

COMMERCIAL LETTING

Waterhall Clubhouse

A rare chance to occupy a landmark building in a breathtaking setting. Surrounded by 200 acres of open downland, one exceptional building, and an opportunity for something truly special.

Waterhall Clubhouse

Saddlescombe Road
Brighton and Hove
BN45 7DB





| THE SETTING

A rare commercial opportunity in the South Downs National Park

Waterhall Clubhouse sits within on the former Waterhall Golf Course, enclosed by around 200 acres of open access land, just on the edge of Brighton & Hove.

The Clubhouse sits inside the South Downs National Park, south of Devil's Dyke, surrounded by rolling hills on either side. The Clubhouse sits on elevated ground, with views run across chalk grassland, down towards Brighton and beyond.

Waterhall Clubhouse offers the potential for prospective occupiers to establish a vibrant hub that celebrates its landscape setting and connects people with the natural environment.

WATERHALL CLUBHOUSE

THE BUILDING

Brighton and Hove City Council is offering the full letting of Waterhall Clubhouse. The Council are looking for experienced occupiers to shape the future of a landmark building in an extraordinary setting.

The split-level building extends approximately 5,005 sq ft GIA and offers flexible accommodation, including a large hospitality room, kitchen and bar facilities, changing rooms, toilets, provision for showers, accessible facilities and ancillary space. The Clubhouse has an EPC rating of C.

The Council is seeking imaginative proposals that bring fresh purpose to the Clubhouse while responding sensitively to its landscape and nature recovery setting, with commercial viability and alignment with the Wilding Waterhall project.



POTENTIAL USES

The building has been identified for a variety of potential uses, including meetings and events to outdoor education, wellbeing, workspace, food and culture. A blended model, under one clear operating structure, is the most promising route. The clubhouse is currently rated as Class E, however, offers potential for alternative uses subject to planning approval from the South Downs National Park Authority.



Corporate meetings, conferences and away-days

The main hospitality room along with the bar and kitchen are perfect for meetings and events of up to 75 people, with parking on site, providing a scenic alternative to city-centre venues.

Wellbeing, retreat and nature-based activity

Quiet surroundings, good natural light and open downland on the doorstep. The Clubhouse could provide space for yoga, mindfulness, corporate wellness days and residential-style retreats.

Education, environmental learning and training

Chalk grassland, wildlife habitats and walking routes make an outstanding outdoor classroom making the site attractive for schools, nurseries or training providers.

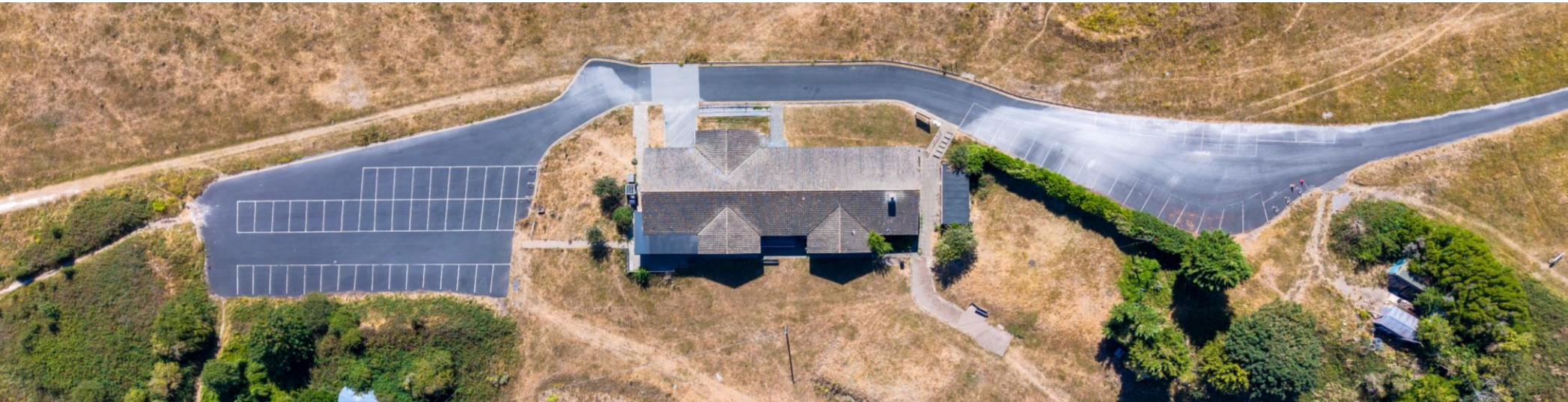
Flexible workspace, offices and managed meeting hub

Adaptable, naturally lit accommodation makes the property an inviting alternative workspace. Combined with its established history of office, meeting and conference use and capacity for parking around 70 vehicles.

Hospitality-led venue, café and events

Existing kitchen and bar facilities support a food and drink outlet or event catering, working alongside wider commercial and community uses.

OBJECTIVES



Brighton & Hove City Council is looking for occupiers with a clear, deliverable plan for the building, pairing a sound commercial model with the ambitions of the City Downland Estate Plan. The successful tenant will make commercial success and environmental and community value work hand in hand.

The City Downland Estate Plan Objectives:

- Biodiversity & Wildlife Restoration
- Carbon Net-Zero & Climate Resilience
- Sustainable Farming & Food Production
- Public Access, Health & Wellbeing
- Heritage & Archaeology
- Financial Sustainability

Application Requirements

Applications should set out a clear and confident plan for the Clubhouse, covering the proposed use, operating model, any investment required, relevant experience and financial standing, and explain how it would contribute to both Wilding Waterhall and the City Downland Estate Plan objectives.



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LOCATION

Waterhall Clubhouse lies on Saddlescombe Road approximately 5.8 miles from Brighton city centre, with good road connectivity to the A27 and wider links to Gatwick Airport (approximately 23 miles) and London (approximately 50 miles). Access is primarily by car, with on-site parking for approximately 70 vehicles, and on foot via the public rights of way network. Public transport is available: Bus 27 stops at Green Ridge, a 15-minute walk from the site, and the seasonal Bus 77 stops at Dyke Approach.

WATERHALL CLUBHOUSE

GENERAL INFORMATION

Tenure

The property is offered to let on a long-term lease of the whole building and will be available to occupy with two month's notice.

Services

The property is connected to mains electricity, water and drainage. There is no mains gas; heating and hot water are provided through electric systems. There is currently no broadband connection to the building.

Business Rates

Applicants are advised to make their own enquiries with the Local Authority.

Viewings

Viewings are strictly by prior appointment with Knight Frank, and no party should visit the property without an appointment.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the letting.

Planning

The Clubhouse is currently Use Class E. Applicants must make their own enquiries with South Downs National Park Authority regarding any change of use requirements or enhancements proposed as part of their business plan.

VAT

The property will not be elected for VAT.

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti-money laundering legislation.

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