



# WELBECK MANOR & SPARKWELL GOLF COURSE

SPARKWELL, NR. PLYMOUTH, DEVON PL7 5DF

**ATWELL  
MARTIN**  
ESTATE AGENTS

*“Welbeck Manor was built by Isambard Kingdom Brunel, the Golf Course created by the current owners in 1992 - this is a wonderful opportunity in a beautiful setting to build on a remarkable legacy and create something very special indeed”*

Andrew Bullivant - Partner







# Welbeck Manor Hotel and Sparkwell Golf Course

Sparkwell, Nr. Plymouth,  
Devon - PL7 5DF

Welbeck Manor was built by Isambard Kingdom Brunel in 1847 and sits within the (Circa) 55 acre mature parkland grounds of Sparkwell Golf Club with all principle rooms enjoying views out across the Golf Course to Dartmoor beyond. The property now provides a 14 bedroom Hotel with a Lounge, Bar and Restaurant. A Catering kitchen services both the Golf Club and the Hotel alike. The Bedrooms comprise of 6 Double Bedrooms, 6 Twin Bedrooms, Family Room and a Bridal Suite.

The business currently provides for Wedding receptions and the current owners feel that there is a great deal of scope to grow this element of the business.





Sparkwell Golf Course is a testing 9 hole golf course covering some 55 acres of parkland that was designed and built in the grounds of a Welbeck Manor in 1993 and offers spectacular views over the surrounding countryside and moors.

During the years since its construction it has become well known for its year round playability and permanent fantastic condition.

The Golf Club has a membership of some 80 members whilst operating a competitive pay and play scheme with weekday 9 hole Green Fees of £9.00 and 18 hole Green Fees of £14.00 – weekends and bank holidays 9 hole Green Fees of £10.00 and 18 hole Green Fees of £15.00.

There is scope to expand the membership with the club offering Corporate Membership options as well as offering advertising opportunities across the course to members and non-members alike.

#### Golf Course Machinery Inventory:

John Deere 2500B Greens Mower  
John Deere 8700 Fairway Mower  
John Deere 8800 Rough Mower  
Jacobsen Tri king Surrounds Mower  
John Deere Compact Tractor  
John Deere Gator  
Club Car Golf Buggies \* 4  
Stihl Blower, Stihl strimmers & Powered Hand Tools





## Trading Accounts

Trading Accounts are available for inspection upon request

## Planning

The current owners received a Conditional Approval to their planning application Ref:4400/17/FUL on 19th September 2018 – Extensions and alterations to existing hotel, including conversion of the former coach house to use as ancillary guest/golf accommodation.

The other land referred to within the planning application has been sold prior to the marketing of Welbeck manor and Sparkwell Golf Course.

The additional bedrooms pertained to with the planning permission have been added to the hotel. The Coach House has not been updated.

## Going Concern

The Hotel and Golf Course are being sold as a going concern and an Unconditional Purchase is the preference of the seller.

The site may lend itself to other uses subject to the granting of the necessary consents.

## Local Authority

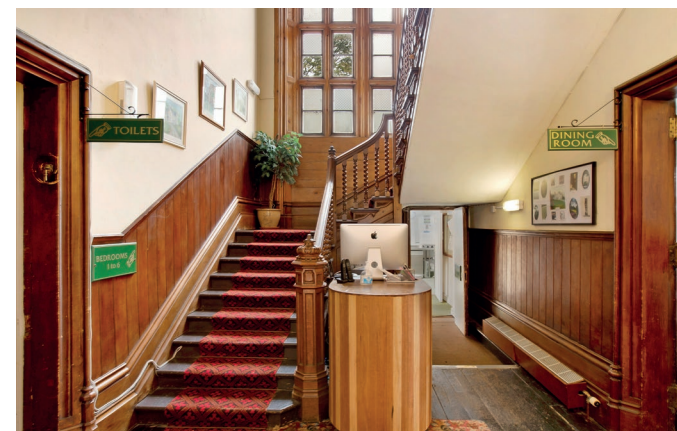
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE

## Method of sale

Atwell Martin are instructed to sell Welbeck Manor and Sparkwell Golf course by way of informal tender with offers to purchase being submitted in writing by 12 pm Friday October 30th 2020 and addressed to Welbeck Manor Offer, C/O Atwell Martin, 65 Southside Street, The Barbican, Plymouth, Devon PL1 2LA.

## Viewings

Viewings are strictly by appointment and can be organised through the Sole Agent Atwell Martin 01752 202121















## Meet the Sales Team



Luke Boon



Mark Copleston



Kieran Dyer



Andrew Bullivant



65 Southside Street  
The Barbican  
Plymouth PL1 2LA  
01752 202121  
[plymouthsales@atwellmartin.co.uk](mailto:plymouthsales@atwellmartin.co.uk)  
[www.atwellmartin.co.uk](http://www.atwellmartin.co.uk)

## Associated London office in Park Lane W1

These particulars whilst believed to be accurate are to be set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Atwell Martin has the authority to make or give any representation or warranty in respect of the property.