

For Sale for the first time in recent history

A unique opportunity to acquire an immaculately presented and profitable 28 bedroom Listed gastro pub with a 36 hole golf club (including the oldest 18 hole course in Hampshire) situated in the New Forest National Park.

www.bellinn-newforest.co.uk & www.bramshaw.co.uk



New Forest, Hampshire, England, SO43 7HE



Bramshaw Golf Club



Bramshaw Golf Club Clubhouse and Practice Putting Green



The Bell Inn



The Manor Golf Course



The Forest Golf Course

At a glance...

The Bell Inn

- 28 bedroom Grade II Listed gastro pub / hotel with extensive F&B facilities
- AA ★★★★★ Gold rating and 2 AA Rosettes for culinary excellence (2018)
- Founding member of The New Forest Trust Marque
- In the Crosthwaite Eyre family ownership since 1782

Bramshaw Golf Club

- The Forest Golf Course 18 hole 5,752 yards (par 69) - Hampshire's oldest golf course dating to c. 1865
- 18 hole Manor Golf Course 6,400 yards (par 71) opened in 1972
- Practice Facilities and 5.4 ha (13 ac) practice ground
- c. 585 sq m (6,300 sq ft) golf clubhouse with all normal golf club facilities
- c. 127 sq m (1,350 sq ft) golf shop
- Extant planning permission for new office complex
- In the Crosthwaite Eyre family ownership since 1957

- Circa 117.9 ha (289 ac) in all
- Established and profitable family operated business
- The Bell Inn turnover £1,605,000 (2018)
- Bramshaw Golf Club turnover £784,600 (2018) (excluding franchised F&B revenue)
- Total turnover £2,352,000
- Trip Advisor Certificate of Excellence
- Prestige Golf's Southern England Golf Club of the Year 2016
- Golfers' Choice 2018 Leading Courses Recommended

Offers in the region of £4.50 - £4.75 million invited for the property

[→ View Video Showcase](#)

Location

Central London	85 miles	1 hr 40 mins
Heathrow Airport	73 miles	1 hr 15 mins
Winchester	19 miles	25 mins
Southampton	12 miles	22 mins
Bournemouth	24 miles	31 mins

Note - Pope's Cottage a 4 bedroom cottage set in its own grounds (and currently used for Inn staff accommodation) is in separate ownership, but can be purchased by separate negotiation.



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www.hmhgolfandleisure.com



The Oak Room



The Bell Inn





The Bell Inn

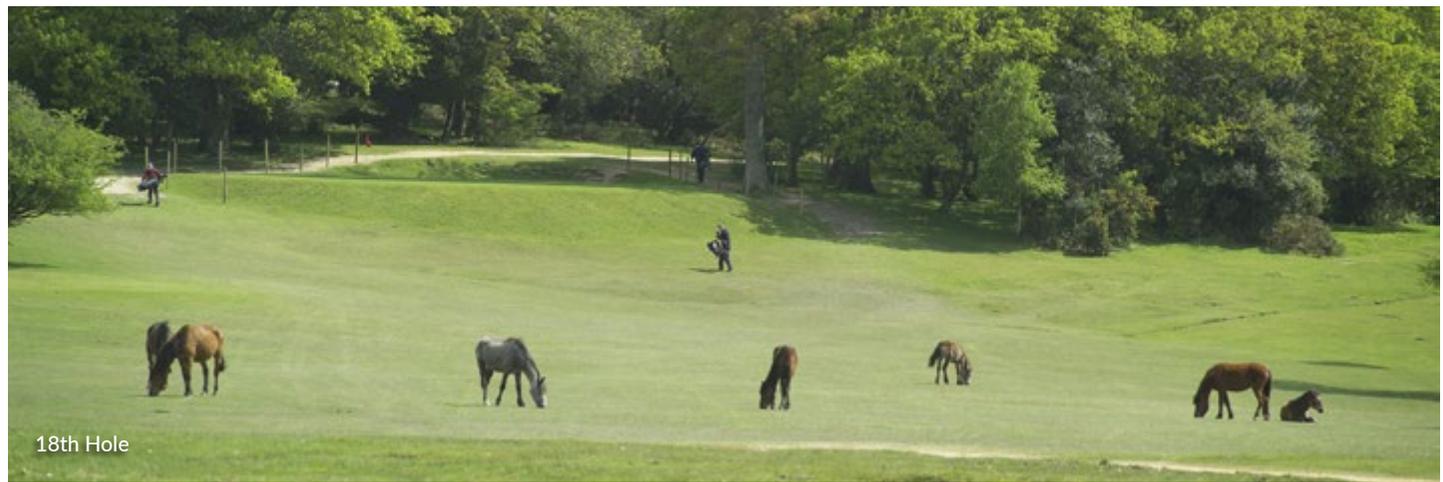


The Garden Room



Cricket Pitch (excluded)

The Forest Golf Course



18th Hole



Typical Green



5th Hole



Clubhouse Bar

The Manor Golf Course



11th Tee



Practice Ground





History

The Bell Inn and Bramshaw Golf Club are privately owned by the Crosthwaite Eyre family who have enjoyed ties with the New Forest since the 11th Century. The family has been closely involved with the stewardship of the New Forest through time to ensure that future generations can enjoy this mystical, ancient woodland. A pivotal and instrumental role for the family was their involvement in establishing the New Forest Act of 1877, which prohibited further enclosure of the Forest by the King.

The Bell Inn has been owned and operated by the Crosthwaite Eyre family for over 230 years, making it one of the oldest family owned Inns in Hampshire. A much loved landmark in Brook village, the Inn is renowned for its culinary excellence and high standards of service, most recently recognised in May 2018 by the award of a second AA Rosette.

Built around 1865, the Forest Course is the oldest golf course in Hampshire and was acquired by the Crosthwaite Eyre family in c. 1957 as a natural extension to their Estate. Situated on common land, the ever changing scenery of the rolling heathland and meandering streams, along with the surprise of New Forest ponies and other livestock grazing at certain times of the year, make this a real gem of a course, one that offers a complete playing contrast to the nearby Manor Golf Course.

Opened in 1972 to a parkland design by Wilf Wiltshire for Sir Oliver Crosthwaite Eyre, The Manor Golf Course, along with its associated clubhouse offering full facilities for golfers, is situated adjacent to The Bell Inn. This manicured facility, with its own practice ground, will be more familiar in style to many golfers.

Currently operated in tandem, The Bell Inn and Bramshaw Golf Club are established facets of New Forest life. Popular with New Forest residents and visitors from afar, this easily accessible and highly profitable business is, after much reflection, being offered for sale as the principal owner is emigrating. The opportunity now exists for a new custodian to shape the next chapter of The Bell Inn and Bramshaw Golf Club's remarkable history.

Introduction

The Bell Inn and Bramshaw Golf Club comprise a 36 hole golf course and clubhouse, with an adjacent 28 bedroom gastro pub. Currently operated as a single business, but with clear scope to trade as two distinct enterprises, this remarkable facility is being offered for the first time in recent history. The property (other than the Forest Course) is held freehold.

Situated within the tourist haven of the tranquil New Forest National Park (with its 13.5 million visitors) yet with ease of access to the M27, Bournemouth and Southampton, The Bell Inn and Bramshaw Golf Club is an established business that offers an investor the security of a freehold asset, the benefit of a highly profitable operational business, and the enjoyment of owning a facility of this type within easy reach of London.

The business generated a combined turnover of £2,352,000 in the year to 31st March 2018 (excluding golf clubhouse food and beverage, which is currently franchised out) and trades profitably. The business mix (excluding clubhouse food and beverage and golf retail sales) is currently; 42% Inn food & beverage income; 24% bedroom income; 26% membership subscription; and 8% daily golf fee income. The opportunity exists to bring the golf clubhouse food and beverage operation in hand should a new owner wish to unify the operation.

The Bell Inn and Bramshaw Golf Club have won many accolades and rank highly on specialist sector websites including:

- AA 4 star Gold rating
- 2 AA Rosettes for culinary excellence
- Trip Advisor Certificate of Excellence
- Bookings.com Fabulous 8.8 rating
- Prestige Golf's Southern England Golf Club of the Year 2016
- Golfers' Choice 2018 Leading Courses Recommended

Being part of New Forest life is integral to the business. A founding member of the New Forest Trust (the objective of which is to support activities and organisations that strive to conserve the flora, fauna and communing practices of this special area), and using locally source products whenever possible, ensures that this close involvement with the National Park thrives.

Offers in the region of £4.5 - £4.75 million are invited for the property, which is available as a whole (the vendors' preferred basis of disposal) or in three separate lots (The Bell Inn, Bramshaw Golf Club, and the 5.4 hectare (13 acre) practice ground).

Location

The Bell Inn and Bramshaw Golf Club enjoy a commercial trading location in the ever popular New Forest National Park. Situated in the less congested northern area of the National Park away from the coast, tranquillity is ensured, along with ease of access to the M27 and A31, the principal roads to and through to area.

Approximate distances and journey times to key destinations include:

Central London (Hyde Park Corner)	85 miles	1 hr 40 mins
Heathrow Airport	73 miles	1 hr 15 mins
Southampton Eastleigh Airport	13 miles	17 mins
Winchester	19 miles	25 mins
Southampton	12 miles	22 mins
Bournemouth	24 miles	31 mins

The New Forest National Park was formed in 2005, albeit the New Forest itself dates back to c. 1079 when it was created by William the Conqueror for the 'pursuit of beasts of the chase' being principally deer and wild pigs.

The New Forest is enjoyed by millions of people every year, the majority of visits (13.5 million annually) are by day trip visitors, including those who live within the New Forest. Almost 1.0 million visits include an overnight stay (3 million nights) and the majority of those are by UK residents. Tourism generates nearly £400 million in tourism expenditure. The quality of life in the Forest is the primary reason for visits, as people come to enjoy clean fresh air, recreation and tranquillity.

The Bell Inn and Bramshaw Golf Club are well placed to benefit from the popularity of the New Forest National Park, and play an active role in the local community in return.



Pro Shop and Clubhouse



The Manor Golf Course, 3rd Green



Description of the Property

The property extends to circa 118 hectares (289 acres) split as follows:

The Bell Inn and The Manor Course	51.7 hectares	127 acres
The Forest Course	60.7 hectares	149 acres
Golf Practice Ground	5.4 hectares	13 acres
Total	117.9 hectares	289 acres

The facilities, which have benefited a comprehensive investment programme through time (most recently the reconfiguring of the Forest Course at a cost of some £70,000) and are presented to the highest standards. The Forest Course and the golf practice ground are situated a short walk / drive from the main complex, which comprises The Bell Inn, The Manor Course and the golf clubhouse. The facilities are described in more detail below.

The Bell Inn, The Manor Course and golf clubhouse share the same access from the B3079 (Roger Penny Way). Car parking is located between the clubhouse and the Inn, with separate areas for visitors to the Inn (46 spaces) and golf club (128 spaces).

The Bell Inn

The Bell Inn is a highly attractive Grade II Listed building dating from c. 1782, with more recent bedroom block and other extensions. The Inn occupies a commanding roadside position in Brook village.

The two storey building (with further accommodation in the roof space) is of traditional construction, with brick elevations under a mainly pitched tiled roof. The accommodation comprises:

- Reception lobby
- Residents' lounge (doubling as a meeting / private dining room)
- The Oak Room restaurant (40 covers)
- Garden Room (a private dining / function room 34 covers)
- Bar (26 covers)
- Ladies, Gents & Accessible toilets
- Kitchen (commercially fitted with associated store rooms)
- Reception office
- Manager's office
- Beer and wine cellars

The bedroom accommodation (all of which is en-suite) comprises 28 rooms in total - being:

- 8 double rooms
- 1 twin room
- 10 double / twin rooms
- 3 single rooms
- 2 attic double rooms
- 1 attic single room
- 1 bridal suite
- 2 family rooms (situated in the golf clubhouse)

The entire Inn is full of character, and is presented to the highest of standards, elegant traditional features blending with a modern country-themed design throughout.

The Inn has benefitted from significant investment recently including new Ladies and Gents WCs; a complete refurbishment of the Oak Room restaurant; new tables and chairs throughout; and a new stone floor in the Bar. Additionally, refurbishment work of several bedrooms is ongoing.

To the side of the Inn lies a formal garden that offers an ideal space for outside dining and entertaining. The garden includes a formal area for boules, a chess set and a bespoke wedding arch.

A [360 walkthrough](#) of the Inn is available online.



The Manor Golf Course



The Forest Golf Course

The 18 Hole Manor Golf Course

The 18 hole Manor Golf Course was laid out over mature parkland of the Warrens Estate in 1970 to a design by Wilf Wiltshire for Sir Oliver Crosthwaite Eyre. The feel of the course will be familiar to most golfers, and the layout draws from its fine parkland setting, which includes 200 year old semi ancient hardwood plantations set within the North East Conservation Area of the New Forest National Park.

Extending to 6,400 yards (par 71) from the white tees (6,127 yards from the yellow tees) the course comprises four par 3s, eleven par 4s, and three par 5s. The course is arranged in a single loop of 18 holes starting and finishing at the clubhouse - albeit that the 11th green and 12th are close to the clubhouse, which enables loops of 7 and 11 holes to be played. A [hole by hole flyover](#) of the course is available online.

Greens and tees are of sand based construction, with automatic irrigation laid to greens, tees and approaches. Now in its forty eighth year, the course has matured very well and offers players a fine venue for golf. Rolling, well textured fairways lead to challenging greens that can be treacherous and fast depending on pin position.

The Manor Course is widely acknowledged to be amongst the finest and most testing courses in the South of England.

The 18 Hole Forest Golf Course

The 18 hole Forest Golf Course was laid out in c. 1865 and is the oldest course in Hampshire. The course provides an ever changing scenery of humps, hollows and meandering streams, with the added challenge of free ranging Forest ponies and livestock to test golfing skills and judgement, all within an idyllic setting.

The course has recently benefitted from a multi agency reconfiguration project (completed in 2018) the aim of which was to enable commoning practices to continue to thrive alongside a course that is enjoyed by so many, and to return the course as close as possible to its original form. The changes included a complete course reconfiguration, with a new tee being built on the fourth hole (the first new tee on the course for over 70 years) and a shortening of the hole to a long par 3; and the lengthening of the fifteenth hole to a par four.

Extending to 5,752 yards (par 69) from the white tees (6,127 yards from the yellow tees) the course comprises five par 3s, eleven par 4s, and two par 5s arranged in a single loop of 18 holes starting and finishing at the starters hut / car park. Greens and tees are of traditional construction, with irrigation (and standpipes available).

With many natural hazards, the course has just one hole with bunkers. The whole course is designated as a Site of Special Scientific Interest. In order to comply with restrictions imposed by Natural England, the fairways can only be cut twice a year and fertilisers are strictly controlled. Ultimately, the Forest Course is quite simply golf as it should be in its most natural, unmanicured state, with the roaming livestock only adding to its charm. It is quite unique.

The Forest Course includes its own car park by the 1st tee / 18th green, and a gated overflow car park adjacent to the 4th tee.

The Bramshaw courses had a 4.15 star (out of 5) combined rating (based on 74 reviews) on Golf Shake as at July 2018 and were voted Prestige Golf's Southern England Golf Club of the Year in 2016.

Honorary Life Member, founder member of the European Tour and former Ryder Cup Captain, the late John Jacobs had a long association with the Club and commented that *'Bramshaw Golf Club is a warm and friendly Club that I've enjoyed coming to for many years. The two quite different golf courses are a joy to play for all ability of golfer.'*

Practice Facilities

The practice facilities comprise an 5.4 ha (13 acre) practice ground; a practice putting green, a chipping green and practice nets.

The practice ground is situated a short walk / drive from the Manor Golf Course clubhouse, on the western boundary of the village. A small car park is available adjacent to the practice ground.

Golf Clubhouse

The Manor Golf Course clubhouse is situated at the western end of the main car park, in a commanding position overlooking the 1st and 12th tees and 11th and 18th greens of the Manor Course, and the scenic parkland course beyond.

The two storey building was constructed in 1982, and is of steel portal frame construction with brick and weatherboard elevations under a pitched tile roof. The accommodation extends to c. 585 sq m (c. 6,300 sq ft) and comprises:

Ground Floor

- Entrance lobby
- Ladies locker / changing rooms with showers & WCs
- Gents locker / changing room with showers & WCs
- Management office
- Chilled beer cellar
- Boiler room
- 2 family en-suite letting bedrooms (used by The Bell Inn)



First Floor

- Lounge bar (c. 70 covers)
- Extensive balcony overlooking the golf course (c. 22 covers)
- Dining room (c. 60 covers)
- Ladies & Gents WCs
- Kitchen (commercially fitted and equipped)
- Store

3 timber storage sheds adjoin the clubhouse (and are principally used for kitchen storage).

The clubhouse is well appointed and is presented to a good standard throughout. The far reaching views of the golf course and its mature parkland setting from the clubhouse balcony are memorable.

The clubhouse surrounds have been attractively landscaped, and include a hard surfaced buggy and trolley park, along with a shoe / trolley cleaning bay.



Golf Shop

The golf shop is situated adjacent to the clubhouse, overlooking the 18th green, en route from the car park to the 1st and 11th tees.

The two storey building was constructed in 1990, and is of steel frame construction with brick & timber boarded elevations under a pitched tile roof. The accommodation extends to c. 127 sq m (c. 1,350 sq ft) and comprises:

Ground Floor

- Golf retail area
- Club repair workshop
- Toilet

First Floor

- Store room & office

Greenkeepers' Facilities

The greenkeepers' facilities are located in a screened compound on the south east boundary of the Manor Golf Course, with access to the public highway. The facilities principally comprise two purpose built greenkeeping machinery stores; an office / mess room; garaging; miscellaneous stores; machinery washdown area; and oil and diesel tanks. Irrigation tanks for the Manor course and storage bays for course materials are situated within the compound.



The Oak Room, The Bell Inn



Tenure & Possession

The property is held freehold with the exception of (a) the Forest Course and (b) the practice ground car park.

The Forest Course is held under the terms of a Licence from the Secretary of State for Environment Food and Rural Affairs dated 13th January 2011, expiring on 1st June 2025. An annual licence fee of £32,500 is payable until the end of the Licence. The management / maintenance of the Forest Course is strictly regulated under the terms of a separate management Agreement that has been negotiated with Natural England, The Forestry Commission, the New Forest National Park Authority, and the New Forest Verderers Court.

The practice ground car park is held under the terms of a Lease dated 7th September 1998 from FEA Briggs Limited, expiring in Sept 2048. An annual peppercorn rent is payable.

All aspects of the business are operated in hand with the exception of the golf clubhouse food and beverage operation, and the golf shop.

The clubhouse food and beverage operation is franchised to BCBM Ltd, (a business owned and operated by the members of Bramshaw Golf Club) under the terms of an Agreement dated 1st October 2015. BCBM Ltd pays an annual fee equating to 20% of the first £100,000 of beverage sales (excl VAT) plus 10% of turnover above £100,000. The fee is reviewable annually by agreement between the parties. The Agreement is terminable on six months written notice.

The golf shop and golf professional services are franchised to Clive Bonner under the terms of an agreement dated September 1991. The golf professional is paid an annual retainer, is responsible for all aspects of the golf shop, and

retains all income from shop sales, lessons, repairs and buggy hire. The agreement is terminable on six months notice.

The property has the benefit of a private right of way (footpath) linking the Manor Golf Course to the practice ground.

Vacant possession of the property will be available on completion of the sale, subject to the members' annual rights, and the agreements outlined above.

Pope's Cottage - a 3 bedroom Listed cottage with 2 reception rooms (also currently used as bedrooms) is situated in close proximity to The Bell Inn. Pope's Cottage is in third party ownership, but is currently occupied by employees of The Bell under the terms of an Assured Shorthold Tenancy between Brook Enterprises Ltd and A F J Crosthwaite Eyre 1990 Property Settlement Trust.

The Existing Business

The Bell Inn and Bramshaw Golf Club is a highly successful proprietary business that benefits from mixed revenue streams including annual golf subscription income, daily fee income, hotel room revenue, food and beverage and functions / event revenue.

The Bell Inn has been under the current proprietor's control since 1782, and Bramshaw Golf Club since 1957. The facilities have benefitted from continual capital investment through time, most recently the reconfiguring of the Forest Golf Course in 2017.

The business achieved a turnover of £2,352,000 in the year to 31st March 2018 (excluding clubhouse food and beverage sales) and trades profitably. The business trades as Brook Enterprises Limited, a Company registered in England & Wales.

The Bell Inn enjoys a Trip Advisor Certificate of Excellence and a Bookings.com Fabulous 8.8 rating; whilst Bramshaw Golf Club was Prestige Golf's Southern England Golf Club of the Year 2016.

The Inn is undoubtedly regarded as a destination in its own right. Whilst there is inevitably some cross over of business between The Bell Inn and Bramshaw Golf Club, the Bell Inn's ever growing reputation as one of the best New Forest gastro pubs, makes it popular with locals and food lovers from further afield who return regularly to enjoy its stylish surroundings and excellent food. The Inn is also a renowned venue for weddings (typically 20-25 weddings per annum) and other private functions, both being aspects of the business that show clear room for growth, building upon the recently achieved second AA rosette.

Year End 31st March	2018	2017	2016
Hotel Food	£663,057	£499,185	£505,040
Hotel Bar	£326,498	£255,455	£246,232
Accommodation	£556,491	£518,172	£524,023
Members' Subscriptions	£615,063	£582,885	£599,895
Green Fees	£73,637	£81,370	£69,037
Society Fees	£57,610	£54,411	£39,887
Hotel Golf	£49,563	£48,742	£72,861
Turnover	£2,351,919	£2,040,220	£2,056,975

Trading History

Trading accounts for Brook Enterprises Limited (excluding clubhouse food and beverage sales but including a typical annual license payment in excess of £24,000 in lieu) for the years ending 31st March 2016 – 2018 are summarised above.

Detailed trading accounts will be made available to parties who undertake an accompanied inspection of the property and have signed an NDA.

Inn Tariffs

The standard bed and breakfast tariffs for 2018 include:

Single Room	£84.00
Classic Double	£129.00
Bramble Double	£139.00
Forest Double	£164.00
Estate Double	£169.00
Manor Double	£179.00
Warren Suite	£199.00

A number of seasonal offers are available including:

Summer Sip & Soak

Dinner, bed and breakfast for two with a complimentary bottle of Prosecco and New Forest Aromatics mini travel set.
£149.00 per room
(£25.00 per person a la carte allowance)

Sunday Night Sparkle

Dinner, bed and breakfast, with a complimentary glass of bubbly.
£99.00 per room
(£20.00 per person a la carte allowance)

Stay & Play

One round of golf on The Manor Golf Course
One night's accommodation
One round of golf on the Forest Golf Course
Dinner and breakfast
£139.00 per person
(£25.00 per person a la carte allowance)

Room occupancy was c. 72.5% with an achieved room rate of £72.86 in financial year to 31st March 2018 (71.8% and £70.37 in 2017).

Food & Beverage

The Bell's extensive food and beverage offer (including private dining in the Oak and Garden Rooms) is renowned in the area. Anniversaries, awards dinners and Christmas parties are all catered for, with a range of menus and budget to suit all. Sunday lunches (at £12.50 per head) and afternoon tea (£6.96 cream tea – Pimms afternoon tea at £19.95 per head) prove extremely popular.

The Bell uses local suppliers wherever possible, the excellence of the food prepared by Head Chef Mark Young was recognised in May 2018 with an award of a second AA Rosette for Culinary Excellence.

Typical lunch menu prices include

While you wait nibbles	£3.00 - £3.75
Sourdough rolls & fries	£7.50 - £8.50
Starters and salads	£6.50 - £7.50
Main courses	£12.50 - £16.50
Sides	£3.50 - £4.00
Puddings	£6.00 - £8.50

Typical dinner menu prices include

While you wait nibbles	£3.00 - £3.75
Starters and salads	£6.50 - £15.50
Main courses	£15.00 - £26.50
Sides	£3.50 - £4.00
Puddings	£6.00 - £8.50

Golf Membership

Following renewals in April Bramshaw Golf Club had a combined membership of 1,045 (as at 1st August 2018) comprising 595 7 day members; 159 5 day members and 291 other categories. Membership numbers have been remarkably consistent through time (1,123 in the year to 31st March 2018; 1079 in 2017; and 1,087 in 2016) testament to the quality of the courses and the popularity of the Club.

Various categories of membership are available - a selection of which are shown below. Annual membership fees are stated inclusive of VAT (but exclusive of Golf Union Fees where relevant) and are for the 2018 / 2019 season. A monthly direct debit option is available. No joining fees are currently charged.

Category	Subscription
Full Single	£1,175.00
Full Couple	£2,150.00
Full Family	£2,195.00
Weekday	£925.00
Weekday Couple	£1,750.00
Late Day (after 14.00)	£495.00
Forest Country	£295.00
Intermediate	£895.00
Colt	£295.00
Social	£35.00

The renewal date for all members is 31st March.

All golf members receive a package of benefits that include: 12.5% discount on food and beverage purchases via a loyalty card (which all new members must purchase for £25.00); discounted buggy hire charge; advance online tee bookings; and reciprocal playing rights at 15 other golf clubs for £2.50 per person.

Corporate Membership (and sponsorship opportunities) is available from £3,500 plus VAT.

Green Fees

The summer green fees for the 2018 summer season are:

	Manor Course	Forest Course
Weekday	£50.00	£25.00
Weekend	£50.00	£30.00
Twilight	£25.00	£18.00
11 hole twilight	£16.00	n/a
Junior / Student	£25.00	£12.50

Buggies (which are hired out by the Golf Professional who retains the buggy revenue) are available for £25.00 per round, whilst club hire is £20.00 per round. Buggies are not permitted on the Forest Course.

Tee times can be booked in advance on the Manor Golf Course (weekend visitors only after midday) but not on the Forest Course.

Societies

Bramshaw Golf Club offers fine facilities for societies (minimum 12 players) and is able to offer stay and play packages. The Club has a good reputation with society organisers and enjoys high levels of repeat business. Typical summer society packages include:

	Manor Course	Forest Course
Weekday	£32.00	£20.00
Weekend	£50.00	£25.00

A weekday 36 hole package (18 on each course) is available at £47.50.

Rates are exclusive of food and drink, which are charged in addition and are supplied by BCBM Ltd (the clubhouse franchisee).

The Bell Inn



Bramshaw Golf Shop and Clubhouse



Licences

New Forest District Council confirms that The Bell Inn has been granted a Premises Licence (reference PW/LICPR/05/00008). The permitted opening hours of the premises are 07.00 to 23.00 daily; with the sale of alcohol licensed from 11.00 to 01.00 daily. The Bell also has the benefit of a Hampshire County Council Marriage Licence dated 5th January 2016.

The Bramshaw Golf Club clubhouse has a New Forest District Council Club Premises Certificate (Certificate Number 467). The sale of alcohol is licensed from 10.00 to 23.00 daily.

The property has the benefit of an Environment Agency Discharge Permit (ref P10591) for the private drainage system that serves The Bell Inn and the Bramshaw Golf Club clubhouse.

Golf Course Maintenance Equipment

Bramshaw Golf Club has a full complement of modern golf course maintenance equipment, the majority of which is owned outright and is included in the sale (NB some larger items of equipment are held under lease purchase agreements, which the Purchaser will be required to novate).

Fixtures, Fittings & Equipment

The Bell Inn and Bramshaw Golf Club clubhouse include full complements of fixtures, fittings and equipment, the great majority of which are owned outright and are included in the sale.

A few items of kitchen and office copier equipment is, in accordance with the industry norm, held under lease hire agreements, which the Purchaser will be required to novate.

Rateable Value

The VoA confirms that as at 1st April 2017, the Rateable Value of the The Bell Inn 'hotel and premises' is £100,000; whilst the Rateable Value of Bramshaw Golf Club 'golf course and premises' is £68,000.

Employees

The Bell Inn employs 21 full time and 24 part time staff; whilst Bramshaw Golf Club employs 10 full time staff and 1 part time staff.

The trading accounts for the business include the salary of Brook Enterprise's Managing Director, who will be resigning his position and retiring on completion of the sale.

Clubhouse food and beverage staff are employed directly by the current franchisee BCBM Ltd.

Services

Mains water, electricity, telecommunications and superfast broadband are connected to the property. Foul drainage is to a Plantworks sequencing batch reactor sewage system that is shared by the Inn and the clubhouse.

The Bell Inn and the golf clubhouse utilise LPG for cooking, and oil fired boilers for central heating and hot water.

Water for the golf course irrigation system is obtained from the mains (Bournemouth & West Hants Water).



The Garden Room at The Bell Inn



Clubhouse Bar

Energy Performance Certificates

The relevant EPC ratings for the property are:

The Bell Inn	C 61
Bramshaw Golf Club clubhouse	C 58
Golf Shop	D 79

Town & Country Planning

The property falls under the jurisdiction of the New Forest National Park Authority, and lies within the New Forest National Park and the Forest Central (North) Conservation Area.

The Forest Golf Course is classified as a Site of Special Scientific Interest, and is designated as Common Land over which there are local grazing rights and free public access.

The Bell Inn is a Grade II Listed building

A public footpath crosses part of the Manor Golf Course.

Development Potential

The property has the benefit of unimplemented planning permission for a new suite of management offices (reference 16/00367) situated to the north east of The Bell Inn and adjacent to the main car park.

Basis of Disposal

Offers in the region of £4.50 - £4.75 million are invited for the property, on a fully fitted and equipped basis.

The vendors preference is to sell the property as a whole, however offers may be considered for the following individual lots:

Lot 1 The Bell Inn	Offers over £2,500,000
Lot 2 Bramshaw Golf Club	Offers over £1,850,000
Lot 3 The golf practice ground	Offers over £195,000

Vacant possession of the property will be granted on completion of the sale subject to the members' annual playing rights; the clubhouse food and beverage franchise to BCBM Ltd; and the agreement with Clive Bonner for the golf shop.

All stocks are to be acquired by the purchaser at valuation on completion of the sale.

Should it be the purchaser's preference, offers will also be considered for the entire issued share capital of the operating company.

The sale contract will include a clause reserving a percentage of future residential redevelopment potential to the vendors, the terms of which are to be agreed with the purchaser.

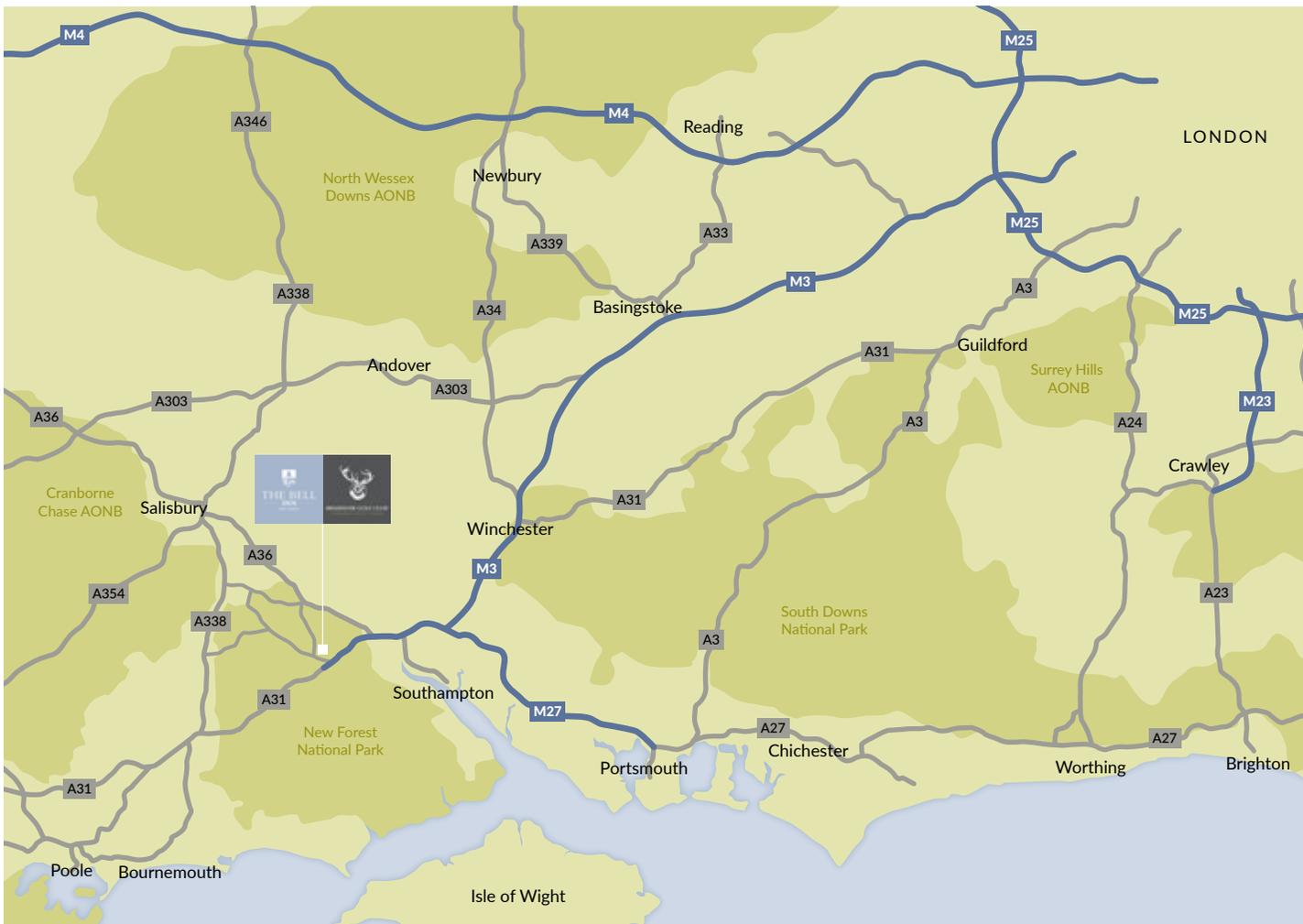
Pope's Cottage

The adjacent Popes' Cottage is held in third party ownership, but is currently occupied as staff accommodation for employees of The Bell Inn under the terms of an AST. Pope's Cottage can be acquired by separate negotiation at a guide price of £495,000.

Web Site

For a further insight into The Bell Inn and Bramshaw Golf Club visit:

www.bellinn-newforest.co.uk or www.bramshaw.co.uk



Important Notice

- 1 These particulars are prepared for the guidance only of interested purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract.
- 2 Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
- 3 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. It should not be assumed that the property remains as displayed in the photographs.
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Particulars produced in September 2018 from a mixture of current and archive imagery.

Further Information & Viewing

For further information on the The Bell Inn and Bramshaw Golf Club, or to arrange an inspection of the property, please contact:

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