

**POTENTIAL 18 HOLE GOLF COURSE  
WITH CLUB HUT, SHOP,  
CHANGING ROOM FACILITIES,  
MAINTENANCE UNIT &  
GOLF DRIVING RANGE**

**SITE AREA 48.65 HECTARS (120.21 ACRES)**

**AVAILABLE LEASEHOLD  
RENT - £50,000 PER ANNUM**



**GOLDEN HILL GOLF COURSE  
MOBBERLEY ROAD  
GOLDENHILL  
STOKE ON TRENT, ST6 5SS**



Daniel & Hulme for themselves and for the vendors of this property give notice that:

- (1) The particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
- (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and all other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection as to the correctness of each item. Dimensions are to the RICS code of measuring practice.
- (3) No person in the employment of Messrs Daniel & Hulme has any authority to make or give any representation or warranty in relation to this property.

## DESCRIPTION

The site has been laid out as a Golf Course, which is accessed off Mobberley Road. There is a designated car park, golf shop and changing facilities. The golf shop and changing room facilities are of brick construction under a pitched tiled roof. Within the building an entrance hall leads into a lobby area with male and female toilets, disabled toilets and changing rooms. Doors lead into the shop, workshops and store areas. There is also a mezzanine floor, which could be used for further display or storage or office area. From the main lobby a further door leads into the main bar area, with designated bar, kitchen facilities and rear stores.

There is also a large driving range building, which is of portal frame construction and corrugated sheeting walls and roof.

The site has been laid out as a Golf Course with various mounds and ponds.

Separately there are two maintenance units of portal frame and brick and breeze block construction with floor to ceiling height of 7ft 6. There are three access points with roller shutter door access to the front and two sliding door access's to the side and rear. Within the building is an office, changing rooms and rear store.

There is also a further building of breeze block construction under a flat roof with steel sliding door access. This is accessed off Clough Lane with tarmacadam yard area.

## LOCATION

The Golf Course is located on Mobberley Road just off the A50,  $\frac{1}{2}$  mile from the junction with A527, Tunstall Western bypass, which provides direct access to the A500, an urban expressway through the heart of the Stoke on Trent conurbation, linking Junctions 15 and 16 of the M6 Motorway.

There is good transport links to the site, with Kidsgrove Town Centre to the North and Tunstall Town Centre to the South.

Tunstall is one of the six Towns that make up the North Staffs conurbation located to the North of the City.

Close by are large residential areas, including Kidsgrove, Goldenhill, Biddulph, Tunstall and Packmoor.

Stoke on Trent has an estimated population of some 240,000 with neighbouring Newcastle under Lyme having some 120,000.

## ACCOMMODATION

	Sq.Ft.	Sq.M.
<b>Main building entrance leading to:</b>		
Male & female toilets & changing rooms, disabled toilet and restaurant	835	
Bar	151	
Rear Store One	75	
Rear Store Two	74	
Kitchen	159	
Kitchen Store	35	
Toilet		
Shop	739	
First Floor Mezzanine	492	
Office	66	
Store / Workshop	164	
Store	198	

<b>Golf Driving Range</b>	273 ft long
Total Floor Area	5,118

## Workshop One

Store	133
Workshop	3,619
Including office, toilet, changing rooms and store	

<b>Workshop Two</b>	1,421
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**Total Site Area 48.64 Hectares (120.21 Acres)**

## SERVICES

We believe that all mains services are connected but have not been tested.

## ASSESSMENT

An investigation of the VOA webpage revealed that the property has a rateable value of £39,750. The National Business Rate for 2011/12 is 43.3p in the £.

## LOCAL AUTHORITY

Stoke-on-Trent City Council.

## TENURE

The property and site is available by of a new lease on terms to be agreed.

## RENT

£50,000 per annum.

## LEGAL COSTS

Each party is responsible for their own legal costs in the preparation of legal documentation.

## VAT

All prices/rent quoted are exclusive of, but will be subject to, VAT.

## VIEWING AND FURTHER INFORMATION

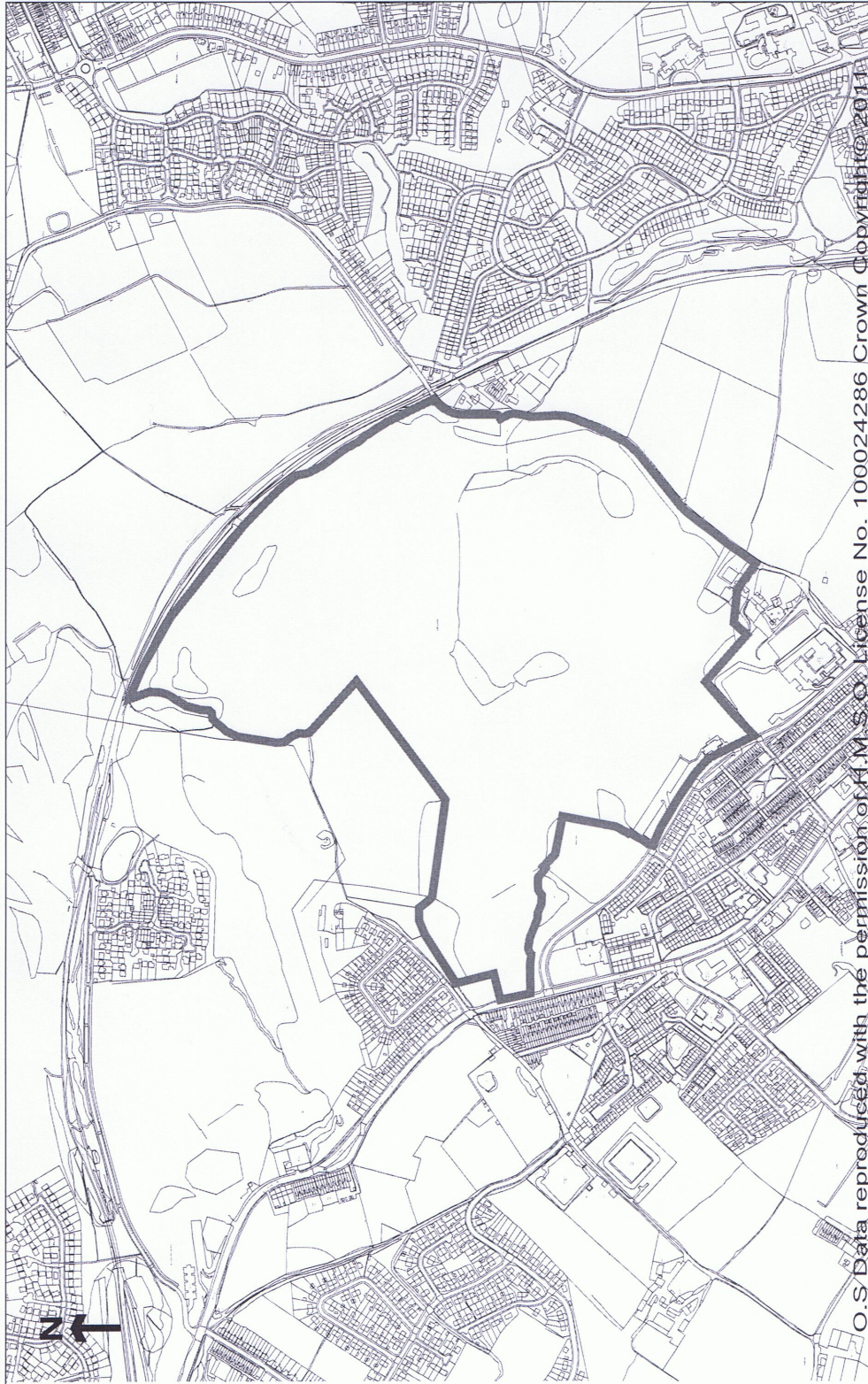
By prior appointment with Daniel and Hulme, 4 Bagnall Street, Hanley, Stoke-on-Trent, ST1 3AD. Contact The Commercial Department, (01782) 213344.

## RICS CODE OF PRACTICE FOR COMMERCIAL LEASES

You should be aware that the Code of Practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitors or licensed conveyancer before entering into a business agreement. The Code is available through professional institutes and trade associations or via the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)







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City Renewal - Estates Services  
15 Trinity Street  
Hanley  
Stoke-on-Trent  
ST1 5PH

### GOLDENHILL GOLF COURSE

NOT TO SCALE  
FOR IDENTIFICATION ONLY



# Energy Performance Certificate

## Non-Domestic Building



Goldenhill Golf Club  
Mobberley Road  
STOKE-ON-TRENT  
ST6 5SS

**Certificate Reference Number:**  
0040-5071-0381-5960-9024

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



.....Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

◀ **88**

This is how energy efficient the building is.

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

### Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	299
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	145.41

### Benchmarks

Buildings similar to this one could have rating as follows:

**34**

If newly built

**91**

If typical of the existing stock

### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.