



Woodlands Manor Golf Club, Tinkerpot Lane, West Kingsdown, Sevenoaks, Kent TN15 6AB

Freehold former 18 hole golf course, driving range and clubhouse for sale

[View more information...](#)





- Redundant 18 hole golf course and driving range
- Changing room, offices, pro shop, flat and barn
- Approx. 132 acres and 12,000 sqft buildings in all
- Available freehold, in three lots
- OIEO £2,500,000 for the whole freehold

DESCRIPTION

Woodlands Manor was operated as a private golf club until January 2019 when it permanently closed. The property comprises three distinct parcels of land arranged as the front 9 holes, back 9 holes and the driving range, clubhouse and associated buildings. The front 9 holes extend to approx. 62.7 acres and are positioned on the North East side of Tinkerpot Lane. The back 9 holes are separated by Knatts Valley Road and extend to approx. 57.8 acres. The driving range, car park, clubhouse, barn and other associated buildings are set on the Southern side of Tinkerpot Lane, and occupy a site area of approx. 11.8 acres. The course was professionally maintained until January 2019, and the club's bar and function room have been recently refurbished. The property is offered for sale as three lots, and is likely to prove of interest to agricultural, equestrian and institutional buyers in addition to golf operators and developers.



E: commercial@acorn.ltd.uk

W: acorncommercial.co.uk

**1 Sherman Road,
Bromley, Kent BR1 3JH
T: 020 8315 5454**

120 Bermondsey Street,
London SE1 3TX
T: 020 7089 6555



LOCATION

The subject property is set either side of Tinkerpot Lane at its junction with Knatts Valley Road. Equidistant to West Kingsdown and Kemsing, the property is approx. 6 miles North of Sevenoaks. Junction 2 of the M20 is within 4 miles, Junction 2a of the M26 approx. 5 miles and Otford Station is approx. 2.5 miles distant.

Woodlands Manor enjoys a fine parkland setting, and offers stunning views across the Sevenoaks weald and North Downs from various points. Brands Hatch motor racing circuit is just 3 miles from the property, and The London Golf Club at Ash is less than 4 miles.

ACCOMMODATION

In addition to the grounds, the property comprises the following buildings:

Offices/Pro Shop- approx. 101 sqm / 1,089 sqft

Bar/Function Room – approx. 455 sqm / 4,904 sqft

Barn Store – approx. 289 sqm / 3,100 sqft (inc lean-to)

Flat – approx. 69 sqm / 743 sqft

Locker Rooms - 240 sqm / 2,583 sqft

Total GIA - 12,419 sqft (1,154 sqm)

The locker rooms are presented in good order, as are the offices and pro shop. The bar and function room is in excellent condition having been fully refurbished during 2018.

The locker rooms are presented in good order, as are the offices and pro shop. The bar and function room is in excellent condition having been fully refurbished during 2018.

The course was fully maintained by a professional green keeping team until January 2019. The trees and greens continue to be tended.



E: commercial@acorn.ltd.uk

W: acorncommercial.co.uk

1 Sherman Road,
Bromley, Kent BR1 3JH
T: 020 8315 5454

120 Bermondsey Street,
London SE1 3TX
T: 020 7089 6555



POTENTIAL

Given the condition of both the course and buildings, Woodlands Manor is eminently suitable for re-launch as a golf club. Alternatively, the course will suit a camping / glamping site, outdoor pursuits centre, cycle park, or other agricultural or equestrian operation including wind farming, biomass renewable energy station or a vineyard. The buildings could serve as offices, a local restaurant / bar, entertainment venue or educational facility / conference centre. Whilst located in the Metropolitan Green Belt, part or all of the site may prove of interest to developers, speculators or institutional investors; after all – they don't make land anymore!

TERMS

The property is available as a whole or in three parts. Offers in excess of £2,500,000 are invited for the site as a whole or £600,000 for Lot A (front 9 holes), £600,000 for Lot B (back 9 holes), £1,600,000 (for Lot C (driving range, car park and buildings). A deadline for offers may be set and therefore interested parties are advised to contact our offices for further information in this regard. We understand that VAT is not applicable in this matter.

EPC

The property sits within band A. An EPC is available upon request.

FURTHER INFORMATION

Copies of floor plans and additional internal and external photography are available upon request.

VIEWINGS

Viewings are strictly by appointment only. Please note there is active security on site.



**For more
information
contact:
Jeff East
020 8315 5454**

[Meet the rest of the team...](#)

This [brochure and its content] is copyright of Acorn Limited © 2016. All rights reserved. Any redistribution or reproduction of part or all of the contents in any form is prohibited. You may not, except with our express written permission, distribute or commercially exploit the content, nor may you transmit it or store it in any form.

Acorn as our vendor's agents have endeavoured to check the accuracy of these sales particulars, but however can offer no guarantee, we therefore must advise that any prospective purchaser employ their own experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.



**1 Sherman Road,
Bromley, Kent BR1 3JH
T: 020 8315 5454**

E: commercial@acorn.ltd.uk
W: acorncommercial.co.uk

120 Bermondsey Street,
London SE1 3TX
T: 020 7089 6555