



ESTABLISHED GOLF COURSE & TEAROOM

- > 9 HOLE PAR 3 GOLF COURSE
- > HOLES RANGING BETWEEN 90 & 197 YARDS
- > ELEVATED SITE & NATURAL FEATURES
- > LARGE CAR PARK & LOG CABIN CLUB HOUSE / TEAROOM
- > LOCATED ON OUTSKIRTS OF COASTAL HOLIDAY VILLAGE
- > OPPOSITE LARGE CARAVAN PARKS
- > FLEXIBLE LEASE TERMS AVAILABLE

TO LET

CRAIGIEKNOWES GOLF COURSE & TEAROOM, KIPPFORD, DALBEATTIE, DG5 4LF

CONTACT: Fraser Carson | f.carson@shepherd.co.uk | 01387 264333
Robert Maxwell | robert.maxwell@shepherd.co.uk | 01387 264333

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LOCATION

Craigieknowes Golf Course is situated within the Dumfries & Galloway Council Area of South West Scotland, near to the village of Kippford which lies on the Solway Coast.

The property is situated approximately 0.5 miles to the north of the village, opposite Kippford Bay & Kippford Coastal caravan parks.

The surrounding area is well established as a thriving holiday maker and tourist destination. In addition, Kippford village is well known for its sailing links, with many small yachts moored in the tidal estuary.

The subjects benefit from being adjacent to the A710 coast road, connecting the regional capital of Dumfries to the nearby historic town of Dalbeattie.

The shortest connection to the A75 trunk road is at Haugh of Urr, around 8.5 miles to the north.





THE COURSE

Craigieknowes is a well maintained 9 Hole, Par 3 course occupying an elevated site with panoramic views across the surrounding countryside.

The course was created in 1994 and has been designed to take full advantage of the organic landscape, incorporating many natural features such as rock outcrops, gorse bankings and mature trees.

An underground irrigation system has been installed, utilising a private water supply.

The length of each hole is as follows:

1 – 144 Yards

2 – 177 Yards

3 – 173 Yards

4 – 156 Yards

5 – 137 Yards

6 – 166 Yards

7 – 197 Yards

8 – 90 Yards

9 – 151 Yards

TOTAL – 1,391 Yards

The full Par 3 course model allows for those less practised to enjoy their golfing experience in a relaxing and informal setting, whilst still presenting a level of technical difficulty that will also challenge those more accustomed to the game.

In addition, there is a 9 hole putting green that allows both sole use and pre-round practice.

SITE AREA

The total site area extends to 6.201 Hectares (15.32 Acres) or thereby.







TEE ROOM

Welcome to Craigskneves

THE CLUB HOUSE & TEAROOM

The club house comprises a single-storey detached log cabin with covered veranda, under a felt clad roof.

The accommodation is as follows:

- Tearoom Dining Area
- Kitchen
- Office
- Store
- Ladies & Gents Changing Rooms / Toilets
- Accessible Toilet

Internally, the floors have carpeted or vinyl coverings. The walls and vaulted ceilings have a varnished timber finish. Double-glazed uPVC casement windows provide good levels of natural daylighting.

The tearoom dining area is capable of accommodating approximately 20 covers, with seating provided by loose tables and chairs. There is a serving hatch directly from the kitchen and double-doors leading directly onto the veranda. The tea room is popular with golfers, locals and passing trade.

The kitchen has fitted storage units and worktops, incorporating a stainless-steel sink and drainer, together with electric oven & hob, fridge, freezer, dishwasher, microwave and coffee machine. A full equipment inventory is available on request.

Externally, there is a large private car park and outdoor seating area.

FLOOR AREA	m²	ft²
Ground Floor	74.73	804

The above areas, which have been calculated from on-site measurements, are stated on a gross internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.





SERVICES

Mains water, electricity and drainage.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: G

RATING ASSESSMENT

RV - £2,750.

The property therefore qualifies for 100% rates relief under the Small Business Bonus Scheme.

THE BUSINESS

The golf course and club house have been held under the same family ownership since its creation in 1994, and operated continuously by the owners for nearly 30 years.

The business benefits from an established membership together with regular visitor green fees, available on both a 9 Hole and day ticket basis. The current pricing is as follows:

Adult Membership	£125
Junior Membership	£45
9 Hole Green Fee	£6 - £10
Day Ticket	£10 - £15

Additional income is generated through club hire, trolley hire and tearoom sales.

Further information on the business and copies of the previous trading accounts are available to genuinely interested parties.





RENT & LEASE TERMS

Rental offers around £18,000 per annum are invited.

A new lease will be prepared on a Full Repairing and Insuring (FRI) basis.

Flexible lease terms are available.

VALUE ADDED TAX

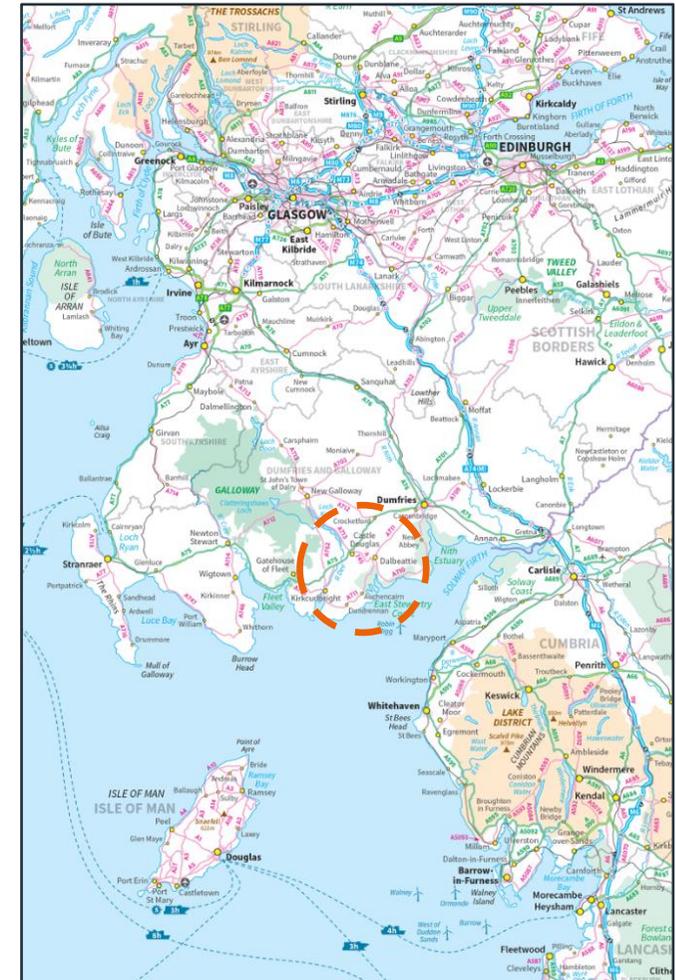
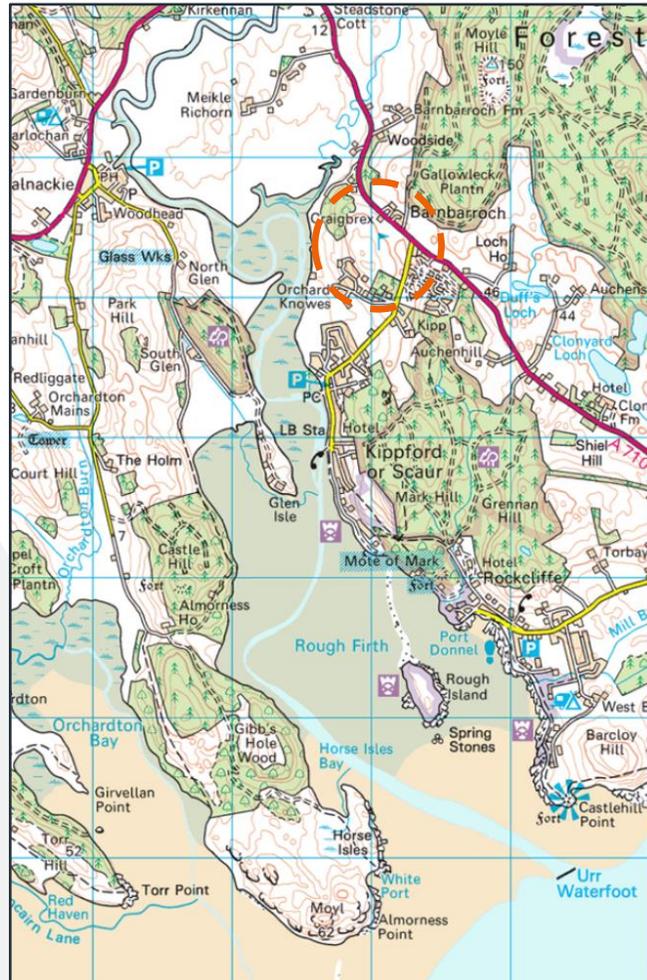
Prospective tenants are advised to satisfy themselves independently as to the incidence of VAT in respect of this transaction.

LEGAL COSTS

Each party will be responsible for their own legal expenses however, in the normal manner, the tenant will be responsible for LBTT, registration dues and VAT where applicable.

MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 18 Castle Street, Dumfries, DG1 1DR | 01387 264333
 Fraser Carson | f_carson@shepherd.co.uk || Robert Maxwell | robert.maxwell@shepherd.co.uk

www.shepherd.co.uk



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