Woodlands Manor Golf Club, Tinkerpot Lane, West Kingsdown, Sevenoaks, Kent TN15 6AB
Freehold former 18 hole golf course, driving range and clubhouse for sale
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Woodlands Manor was operated as a private golf club until January 2019 when it permanently closed. The property comprises three distinct parcels of land arranged as the front 9 holes, back 9 holes and the driving range, clubhouse and associated buildings. The front 9 holes extend to approx. 62.7 acres and are positioned on the North East side of Tinkerpot Lane. The back 9 holes are separated by Knatts Valley Road and extend to approx. 57.8 acres. The driving range, car park, clubhouse, barn and other associated buildings are set on the Southern side of Tinkerpot Lane, and occupy a site area of approx. 11.8 acres. The course was professionally maintained until January 2019, and the club’s bar and function room have been recently refurbished. The property is offered for sale as three lots, and is likely to prove of interest to agricultural, equestrian and institutional buyers in addition to golf operators and developers.

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- Redundant 18 hole golf course and driving range
- Changing room, offices, pro shop, flat and barn
- Approx. 132 acres and 12,000 sqft buildings in all
- Available freehold, in three lots
- OIEO £2,500,000 for the whole freehold

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LOCATION
The subject property is set either side of Tinkerpot Lane at its junction with Knatts Valley Road. Equidistant to West Kingsdown and Kemsing, the property is approx. 6 miles North of Sevenoaks. Junction 2 of the M20 is within 4 miles, Junction 2a of the M26 approx. 5 miles and Otford Station is approx. 2.5 miles distant.

Woodlands Manor enjoys a fine parkland setting, and offers stunning views across the Sevenoaks weald and North Downs from various points. Brands Hatch motor racing circuit is just 3 miles from the property, and The London Golf Club at Ash is less than 4 miles.

ACCOMMODATION
In addition to the grounds, the property comprises the following buildings:

- Offices/Pro Shop - approx. 101 sqm / 1,089 sqft
- Bar/Function Room – approx. 455 sqm / 4,904 sqft
- Barn Store – approx. 289 sqm / 3,100 sqft (inc lean-to)
- Flat – approx. 69 sqm / 743 sqft
- Locker Rooms - 240 sqm / 2,583 sqft

**Total GIA - 12,419 sqft (1,154 sqm)**

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The course was fully maintained by a professional green keeping team until January 2019. The trees and greens continue to be tended.
POTENTIAL
Given the condition of both the course and buildings, Woodlands Manor is eminently suitable for re-launch as a golf club. Alternatively, the course will suit a camping/glamping site, outdoor pursuits centre, cycle park, or other agricultural or equestrian operation including wind farming, biomass renewable energy station or a vineyard. The buildings could serve as offices, a local restaurant/bar, entertainment venue or educational facility/conference centre. Whilst located in the Metropolitan Green Belt, part or all of the site may prove of interest to developers, speculators or institutional investors; after all – they don’t make land anymore!

TERMS
The property is available as a whole or in three parts. Offers in excess of £2,500,000 are invited for the site as a whole or £600,000 for Lot A (front 9 holes), £600,000 for Lot B (back 9 holes), £1,600,000 (for Lot C (driving range, car park and buildings). A deadline for offers may be set and therefore interested parties are advised to contact our offices for further information in this regard. We understand that VAT is not applicable in this matter.

EPC
The property sits within band A. An EPC is available upon request.

FURTHER INFORMATION
Copies of floor plans and additional internal and external photography are available upon request.

VIEWINGS
Viewings are strictly by appointment only. Please note there is active security on site.