



FOR SALE

STRATHMORE GOLF CENTRE
ALYTH, BLAIRGOWRIE

Offers in excess of £1,400,000
Feuhold

SUMMARY

- Award winning parkland golf club in a highly popular Perthshire setting.
- High quality 18 hole course and 9 hole par 3 course.
- Centrally located clubhouse with recently refurbished facilities.
- Extends over circa 150 acres with practice facilities including driving range.
- Potential for development of further holiday accommodation (STPP).

Offers in excess of £1,400,000 Feehold

INTRODUCTION

An opportunity to acquire an established and highly regarded golf course in a popular golfing location in rural Perthshire. Opened in 1996, the course has gone from strength to strength, and since taking over ownership in 2006, our clients have invested a great deal on the course and facilities and has recently been voted Best Golf Course in Scotland £31-60 Category adding to their 2017 Best Golf Course Award. Strathmore Golf Centre is offered for sale due to the current owner's wish to retire.

LOCATION

The Property benefits from a beautiful rural trading location close to the popular town of Alyth, only 5 miles east of Blairgowrie, in Perthshire, Scotland. The course provides impressive uninterrupted views over the Vale of Strathmore and the local countryside and is in an excellent position to take advantage of the immediate catchment area with Blairgowrie being the largest settlement in the immediate area with a population of around 9,000, with the locals of Perth and Dundee being within only half an hour.



The property lies around 16 miles north west of Dundee, 19 miles north east of Perth, and 67 miles south west of Aberdeen. The course is also around 45 minutes equidistant from the renowned golf courses at Carnoustie, Gleneagles and St Andrews.

Whilst rural, the property is easily accessed from the A925 which passes through the settlement of New Alyth and is a main trunk road which connects



Source - Edozo.

DESCRIPTION

The established course is, in total, presented over approximately 149.8 acres (60.6 ha) of gently undulating ground. Please note the site is split by a single track unadopted public road.

RANALEROCH COURSE

Set out over an undulating and semi-wooded landscape, the parkland course provides a mature and highly attractive setting for golf.

Opened in 1996 and designed by John Salvesson, the course extends to 6,580 yards (Par 72) from the championship tees. Arranged in a "figure of eight" of 9 either side of the access road and clubhouse, the course comprises four par 3s, ten par 4s and four par 5s with a range of hazards including well-appointed bunkers and ponds and streams.

The course enjoys an enviable reputation for drainage and is often the last course in the area to close in bad weather. We are advised that greens are constructed of a sand/soil rootzone and are well maintained with adequate drainage. Automatic irrigation is laid to greens and tees.

The golf course has benefited from significant investment during our client's ownership including improved drainage throughout the course, new pathways, bunker reconstruction, and amenity planting.

The course has a reputation as a facility that challenges the experienced golfer but enables the casual golfer to enjoy a round on a well maintained course with its open fairways.



Leitfie Course

The 9-hole Leitfie course is situated to the south west of the site and extending to 1,130 yards (Par 27) is ideal for juniors, beginners, warm up or a quick round.

The Clubhouse

The Clubhouse is located centrally to the property and comprises a single storey structure, with exposed brick elevations underneath a tile covered pitched roof.

The interior of the clubhouse provides welcoming accommodation for members, visiting golfers, and restaurant/function clientele alike and comprises a recently renovated bar and restaurant with covers for around 120 with conservatory with views out over the 18th Green and across the valley below. The male and female changing facilities, a pro shop and a small office and also contained within the clubhouse.

A substantial tarmac surfaced car park adjoins the clubhouse and provides spacious parking for c. 60 cars. Overflow car parking (c. 60 cars) is adjacent.

Greenkeeper's Shed

The greenkeepers' facilities are located in a screened position to the north of the property.

It comprises a purpose built agricultural shed with large external yard area.



Practice Areas:

The property benefits from a large putting green situated behind the first Tee which has been specially prepared to compliment the subtle borrows of the greens on the course.

In addition, adjacent to the 12th Green is a practice bunker and chipping area.

The 10 bay covered and flood-lit practice range is situated opposite the bunker and chipping area with designated areas for long hitting and approach shots. It benefits from its own small car park and ball dispenser.

TENURE

The property is held feuhold heritable (freehold equivalent).

We are informed that all aspects of the business are operated in house with the exception of golf lessons which are operated by a third party.

We are instructed that vacant possession of Strathmore Golf Centre will be available on completion of the sale, subject to the members' annual golfing rights.

PLANNING & LICENCES

Although now lapsed, outline planning permission was granted in 2008 for the construction of new leisure facilities which included a gym, new clubhouse, and chalet/lodge accommodation together with a new manager's house. Please note that a small amount of land which this outline consent covered has subsequently been sold. It is considered that there remains plenty of space to undertake this development subject to planning.

The property has a premises licence.



THE BUSINESS

The current management has progressively improved and developed the business during their ownership; however the property is now ready to be taken to the next level and is considered to offer considerable inherent potential for commercialisation.

Income generated from membership and green fees has remained consistent in recent years. Strathmore has also enjoyed strong bar and catering sales from the clubhouse which is open to the public.

The course remains popular with a strong membership and is well balanced with impressive visiting player income. It remains popular with competitions and medals with multiple national and international competitions, golf weeks, county and intercounty championships as well as the courses' own competitions which are always fully subscribed. In addition, for 2021 the course is home to a PGA Pro event.

Turnover (net) for the last 3 usual years (excluding the period of trading covering the enforced COOVID closure) has remained between £825,000 and £870,000.

In addition to its core income, the business will continue to benefit from a *minimum* guaranteed income totalling well in excess of £85,000 net over a period to 2034.

This income is for the governmental Renewable Heating Incentive (RHI) payments for fuel used in the Biomass Boiler. The annual income (currently around £6,500 net) is index linked

Further financial information can be provided upon request.

Members

We are advised that the club had a total membership of circa 540 as at the end of April 2021.

Members fees are as follows:

Category	2021
Full Age 30+	£580
Full Age 26-29	£390
Full Age 22-25	£320
Full Age 18-21	£250
Off Peak	£450
Country	£390
Junior Full	£130
Flexible*	£280
Leitfie Adult	£200
Leitfie Junior	£75

*Flexible is a new system which use "points"; used up when a member plays or for their guests, on either course. Points used depend on the course, day, and time of play.

Other Income

Visitors are welcomed throughout the year.

Green fees range between £49.00 and £20.00 per round depending on the time of year. (Rannaleroch Course). The majority of green fee income is at the higher level during the summer.

In addition, income is derived from the hire of a fleet of 14 electric buggies and 30 trolleys, and the use of the driving range.

SERVICES

We are informed that the property is provided with mains water and electricity, LPG bulk gas, and drainage to a septic tank.

There is a biomass boiler which provides heating and hot water to the club house.

CCTV is provided in the clubhouse.

Water for the golf course irrigation system is supplied from a burn/spring fed large pond.



STRATHMORE



SITE PLAN



Source – Edozo. For Illustration Purposes Only – Subject to Confirmation of Title Deed

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ASKING PRICE

Offers Over £1.4m are invited for the feuhold/heritable (freehold) property and business as a going concern complete with goodwill and trade contents (according to inventory). Stock at Valuation.

FINANCE/BUSINESS MORTGAGES

Colliers are in regular contact with specialists involved in the financing of business and property purchases in Scotland we would be happy to assist with introductions, if required.

IDENTITY CHECKS

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

TO VIEW

All appointments to view MUST be made through the vendors' sole selling agents who are acting with sole selling rights.

Please see a link to a flyover video of the Rannaleroch course:
<https://www.strathmoregolf.com/course/rannaleroch>



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