in excess of £1.7 million





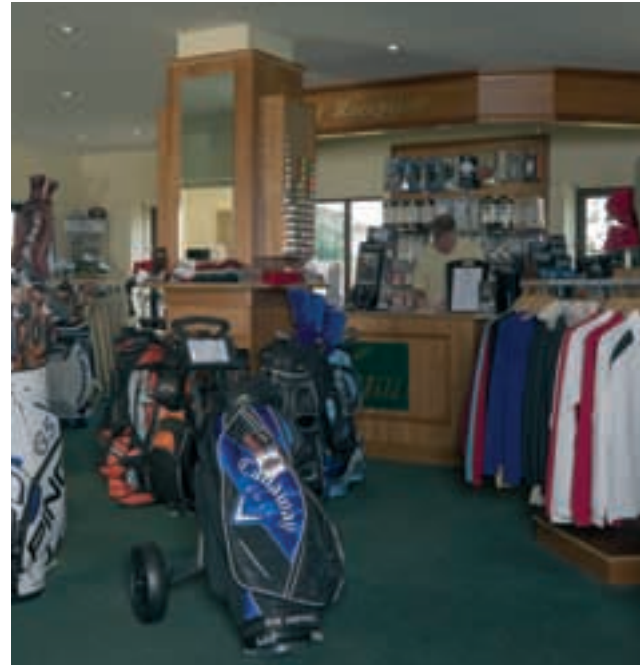
With panoramic views over the Oxfordshire countryside, the course is renowned for its year round playability.





Rye Hill Golf Club is a successful society venue and boasts a unique FirstGolf facility to encourage younger players and families





*Three function/conference rooms
(c. 200 covers), a fishing lake and
planning consent for a courtyard of
18 holiday apartments*





Rye Hill Farmhouse sits in an elevated position offering a fine spacious family home with far reaching views



INTRODUCTION

Rye Hill Golf Club is a well presented proprietary golf course located in an Area of High Landscape Value on the edge of the Cotswolds, some five miles south west of Banbury, with convenient access to the M40 (junction 11).

The Club has been in private ownership since opening in 1992 and is being offered to the market as a retirement sale. This ideal leisure lifestyle opportunity includes a fine 4 bedroom farmhouse set in its own grounds, with far reaching views over the golf course and the Oxfordshire countryside.

The Club has been operated on a semi-commercial basis to date (with a franchised food & beverage operation) and achieves a turnover of c. £600,000. The Club is considered to offer great potential for commercialisation if operated by a commercially motivated hands-on owner operator.

Offers in excess of £1.7 million are invited for the freehold property (including the 4 bedroom farmhouse).

LOCATION

Rye Hill Golf Club enjoys a rural yet accessible trading location on the edge of the Cotswolds, between Chipping Norton and Banbury as shown on the location plans (at the end of the brochure).

Approximate distances and journey times to the property are (source The AA):

Banbury	5.3 miles/12 mins
Chipping Norton	8.0 miles/17 mins
Oxford (central)	22.0 miles/41 mins
Birmingham (central)	48.0 miles/65 mins
London (Wembley)	75.6 miles/1 hr 43 mins

The M40 Motorway (junction 11) is some 7.5 miles from the property via the A361, offering quick and easy access to the surrounding catchment population.





DESCRIPTION OF THE PROPERTY

Rye Hill Golf Club was established in 1992. The property was developed to a good standard and is very well presented throughout. The clubhouse, which was extended in 2003 to provide additional function space and an extended golf shop/reception area, has a welcoming, friendly atmosphere.

The golf club has been laid out on an undulating site (extending to circa 76.5 hectares/189 acres), which provides a varied terrain for the courses and panoramic views over the Oxfordshire countryside. The facilities comprise:

18 Hole Golf Course

The 18 hole golf course extends to 6,904 yards from the white tees and comprises: three par 3s; twelve par 4s and three par 5s. Laid out to a modified Donald Steel design, the course is arranged as two loops - with the first tee and tenth green and eleventh tee and eighteenth green starting/finishing at the clubhouse.

We are advised that greens and tees throughout the course have been constructed to a modified USGA specification. A Watermation automated irrigation system (pop up sprinklers) is laid to all greens. The tees and approaches are served by a combination of an automatic and/or manual watering system.

The golf course has matured well since opening and now offers players a highly enjoyable and an established venue for golf. The courses key characteristics are its very freely draining fairways, feature lakes and undulating terrain. The course is renowned for its year round playability.

Academy Course & First Golf Course

The academy course is positioned a short walk from the clubhouse. The academy comprises three par 3 golf holes, built to the same specification as the main course. This is an ideal facility for novices, or those wishing to improve their short game skill.

The FirstGolf course (laid out amongst the academy holes) has been constructed to encourage children to play golf and is dedicated to child golfers. Believed to be the only such facility in the UK, the course extends to 9 holes, with brightly coloured tee markers, hazards and target greens.

Practice Facilities

An irrigated practice putting green is located close to the clubhouse/first tee.

A large, double ended, practice ground is located a short walk from the clubhouse. The practice ground extends to circa 240 yards and includes a number of target greens/flags. The teeing area closest to the clubhouse is mainly used by golfers, with the lessons taking place from the far end of the ground.

Greenkeepers' Facilities

The greenkeepers' facilities are located centrally in the property, adjacent to the clubhouse (and form the site of the proposed holiday accommodation development - see *Development Potential* below).

The principal building is of 5 bay steel frame construction, with profiled sheet metal and concrete block elevations, under a fibre cement sheet roof, with a concrete floor. The building provides machinery storage areas and workshop facilities, and houses the golf course irrigation tank.

A machinery wash down area, banded diesel tank, storage areas for course materials and portacabin greenkeepers mess room/office are located close by.

A second former agricultural 4 bay barn (of steel frame construction, with profiled sheet metal and concrete block elevations under a fibre cement sheet roof) is located between the greenkeepers building and Rye Hill Farmhouse. Currently used as a (non-golf) general store, the barn would be an ideal garage/outbuilding/stabling for Rye Hill Farmhouse (or could be replaced subject to all necessary consents being obtained).

Clubhouse

The clubhouse is located towards the centre of the property and is set amongst landscaped grounds including gravelled pathways and dwarf box hedging.

The substantial two storey building, which was built in 1994, is constructed of Hornton stone under a pitched slate roof. The accommodation includes:

Ground Floor

- 🏆 Entrance lobby
- 🏆 Golf Shop/reception
- 🏆 Lounge Bar & servery
- 🏆 Ladies golf changing/locker room
- 🏆 Gents golf changing/locker room
- 🏆 Rear lobby & disabled WC
- 🏆 Management Offices (2)
- 🏆 Committee Room
- 🏆 Beer cellar
- 🏆 Boiler room
- 🏆 Staff WC

First Floor

- 🏆 Entrance lobby (with external access & stairs to ground floor level)
- 🏆 Function Room One
- 🏆 Function Room Two (with folding acoustic panel)
- 🏆 Small Function Room (with folding acoustic panel)
- 🏆 Kitchen (commercially fitted) with stairs to ground floor level
- 🏆 Servery
- 🏆 Ladies & Gents WCs
- 🏆 Rear lobby (with stairs to ground floor level)
- 🏆 Ladies & Gents WCs

The clubhouse is presented and is furnished, fitted and equipped to a good standard. The whole of the first floor (which has a capacity for c. 200 covers) has been recently refurbished, including new carpets throughout.

A tarmac surfaced golfers' car park adjoins the clubhouse and provides parking for circa 80 cars. A secondary car park (gravel surfaced) is located to the west of the clubhouse and is used as an overflow car park for golfers and for function/conference use (60 cars).



Fishing Lake & Irrigation Pond

A fishing lake (circa 0.8 hectares/2 acres) is located on the south east boundary of the property and is filled by natural springs and surface run off. The lake is accessed via a track leading from the public road and used as an informal fishery on a day ticket basis.

A further (adjacent) lake (again filled by natural springs and surface run off) is the source of water for the golf course irrigation system, which is pumped to the storage tank in the greenkeepers' building.



DEVELOPMENT POTENTIAL

Cherwell District Council has granted planning consent for a courtyard of holiday apartments on the site of the main greenkeeping building.

Located close to the clubhouse and with fine views, the two storey accommodation will comprise:

Ground Floor

7 two bedroom apartments with bathroom, living room & kitchenette.

4 en-suite double bedrooms

Manager's accommodation (two bedrooms, living room, kitchen, hall and bathroom).

First Floor

7 two bedroom apartments with bathroom, living room & kitchenette.

The holiday apartments will be an attractive additional facility for the golf business, ideal for golf societies, short golf breaks, business use and tourist accommodation.



TENURE & POSSESSION

Rye Hill Golf Club is freehold.

We are advised that mineral rights over the property are owned by St John's College (Oxford) under a deed of transfer dated 1959. An adjoining property has the right to a private water supply, the source for which is a natural spring located within the golf course.

All aspects of the business are operated in hand, with the exception of the food and beverage operation, which is franchised under an agreement with Touch of Taste (part of the Concerto Group) from May 2007. We are advised that the franchise agreement is terminable on 3 months notice. A franchise fee equivalent to 10% of golf clubhouse food and beverage turnover plus 15% of conference/function turnover (subject to a minimum fee of £3,000 per month) is payable on a monthly basis.

Rye Hill Farmhouse is currently occupied by the Director of Golf under a service occupancy agreement.

We are instructed that vacant possession of Rye Hill Farmhouse and Rye Hill Golf Club will be available on completion of the sale (should this be required), subject to members' annual golfing rights.



Rye Hill Farmhouse

Rye Hill Farmhouse occupies an elevated site towards the centre of the property with far reaching views over the golf course and Oxfordshire countryside.

The farmhouse is divided from the clubhouse/greenkeeping complex by the secondary barn (referred to above) with a private drive leading from the golf club approach road.

The two storey detached farmhouse is of stone construction under a tiled roof; and is set within private mature grounds approaching 0.4 hectare (1 acre).



The spacious family accommodation comprises:

Ground Floor

Entrance Hall with stairs leading to first floor

Sitting Room

Dining Room

Kitchen

Study/boiler room

Utility Room

Cloakroom/WC

Garden Room/Children's Room

First Floor

Master bedroom

Double Bedroom 2

Double Bedroom 3

Double bedroom 4

Family bathroom with bath, shower and WC.

The farmhouse is in good decorative order throughout.



THE EXISTING BUSINESS

Rye Hill Golf Club is an established proprietary golf business. The Club was acquired by the current owners in January 2002 and has been operated on a semi-commercial basis since that time. The business appears to offer significant growth potential if operated on a fully commercial/direct hands-on basis.

Trading History

We have been provided with unaudited report and financial statements for Rye Hill Golf Club Limited for the years ending 31st March 2006 – 2008. The figures (which exclude the turnover for the franchised food and beverage operation) can be summarised as shown below:

	31.03.08	31.03.07	31.03.06
Subscriptions	£184,094	£185,622	£149,694
Shop sales	£138,251	£132,836	£138,250
Green fees	£65,668	£76,464	£76,350
Franchise fee	£17,254	£34,780	£31,852
Hire & misc	£5,956	£5,619	£12,175
Turnover	£411,223	£435,321	£408,321

In the ten month period October 2007-July 2008 (incl.) the food and beverage turnover was reported at £155,592 (based on the percentage franchise fee received).

Detailed trading accounts will be made available (as part of a further information memorandum) to parties who have made an accompanied inspection of the property and have signed an NDA.

Green Fees

The green fees for the 2008 season include:	Visitor
Adult 18 holes wk	£28.00
Adult 18 holes w/e or Bank Holiday	£36.00
Adult Day Rate wk	£45.00
Adult Day Rate w/e or Bank Holiday	£60.00
Junior wk	£15.00
Junior w/e or Bank Holiday	£25.00

2 for 1 vouchers are accepted on a Day Rate basis (only) at £45.00 per golfer during the week and after 11.30 a.m. at weekends

Membership

Rye Hill Golf Club had a total membership of 895 as at September 2008. Two categories of membership are available, Annual Membership and Executive Membership.

Annual Membership

The Annual Membership year runs from 1st March, offering golfers the traditional membership options of 7 and 5 day annual membership. Fees for the 08/09 season (including VAT) are:

Category	Subscription
7 Day	£799.00
5 Day	£575.00
Intermediate	£399.00
Junior	£110.00

Currently no joining fee is charged. There are 156 members in this category of membership.

Executive Membership

Executive Membership is a points based membership system, whereby golfers purchase a number of points/units for a payment, which are redeemable against rounds of golf played at the course during the year. Once a member has used all their points, the member has the option of acquiring additional points (or alternatively paying a visitor green fee in the normal manner).

Current Executive Membership rates are:

Category	Price	Number of Units
Option A	£155.00	60 units
Option B	£220.00	100 units
Option C	£415.00	200 units
Option D	£565.00	300 units

The current 'costs' of a round of golf are:

Cost	Weekday	Weekend
18 holes	8 units	10 units
18 holes (after 5.00 pm)	5 units	6 units
10 holes	5 units	8 units
5 holes	3 units	5 units
Academy/FirstGolf	2 units	2 units
Fishing	2 units	2 units

Currently no joining fee is charged. There are 739 members in this category of membership.



Roundage

Based on historic records the Vendors estimate that between 21,000 to 24,000 rounds of golf are played at the course during a typical year.

Societies

Rye Hill Golf Club is an ideal society venue and enjoys many repeat visits due to the course's freely draining characteristics. 88 societies played at the course during 2007, with 72 societies playing/booked to date in 2008.

Standard society prices for 18 holes for the 2008 season are:

	Up to 7 golfers	8 golfers +
Weekday	£28.00	£25.00
Weekend	£36.00	£30.00

An inclusive summer deal for societies of 8 or more golfers is available at £32.50 during the week and £37.50 at weekends.

The inclusive package includes 18 holes of golf and a single course lunch. Various alternative society packages are available to suit all requirements.

Buggy/Trolley Hire

The hire charges for the 2008 season are:

Electric buggies	£15.00 per round	£25.00 per day
Trolleys	£3.00 per round	

Tuition

The Club offers tuition to all levels of player. The typical charge for an half hour lesson with the head pro is £25.00, increasing to £50.00 for an hours playing lesson. Discounts are available for multiple lessons.

Licences

Cherwell District Council Licensing Department confirms that the property has been granted a Premises Licence under the Licensing Act 2003.

The permitted opening hours of the premises are Monday-Sunday 06.00 a.m. to 3.00 a.m.; with licensed hours between 10.00 a.m. to 02.00 a.m. Monday to Sunday.

Golf Course Maintenance Equipment

Rye Hill Golf Club has a full complement of modern golf course maintenance equipment, the majority of which is owned outright and is included in the sale.

Rateable Value

Cherwell District Council confirms that the Rateable Value of the 'golf course and premises' is £72,500.

Staff

Rye Hill Golf Club employs a Director of Golf; a Head Greenkeeper and three Greenkeepers; and two shop assistants. A further Shop Manager and Shop Assistant are self employed. It is understood that TUPE will apply to the sale of the property/the business. Food & beverage staff are employed by the franchisee.

SERVICES

Clubhouse

Mains water and electricity
Private drainage system (septic tank)
Oil fired central heating
Calor gas (bulk tank) cooking
Telecommunications

Rye Hill Farmhouse

Mains water and electricity
Private drainage system (septic tank)
Oil fired central heating
Telecommunications

Greenkeepers building

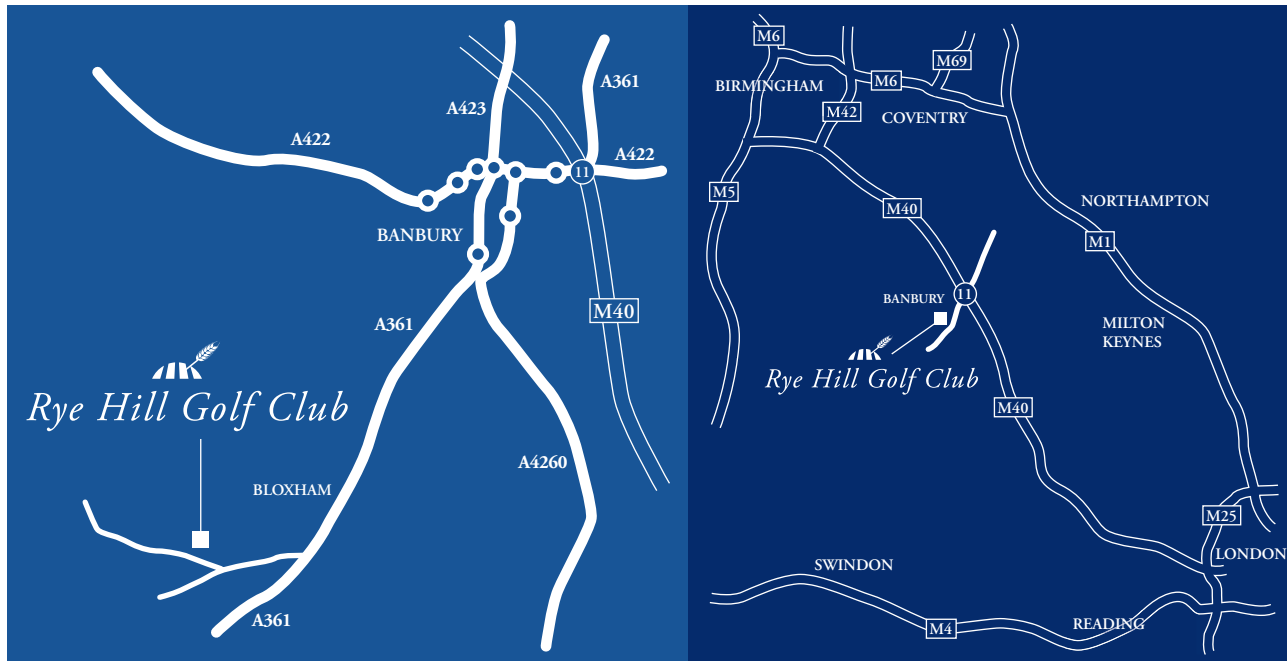
Mains electricity
Private water supply for irrigation system



HOME INFORMATION PACK & ENERGY PERFORMANCE CERTIFICATE

A copy of the Home Information Pack for Rye Hill Farmhouse and the Energy Performance Certificate for the clubhouse are available to interested parties as part of the Further Information Pack that has been prepared for the property.





TOWN & COUNTRY PLANNING

Cherwell District Council confirms that the property falls under the Cherwell District Local Plan (adopted in 1996) and the non-statutory Cherwell Local Plan 2011. Cherwell District Council confirms that the property falls within an Area of High Landscape Value.

The principal planning consents for the property are:

- 🏆 CHN.835/89 (October 1989). Change of use of agricultural land to golf course
- 🏆 CHN.419/90 (May 1990). Change of use of additional piece of agricultural land to golf course.
- 🏆 CHN.441/90 (May 1990). Demolition of farm buildings. Erection of golf clubhouses and golf academy. Alteration of vehicular and pedestrian access. The consent restricts the occupation of the farmhouse (and manager's flat) to an employee of the golf club or their use to a use ancillary to the golf course use & not to be sold separately.
- 🏆 99/00631/F (April 1999). Two storey extension to clubhouse incorporating shop & toilets.
- 🏆 Renewal 01/00350/F (March 2006). Construction of accommodation block to provide 18 no. guest suites and managers flat together with all ancillary works in association with existing golf club. The consent restricts: (a) the occupation of bedrooms/suites to holiday accommodation (C1 Use Classes Order) and/or self catering holiday lets of a maximum of 21 nights only; (b) the occupation of the managers accommodation either in accordance with (a) above or by a person employed at Rye Hill Golf Club.

A bridleway crosses the eleventh and thirteenth fairways.

BASIS OF DISPOSAL

Offers in excess of £1,700,000 are invited for Rye Hill Golf Club and Rye Hill Farmhouse (informally apportioned circa £1,250,000 on the golf course & circa £450,000 on the farmhouse).

The vendor's preference is to dispose of the freehold property, fully fitted and equipped.

Golf shop and golf course stocks are to be taken over by the purchaser, at valuation, on completion of the sale. 7 and 5 day annual subscriptions will be apportioned with the purchaser; pre-paid executive membership income will be retained by the vendors.

The sale contract will include a clause reserving a percentage of future non-golf/leisure development value to the vendor.

WEB SITE

For a further insight into Rye Hill Golf Club visit www.ryehill.co.uk

For further information on the services offered by Touch of Taste (the current food and beverage franchisee) please visit www.thegallery-ryehill.co.uk

FURTHER INFORMATION & VIEWING

For further information on Rye Hill Golf Club, or to arrange an accompanied inspection of the property, please contact:

HL HUMBERTS LEISURE

CHARTERED SURVEYORS
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HLL HUMBERTS LEISURE

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IMPORTANT NOTICE

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2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
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5. Any area measurements or distances referred to herein are approximate only.
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