

SURREY(M25) – 43 ACRES

AG&G

NINE HOLE GOLF COURSE FREEHOLD INVESTMENT

GUIDE £1,500,000

ABBAY MOOR GOLF CLUB, ADDLESTONE, SURREY, KT15 2XU



SUMMARY

FREEHOLD INVESTMENT SURREY GOLF COURSE FOR SALE

- Popular 9 Hole Golf Course
- Total site area approx. 43 acres
- Car parking for circa 80 vehicles
- 400m east of Junction 11 of the M25
- Club house with licenced bar & trade kitchen
- Leases expire June 2041, rent passing £93,935 pa
- Development prospects in parts for alternative uses (subject to obtaining vacant possession and necessary consents)

Fly-Over Video

GUIDE PRICE

£1,500,000 (+VAT IF APPLICABLE)

SUBJECT TO CONTRACT

Sole Selling Rights

L O N F 6 9 5

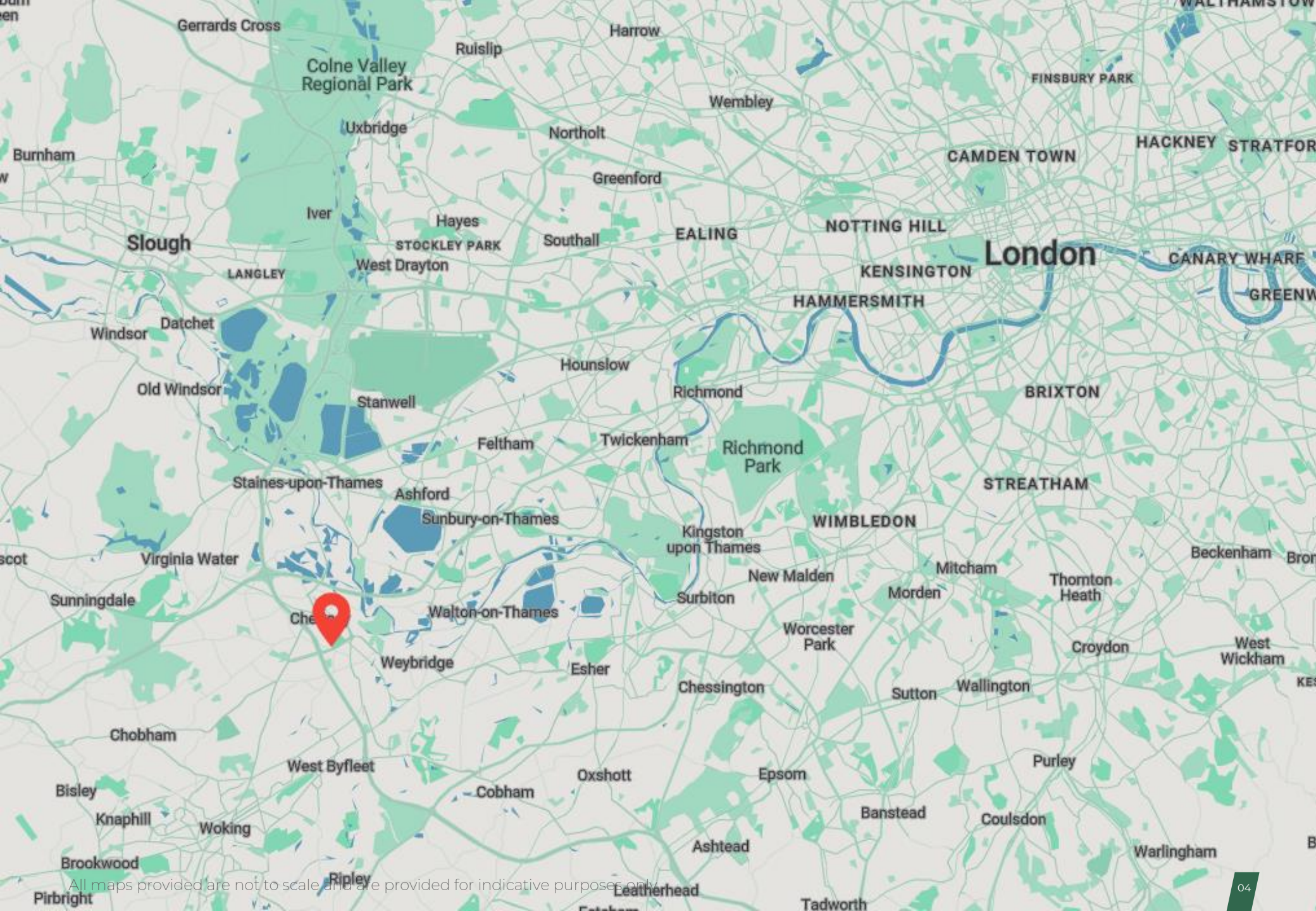


LOCATION

The property lies within an area administered by Runnymede Borough Council approximately 32 kilometres (20 miles) south west of central London (Trafalgar Square). The site fronts the northern side St Peter's Way (A320) at its junction with Green Lane. The residential areas of both Addlestone and Chertsey are within short driving distance. The property lies adjacent to Addlestone Cemetery which is owned by Runnymede Borough Council.

Junction 11 of the M25 lies less than 400 metres to the west. The nearest Railway Station is Chertsey which is approximately 1,250 metres to the north and provides frequent services into London Waterloo (via Weybridge) with the fastest journey time being around 45 minutes.

ABBEY MOOR GOLF CLUB, SURREY, KT15 2XU



All maps provided are not to scale and are provided for indicative purposes only.

DESCRIPTION

A nine-hole golf course in the heart of Surrey with a total site area of circa 43 acres.

**Club House building footprint
Total site area**

**457 sq m (4,917 sq ft) *
43 acres (17,015 sq m) ***

(*Source. Nimbus Maps)

NB: AG&G have not measured the property and the floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

The Golf course boasts:-

- A sizeable part tarmac and gravel car park with space for approximately 80 cars (unmarked spaces).
- A sizable club house with a licenced bar named 'The Tenth Hole'.
- The club house is fitted within a brick built central bar server and timber flooring. A trade kitchen, an office and a set of customer wc's lie to the rear and a separate function room area to the side.
- The first floor of the club house provides dressing rooms (not currently in use) and ancillary storage areas.
- Numerous sand bunkers and ponds.
- A practice putting green to the front of the club house.
- Planning permission recently granted to develop 8 x outdoor padel tennis courts on the form driving range.

ABBAY MOOR GOLF CLUB, SURREY, KT15 2XU

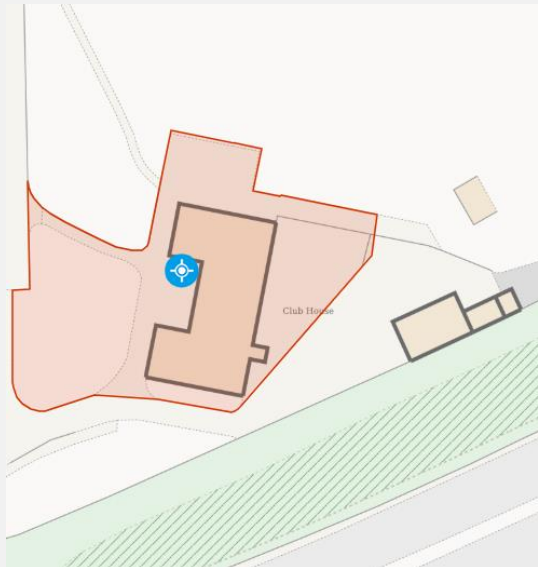
THE LEASES

The golf course is let on two separate leases, to the same tenant, with a combined rent passing of £93,935 per annum.

Lease 1 relates to the Club House with a small portion of land surrounding the building. This lease is for a term of 35 years from 1st December 2005, expiring on the 23rd June 2041. Five yearly rent review pattern, with the next rent review being 25th March 2027.

The leasehold interest is registered with HM Land Registry under Title No. SY45668.

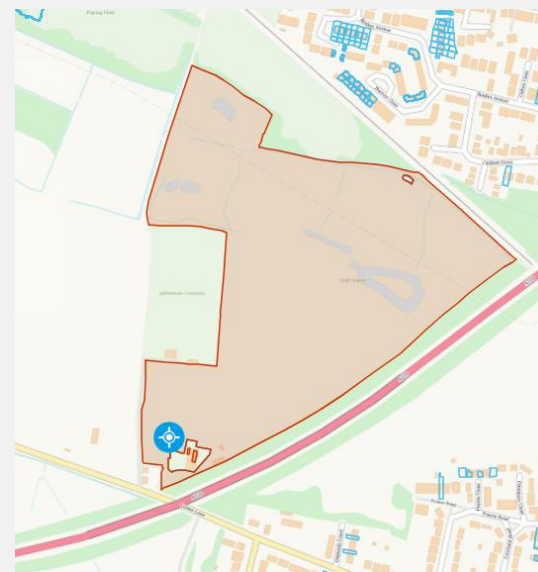
Rent passing: £45,000 per annum



Lease 2 relates to the remainder of the golf course surrounding the club house. This lease is for a term of 50 years from 24th June 1991, expiring 24th June 2041. Four yearly rent review pattern, with the next rent review being 25th March 2027. Contracted outside of the security of tenure provisions of the Landlord Act 1954 Part II (Sections 24 – 28).

The leasehold interest is registered with HM Land Registry under Title No. SY727798.

Rent passing: £48,935 per annum



ABBAY MOOR GOLF CLUB, SURREY, KT15 2XU

THE TENANT

According to publicly accessible records held with Companies House, the tenant company is named '**Wescom Group Limited**' (Company No. 5399724). The Company was incorporated in March 2005. The nature of the business activities is listed as 'Other amusements and recreation activities'.

The registered office address of the business is Unit 2, Leavesden Lodge, 1a Leavesden Road, Prohal, Watford, WD24 5FR.

According to [Companies House](#), lodged abbreviated accounts for Wescom Group Limited for the period ending 31st March 2023 the business had net assets and total equity of £3,302,784, with net liabilities of -£568,722 for the year 2024 and -£578,853 for the year 2025.





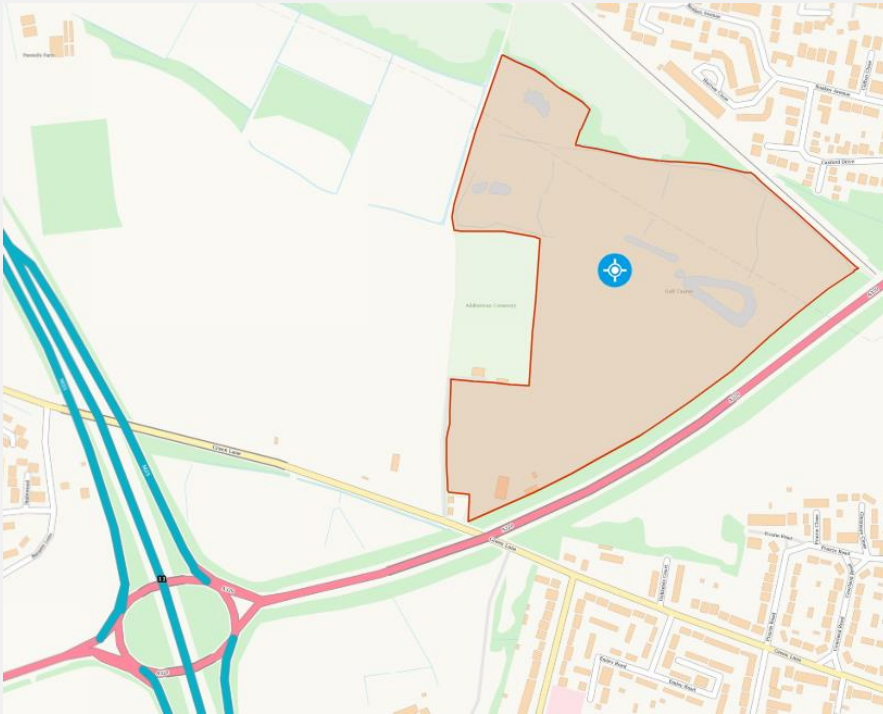
AG&G



ABBEY MOOR GOLF CLUB, SURREY, KT15 2XU

SITE PLAN

The entire freehold interest is held under HM Land Registry Title No. SY809162.

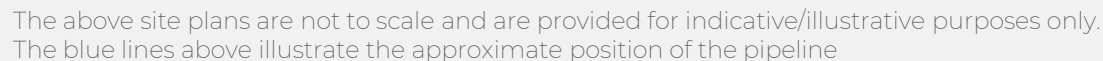


Source: Nimbus Maps

The above site plans are not to scale and all red-lines drawn on this brochure are provided for indicative/illustrative purposes only.



ABBEY MOOR GOLF CLUB, SURREY, KT15 2XU



2

PLANNING

Planning permission was granted by Runnymede Borough Council on 1st August 2025 under planning application reference no. RU.27/0738:- **Replacement of existing driving range with 8 no. Outdoor Padel Tennis Courts**



The above site plans are not to scale and are provided for indicative/illustrative purposes only.

ABBEY MOOR GOLF CLUB, SURREY, KT15 2XU

SERVICES

We are advised that the property is connected to all mains services.

LICENSING

The premises licence permits the sale of alcohol from 7:30am until midnight on Sunday to Thursday and from 7:30am until 2:00am on Friday and Saturday with closing time being one hour thereafter.

All interested parties are to undertake their own due diligence regarding licensing prior to bidding.

PLANNING

The property is situated within Metropolitan Greenbelt Land. None of the buildings onsite are statutory listed as being of special architectural or historical significance and the site does not fall within a flooding zone.

All interested parties are to rely upon their own planning research and due diligence prior to bidding.

BUSINESS RATES

The Golf Course and Premises is entered into the Local 2023 Rating List with a Rateable Value of £33,000. The Club House and Premises is entered into the Local 2023 Rating List with a Rateable Value of £20,000.

EPC

The property has a historic EPC rating of C (58). A new EPC has been requested.
[Download Historic EPC](#)

AG&G

PROPOSED OVERAGE

Trigger event of overage payment becoming due to the vendor if the grant of a planning permission that significantly enhances the value of the land.

Overage payment(s) shall equate to 50% of the of the enhanced value of the land with the benefit of the most recent permission on the assumption the land is vacant possession and not subject to an overage deed.

The overage payment to be made to the vendor to be the earlier of either when the land is sold or when the planning permission implemented. The term of the overage is to be agreed.

BASIS OF SALE

Inviting unconditional offers for the freehold interest, subject to the existing leases.

Guide price £1,500,000 (+VAT if applicable), a sale at this level reflects a net initial yield in the region of 5.9%.

ABBAY MOOR GOLF CLUB, SURREY, KT15 2XU

VIEWINGS & FURTHER INFORMATION

The golf course business is currently open and trading, a customer inspection is encouraged in the first instance.

No trading information shall be supplied or warranted as part of this sale.

Neither staff nor customers are aware of the property being marketed for sale and should not be approached under any circumstances.

PLEASE CONTACT:

Anthony Alder

tel: 020 7836 7826

mob: 07779 788 559

email: anthony.alder@agg.uk.com

Panayiotis Themistocli

tel: 020 7836 7826

mob: 07973 856 232

email: panayiotis.themistocli@agg.uk.com

web: agg.uk.com

Address: 8 Exchange Court
Covent Garden
London
WC2R 0JU

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Directors A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc (Hons) MRICS • D. Gooderham MRICS • R.A. Negus. BSc MRICS • M.L. Penfold BSc (Hons) MRICS • P.A. Themistocli BSc (Hons) MRICS
Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property. but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.