

FOR SALE

Hotel, Function Venue, Golf Driving Range & Country Club

SW
Sanderson
Weatherall

**GRAHAM
SIBBALD**



KINGFISHER HOTEL, GOLF & COUNTRY CLUB
Buckingham Road, Deanshanger, Buckinghamshire, MK19 6JY

Find out more at www.g-s.co.uk

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- ✚ Purpose-built Hotel & Country Club
- ✚ 29 En Suite Letting Bedrooms
- ✚ Spectrum Lounge Bar
- ✚ Restaurant with 80 Covers
- ✚ Extensive Conference & Banqueting Facilities
- ✚ Lakeside Ballroom – 150 Covers
- ✚ Heron Suite - Private Dining Room / Board Room – 12 Covers
- ✚ 10 Bay Covered Golf Driving Range
- ✚ Former 9 Hole Golf Course Currently Unused
- ✚ Spa Reception & 2 Spa Treatment Rooms
- ✚ Gymnasium

THE FREEHOLD INTEREST IN THE PROPERTY KNOWN AS THE KINGFISHER HOTEL, GOLF & COUNTRY CLUB IS FOR SALE ON THE INSTRUCTIONS OF THE JOINT FIXED CHARGE RECEIVERS. A THIRD PARTY CONTINUES TO TRADE THE BUSINESS UNDER THE TERMS OF A TENANCY AT WILL AND WE UNDERSTAND THAT VACANT POSSESSION CAN BE OBTAINED UPON COMPLETION.

INTRODUCTION

Graham + Sibbald & Sanderson Weatherall, are delighted to offer for sale, on an exclusive basis, the freehold interest in the property known as the Kingfisher Hotel, Golf & Country Club, on behalf of the Joint Fixed Charge Receivers of Belgravia Investments International Limited. A third party continues to trade the business under the terms of a tenancy at will.

The property, which was originally built in 1985, is situated in a semi-rural location, being set within 84 acres (34 hectares) of its own landscaped gardens and grounds. Following recent refurbishment and re-configuration, the property has been operating as a 29-bedroom hotel, conference & banqueting (wedding) venue, bar, restaurant, golf and country club. Facilities also include a 10-bay covered driving range, gymnasium and a spa facility. We understand that there was previously a nine-hole golf course, which is no longer operational.





LOCATION

The property is situated adjacent to the A422, South of Passenham Quarry, on the outskirts of the village of Deanshanger, which is to the West, whilst Stony Stratford is some 1.2 miles to the North East. The city of Milton Keynes, with its mainline railway station, is approximately 8 miles away, the Silverstone motor racing circuit (which hosts the Formula 1 British Grand Prix and the UK Porsche Experience Centre) is just 12.5 miles distant.

Deanshanger is approximately 50 miles North West of London and 52 miles South East of Birmingham. The property benefits from good communication links, being accessed from the A422, which connects with the A5 and A508 (and M1 at junction 15) to the North East and A421 to the South (linking with the A43 and the M40 motorway). The nearest railway station is Wolverton, which provides services to and from London and is located just 5.25 miles away.



THE PROPERTY

The Kingfisher Hotel, Golf & Country Club is accessed from the A422 via a private road, which leads to a large tarmac car park with lined bays and space for approximately 150 cars. The car park extends to the front of the clubhouse / function venue and the hotel block. There is a further gravel driveway leading to the parking area for the driving range facility with space for approximately 15 vehicles.

We understand that the clubhouse building was built in 1985 and refurbished by the previous owners in 2018. The property comprises a two-storey detached building with brick elevations beneath a pitched tiled roof and UPVC windows. The building is separated into two sections to provide the main Club House, bar / restaurant, conference and banqueting facilities on one side and the Leisure / Spa and gymnasium facilities located on the other side of the building.

The hotel letting bedrooms are located in a separate purpose-built two-storey “motel style” block to the rear of the main building and overlooking an attractive lake to the rear. The bedrooms were refurbished at the same time as the main building.

There are landscaped gardens surrounding the car park areas and main buildings, most of which look out over an attractive feature lake. We understand that the remaining land was previously used as a nine-hole golf course, providing an opportunity for further development of the site for other uses such as holiday lodges, subject to obtaining planning permission and any other necessary consents.

PUBLIC AREAS

Ground Floor

The main clubhouse building is approached via an entrance lobby, which leads to the bar and restaurant and, in turn, other public areas.

Lounge Bar

The lounge bar is currently known as the Spectrum Lounge.

Restaurant

The restaurant is currently known as the Five Restaurant and has views over the lake to the rear of the property. This trading area has the capacity for approximately 80 covers and benefits from bi-fold glazed doors which lead out to a large lakeside terrace, providing extensive outdoor dining and drinking space.

Conference & Banqueting Facilities

The property boasts three separate conference and banqueting facilities, which can cater for weddings, meetings, events, parties and functions from 12 to 150 guests comprising:

Lakeside Ballroom

Comprising a ground-floor suite with views over the lake to the rear of the property and a capacity for approximately 150 guests. The ballroom boasts its own independent entrance and separate Male and Female WCs.

Heron Suite

A ground-floor suite ideal for providing private dining or use as a board room for up to 12 guests.

Five (Restaurant)

The bar / restaurant known as the Spectrum Lounge and Five Restaurant can also be utilised for smaller weddings and events catering for up to 80 guests.

Leisure Facilities

The leisure facilities are arranged over the ground and first-floor areas comprising:

Ground floor

Spa / leisure reception area leading to male and female changing facilities which include showers and WCs.

Gymnasium with space for aerobic equipment, free weight area and fitness studio.

Access to an outside gymnasium area.

First floor

There are two spa treatment rooms, a salon, customer WCs an ancillary store and kitchen.

Golf Driving Range

A recently constructed 10 bay covered golf driving range which we understand has a range of 350 metres. The facility benefits from a pro shop and bar with ancillary areas, including male and female WC's.

Former Golf Course

We understand that the property previously had a nine hole, 18 tee, par 70 (5,552 yard) parkland golf course, which included a number of water features and sand bunkers. The golf course is no longer in use. This provides an opportunity for further development for other associated uses, including the potential siting of holiday lodges, subject to obtaining planning permission and any other necessary consents.



Hotel Accommodation

The hotel comprises a detached two-storey “motel style” building, which is located behind the main clubhouse building. There is a small reception area, staff WC, laundry and housekeeping store provided on the ground floor. The letting bedrooms are located on both floors, with each room having external access via a covered balcony/corridor, with open stairs providing access to the first floor bedrooms.

The hotel provides a total of 29 bedrooms, 14 of which are located on the ground floor and 15 on the first floor. There is a larger feature bridal suite on the first floor, which is known as the Hummingbird Suite. We understand that there is an accessible bedroom located on the ground floor of the building. All of the bedrooms benefit from views over the lake and countryside beyond.

The bedrooms are currently offered with a choice of super king or twin bed options available for guests. All bedrooms have a private ensuite bath / shower room.



Ancillary Areas

The property has a wide range of back-of-house facilities and amenities to support the day-to-day running of the business, including:

- Male and female WCs
- Kitchen with preparation, still and wash up areas
- Facilities for dry storage and cold store equipment
- Beer cellar with wine and spirits store
- Administration and management offices
- Housekeeping and cleaning stores
- Laundry and linen stores
- Boiler and plant room





EXTERNAL AREAS

The property is accessed via a private road, which leads to a large tarmacadam car park with lined bays and space for approximately 150 cars. The car park extends to the front of the club house / function venue and the hotel block. There is a further gravel driveway leading to the parking area for the driving range facility, with space for approximately 15 vehicles.

The Property is situated in a semi-rural location, the site extending to 84 acres (34 hectares) with landscaped gardens and grounds surrounding the main buildings. There are areas of formal landscaped gardens and a feature lake in front of the clubhouse and hotel block. In addition, there is the 10-bay covered driving range.

The former nine-hole parkland golf course comprised 8 tees, being a par 70 (5,552 yard) course, which included a number of water features and sand bunkers. The golf course is no longer in use.

This land could be utilised for numerous alternative uses, subject to obtaining planning permission and any other necessary consents.

SERVICES

At the time of our inspection, the property was connected to mains water and electricity. The property has a private Klargestor BioDisc Sewage Plant. We understand that the previous operators used electricity for cooking and heating. We have been advised that the property has underfloor heating provided in the bar and restaurant with wall mounted electric heaters in the hotel letting bedrooms.

FIXTURES, FITTINGS + EQUIPMENT

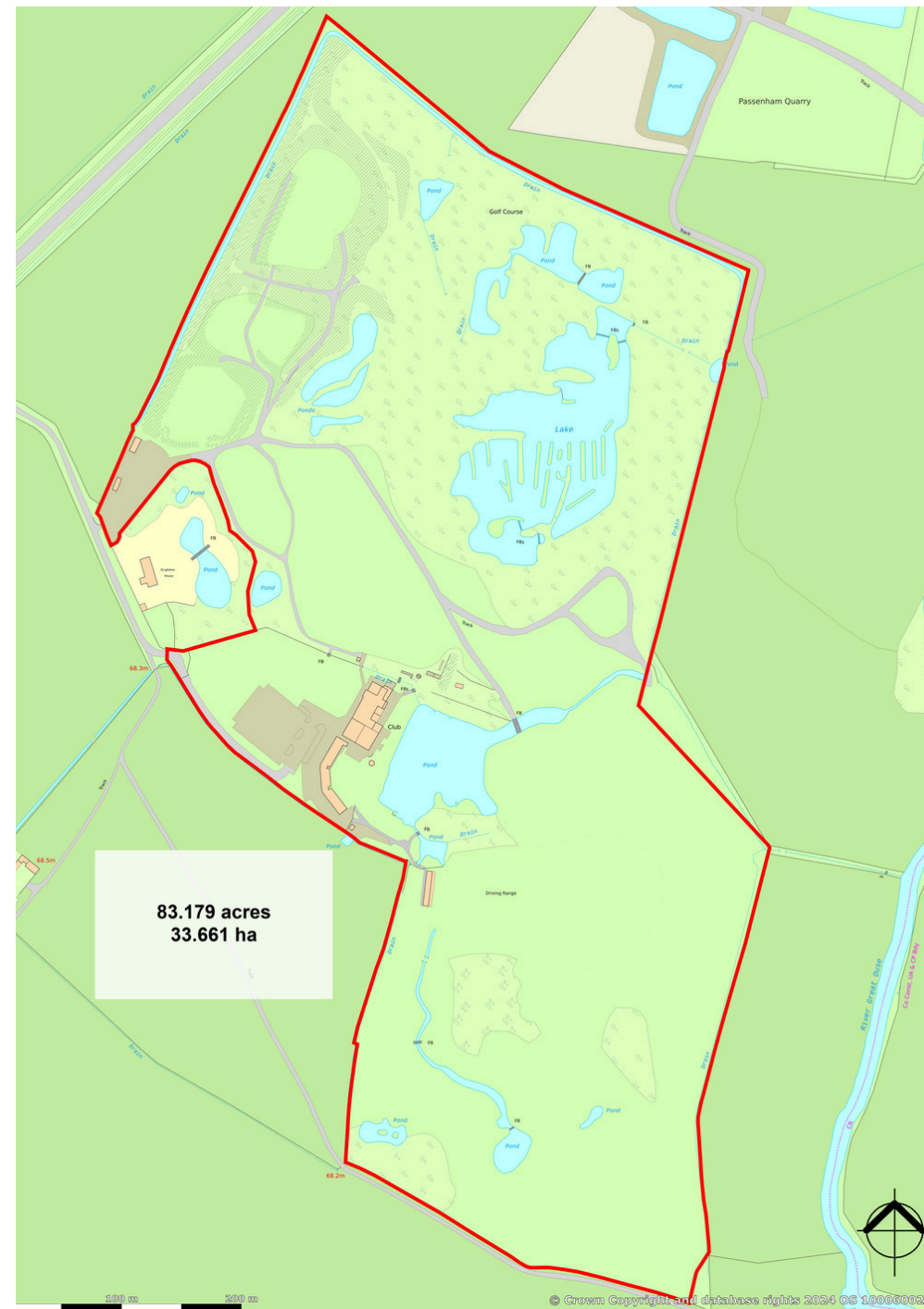
We understand that the fixtures, fittings and equipment at the property are not included in the sale.

TENURE

Freehold

PREVIOUS TRADING INFORMATION

Historic trading information can be made available to seriously interested parties upon request.



ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Certificate (EPC) is available upon request.

FIRE RISK ASSESSMENT

We have not been provided with an up-to-date fire risk assessment.

BUSINESS RATES

The business rates are payable to South Northamptonshire Council. We understand that the rateable value for the year commencing 1st April 2023 is £29,000. For the years 2017 to 2023 we understand that the rateable value was £40,500.

PLANNING

We understand that the property has valid consent for its current use.

There is a pending outline planning application “for the erection of up to 50 no. lodges (Use Class C3 with restricted occupancy) (access to be considered and all other matters reserved)” – reference 2023/5194/MAO

LICENCES

We understand that the current operator trades with the benefit of a premises licence and a wedding licence.







FURTHER INFORMATION

Further information about the property, business and location can be found on the hotel website at: <https://kgcc.ltd/>

ASKING PRICE/SALE STRUCTURE

Offers are invited in excess of £5,000,000 for the properties freehold interest which is being sold by the Joint Fixed Charge Receivers of Belgravia Investments International Limited.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be payable at the prevailing rate where applicable. Prospective purchasers should consult their accountant/ solicitor for professional advice in this respect.

DATA ROOM

Further information including limited historical trading data and property information, is held within a dedicated online data room. Access will be provided to seriously interested parties following receipt of a signed Non-Disclosure Agreement (NDA), which is available from the Joint Agents.

ANTI-MONEY LAUNDERING (AML)

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

VIEWING ARRANGEMENTS

Viewing arrangements are strictly via a prior appointment through the vendor's joint sole agents, Graham + Sibbald or Sanderson Weatherall. Under no circumstances should any party make a direct approach to the business, staff or management of the hotel.

To arrange a viewing please contact:



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Date published: June 2024

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