

Investment Property

Wrangaton
South Brent
Devon
TQ10 9HJ

RENDELLS



Offers in the Region of £400,000

Former golf Club House, Training Barn, Shop, part of Ugborough Common including 129.28 acres (52.32ha) and a Car Park with Management Agreement.

Rendells, Newton Abbot 01626 353881

LOCATION:

The property a former 9-hole golf club is situate on the southern slopes of Dartmoor 4 miles from Ivybridge, 19 miles from Plymouth, 2 miles from South Brent and only 1 mile from the interchange on the A38. The golf club was founded in 1895 expanding from a 9-hole course to an 18-hole course all within the parish of Ugborough. The property lends itself to a number of uses particularly the single storey clubhouse, especially because of its fine location enjoying good views and its location at the end of a no through road leading to the open space of a Dartmoor Common, with its own carpark the building is suitable for a café, clubhouse , training Centre, office and other uses - possibly a private residence if planning consent could be obtained. The lease of the carpark is available for inspection.

TENURE:

The property is freehold and is offered for sale with vacant possession on completion of purchase. Note: The property is subject to grazing rights of local farmers and landowners.

MINERAL RIGHTS:

The mineral rights under the property have been reserved.

WAYLEAVES, RIGHTS & EASEMENTS:

There are public foot paths or rights of way over the property.

LOCAL AUTHORITIES:

South Hams District Council, Follaton House, Plymouth Road, Totnes, TQ9 5NE.
Dartmoor National Park, Parke, House, Bovey Tracey, Newton Abbot, TQ13 9JQ





GRAZING RIGHTS:

The majority of the property is common land being part of Ugborough moor (common land unit number CL156). There are many people who hold rights of common over Ugborough moor a copy of the council’s register of common land for Ugborough moor CL156 may be seen at Rendells Office Newton Abbot but it is very likely that this might not be up to date.

BOUNDARY OWNERSHIP:

Ownership where known is marked by a 'T'.

FENCING:

The vendor will be responsible for erecting a stock proof fence between the points marked between D & E to be constructed of creosote pressure treated post and galvanised iron stock netting with two strands of barbed wire . To be erected within 6 months of purchase.

WATER:

Currently there is a mains water connection. Which the purchaser will be entitled to use in 3 years The property was previously spring fed and this connection will need to be reinstated within 6 months of purchase.

ELECTRICITY:

3 phase mains connection.

DRAINAGE:

Septic tank system.

UTILITY PROVIDERS:

Electricity - Eon Energy
Water - South West Water

**ENERGY PERFORMANCE CERTIFICATE:
VALID UNTIL**

CATE:

Former golf CLUBHOUSE	Band D	12.02.2025
TRAINING BUILDING	Band D	15.02.2025
SHOP	Band F	15.02.2025

FIXTURES AND FITTINGS:

Can be purchased by separate negotiation.

FOOTPATHS/BRIDLEWAYS:

There are 2 permissive bridleways and 2 public footpaths that run across the property.

Carpark:

Occupied by Horizon Parking Ltd under an agreement which commenced on the 20th December 2023 for a period of 5 years. A copy of the agreement is available on request. The owners of the property receive part of income produced by Parking Fees.

The agreement from Mid February 2024 up until the end of September has produced an income of approximately £3,000.



The Club House

129.28 acres

THE FOMER CLUBHOUSE:

The clubhouse has been developed in recent years providing plenty of seating space and good facilities . The building is single storey, block built with rendered external walls under a flat roof.

Accommodation :

Front entrance hallway:

Carpet floor, power points, storage cupboard and uPVC double doors.

Ladies' Cloakroom:

Changing Room: 20' 8" x 14' 10" (6.30m x 4.52m)

Carpet floor, wall mounted units, lockers, seating, power points, changing and office area.

Bathroom: 8' 11" x 19' 8" (2.71m x 6.00m)

Tile floor, three wc cubicles, windows, hand dryer, two handwash basins and two shower units with tiled walls.

Mens' Cloakroom;

Changing Room: 16' 6" x 11' 9" (5.02m x 3.58m)

Carpet floor, lockers, seating and power points.

Shower Room: 9' 2" x 10' 10" (2.80m x 3.31m)

Tiled floor, seating area, window, two electric shower unit and splash wall shower panels.

Second Changing Room: 16' 4" x 13' 6" (4.98m x 4.12m)

Carpet and part tiled floor, seating area, two hand wash basins, hand dryer, splash wall shower panels and window.

Toilets: 9' 10" x 6' 11" (3.00m x 2.10m)

Tiled floor, tiled walls, three urinals and two wc cubicles.

Kitchen: 14' 12" x 25' 6" MAX (4.56m x 7.78m)

Vinyl floor, stainless steel units, two stainless steel sinks, storage units, power points, stainless steel worktops, extractor fan, deep fat fryers and industrial hob and oven.

Seating area: 32' 9" MAX x 44' 3" (9.99m x 13.48m)

Carpet floor, power points, fully equipped bar with laminate work tops and under mounted units and built in fridge, air conditioning and heating unit and double doors into the conservatory.

Conservatory: 33' 3" x 26' 3" (10.14m x 8.01m)

Carpet floor, uPVC double glazed windows, two fire exits, air conditioning and heating unit, polycarbonate roof and pull-down blind units on the roof.

Office: 9' 2" x 15' 5" (2.79m x 4.71m) Carpet floor, shelving units, power points and window.

Back Store: 8' 7" x 27' (2.62m x 8.23m) Concrete floor and shelving.

TEACHING ROOM: 32' 4" x 18' 3" (9.85m X 5.56m)

Steel framed building currently used as a practice area for golfers.

SHOP: 12' 8" x 26' 7" (3.85m x 8.10m)

Carpet floor, window, door, desk, power points and fuse box.

Lease the car park is leased until and provided a good income in the first months .



PLANS:

These have been produced from Promap and the areas have been measured through Promap but these must be used purely as a guide. Larger plans can be supplied on request.

PLANNING PERMISSIONS:

Planning granted for the teaching barn in 2006 .This can be looked up using reference 0168/06 on the South Hams and West Devon planning search.

INSPECTION:

Anyone walking and viewing the property is advised to make a thorough inspection in order to be aware of the condition and extent of the property.

DIRECTIONS:

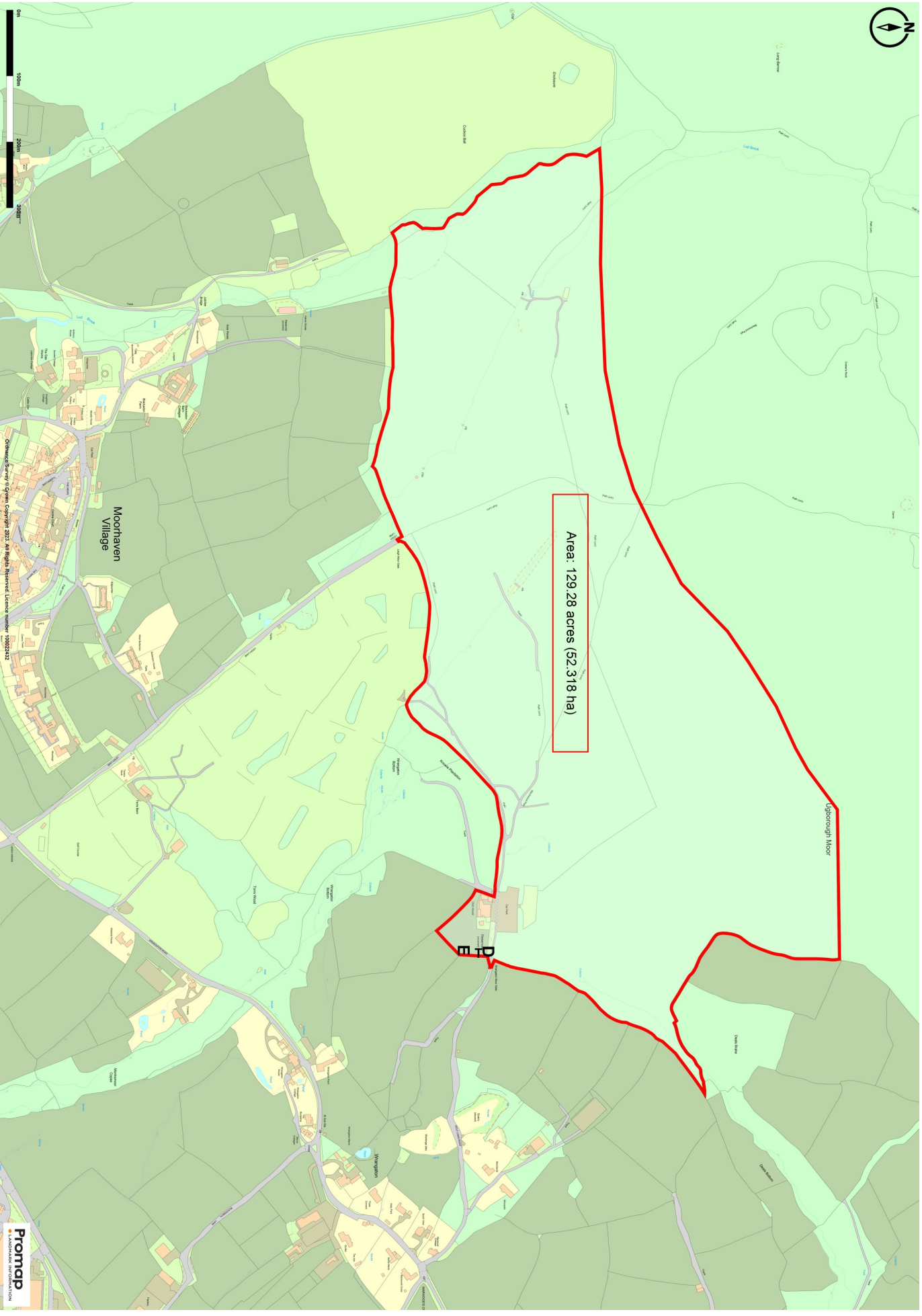
From the A38 heading towards Plymouth, take the exit for Wrangaton at the end of the slip road turn right. Once over the flyover turn left onto the B3213 then take the second right onto Green lane after 0.3 miles turn left then immediately right onto Golf Links Road. After 1/2 a mile you will be at the golf club.

VIEWINGS:

All viewings are strictly by prior appointment only.

Please contact Rendells Newton Abbot on 01626 353881 or email cc.morgan@rendells.co.uk





Area: 129.28 acres (52.318 ha)

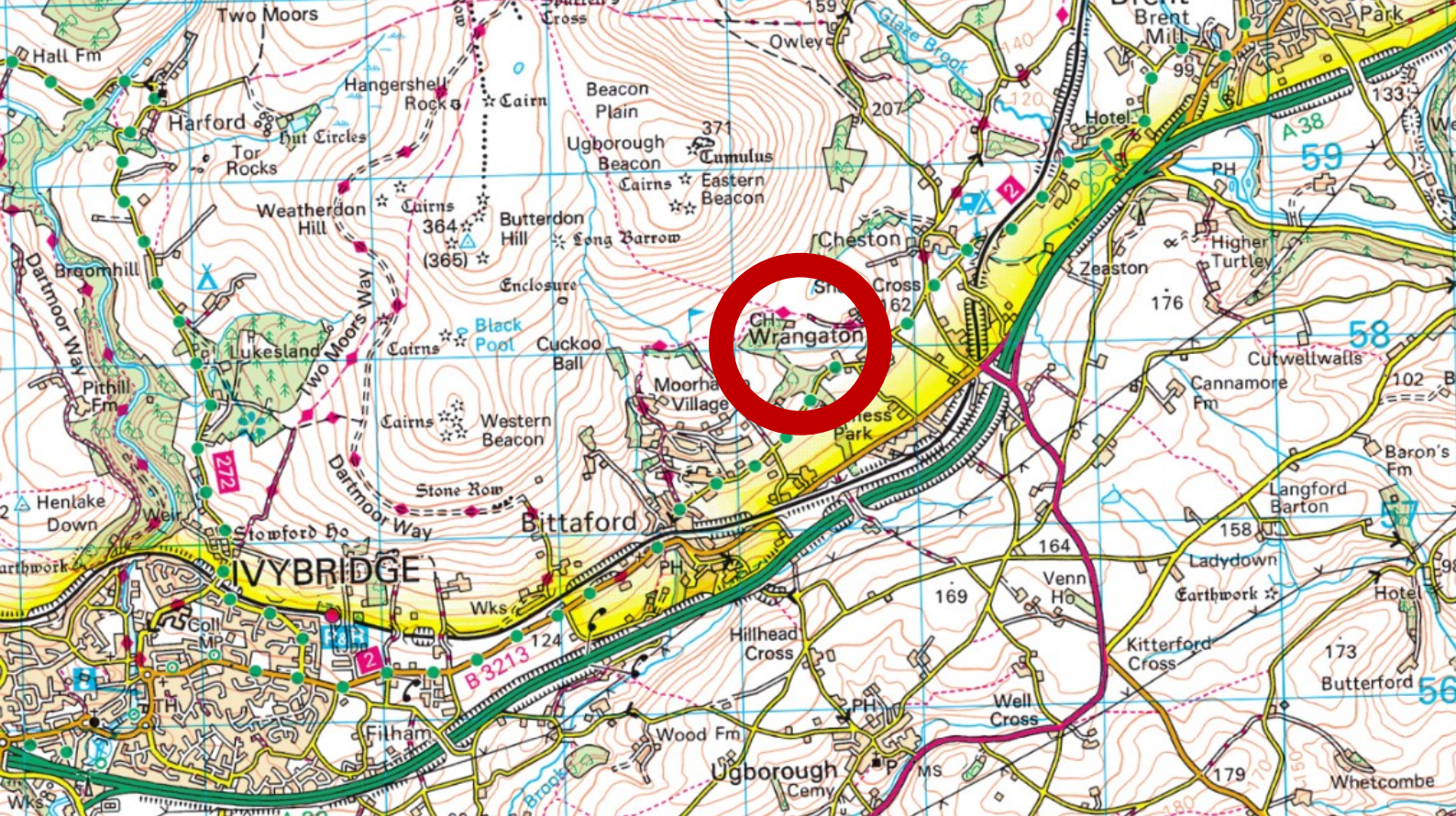
Moorhaven Village

Uptonough Moor

Promap
Aerial photography © 2012

For illustrative purposes only
(not to scale)

Note an A3 plan can be supplied.



Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
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- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.