

# Barnehurst Golf Course

Mayplace Road East, Bexleyheath, DA7 6JU



Rare opportunity to lease  
Greater London location in very strong catchment  
Good quality pay and play 9 hole golf course in mature landscape, with historic membership base  
Fully equipped and newly decorated clubhouse of over 6,000 square foot  
Strong food, beverage and function business (pre-covid)  
Recently constructed 16 bay driving range  
Extensive car parking



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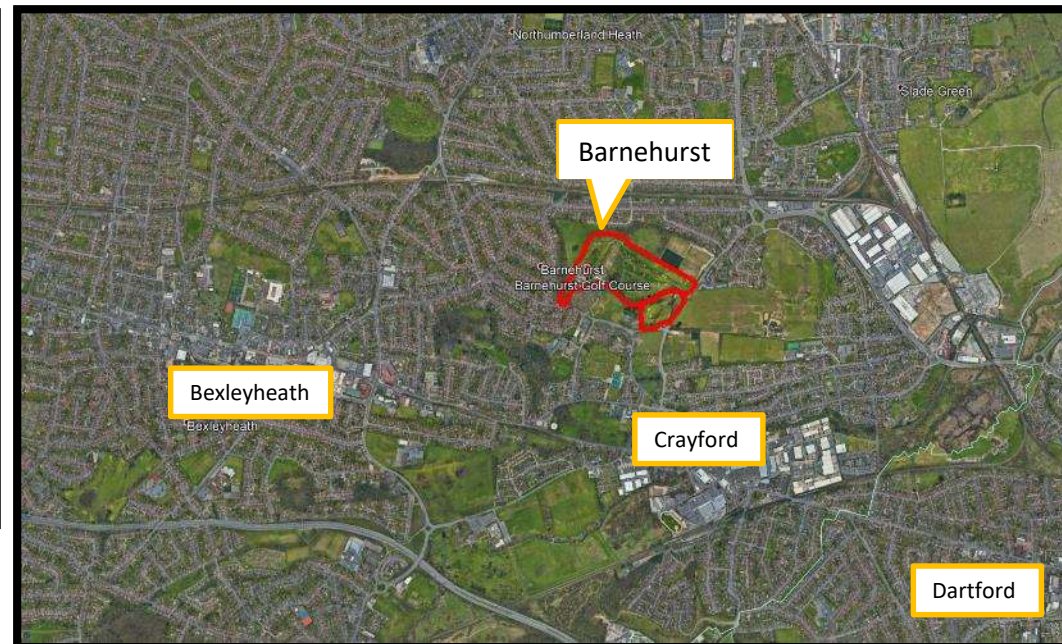
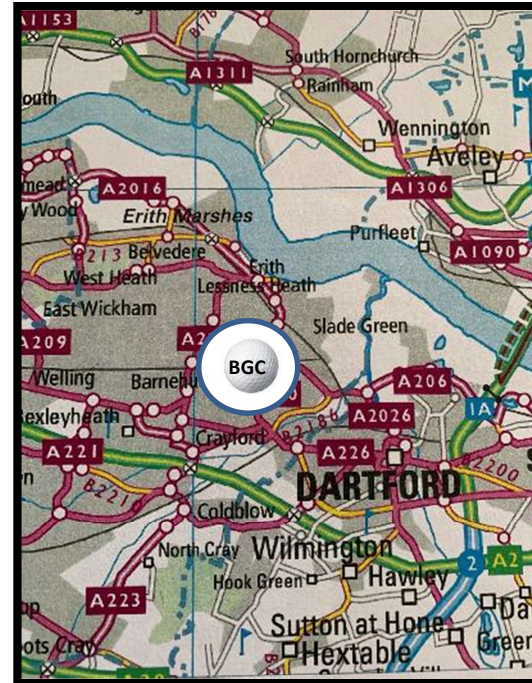
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## Location:

Within the London Borough of Bexley and inside the M25, the property is situated north of Crayford (1.1 miles) and between Dartford (2.8 miles) and Bexleyheath (1.0 miles) with a high quality and dense local catchment.

Central London is 18 miles away.

The property is accessed from Mayplace Road East, a link road that connects Bexleyheath and surrounding areas to the M25 (junction 1a)





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The site comprises around 45 acres split into two parcels. The main area includes the clubhouse, car parking, driving range and six golf holes, with a second parcel (split by a public footpath) including the remaining three golf holes. The property is owned by the London Borough of Bexley, located within their Borough and is designated as Metropolitan Open Land. Adjacent users include allotments, football pitch, bowls green and sport grounds. The location lies on the fringe of the built up area of Bexleyheath and has far reaching views to the north over the River Thames and into Essex and to the east over wide areas of Kent.

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## History:

The golf course was built in 1904 within the grounds of the historic May Place Estate.

The 9 hole (18 tee) golf course – par 68 – 4715 yards was designed by James Braid (The Open winner 1901, 1905, 1906, 1908 and 1910, designer of the Kings and Queens Courses at Gleneagles and architect for the 1926 remodelling of Carnoustie).

Over recent years the venue has been managed by Mytime Active, however they have decided to withdraw from this site to focus on their businesses outside of the Borough.

Prior to March 2020 and the impact of Covid-19, the business enjoyed consistent golf roundage, a successful and establishing driving range and a growing clubhouse operation with a strong food and beverage trade as well as a well used and thriving function business.

## Facility:

The property is accessed via an entrance gate to Mayplace Road East and a driveway through established woodland to the car park, driving range and clubhouse.

The **golf course** represents a good facility for beginners and more advanced players alike. The course comprises nine holes (with 18 tees) including three par 3's, five par 4's and a par 5. Each hole is within or surrounded by a mature landscape. Tees and greens are of a good size, with the greens irrigated by an automatic irrigation system. There is a practice putting green adjacent to the clubhouse.

The **clubhouse** extends to approximately 582 square metres (GEA) and comprises the following:

- Function room for up to 200 guests (party style) or 120 guests (banquet)
- Separate spikes/golfers bar area with own bar
- Fully fitted commercial kitchen
- Further function/meeting room with independent access
- Male and female change areas
- Male, female and disabled toilets
- Managers offices
- Extensive basement storage, plant rooms and original cellars from the former Manor House
- First floor accommodation, capable of potential residential use (subject to planning)



There is a lapsed planning consent (reference London Borough of Bexley 11/00066/FULM) for an extension to the clubhouse (127 square metres) to provide a conservatory overlooking the outside terrace and pro-shop alongside additional car parking.

The **driving range** was recently built and has 15 standard bays together with a further teaching bay. The range extends to approximately 230 yards (212 metres) and is fully enclosed by ball stop netting. The range also includes a code operated modern ball dispenser. Flood lighting is present to the range building, supplemented by BERM lighting to the outfield.

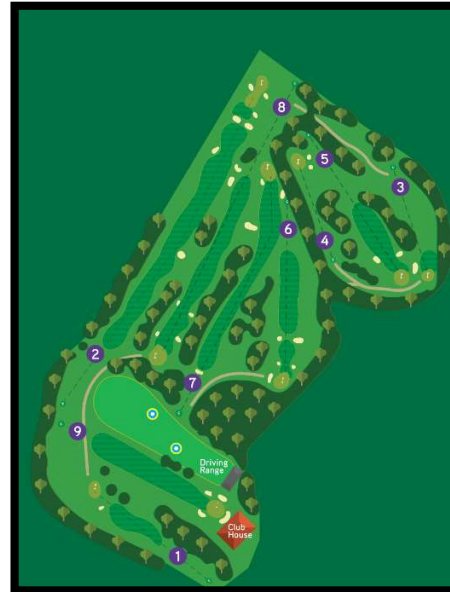
**Greenkeeping** is presently arranged within a number of containers close to the car park. There is an extant planning permission from 2018 (planning ref: 18/01762/FUL) for a new purpose built green keeping facility of 100 square metres within a 375 square metre compound. Within this planning consent additional car parking was also approved. A range of green keeping equipment is retained on the property and will be available to the new operator.

The property enjoys good **car parking** facilities to the front with extensive overflow car parking adjacent to the range building.

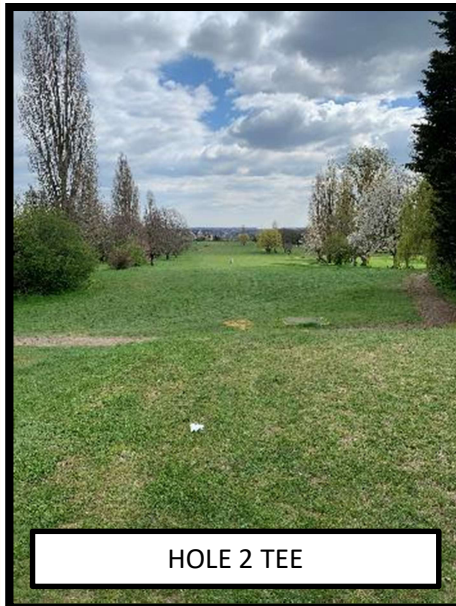


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- Course card (white tees):
  - Hole 1: 181 yards (par 3)
  - Hole 2: 457 yards (par 5)
  - Hole 3: 151 yards (par 3)
  - Hole 4: 150 yards (par 3)
  - Hole 5: 240 yards (par 4)
  - Hole 6: 264 yards (par 4)
  - Hole 7: 343 yards (par 4)
  - Hole 8: 415 yards (par 4)
  - Hole 9: 237 yards (par 3)
  
  - TOTAL: 2,438 yards (par 34)



HOLE 2 GREEN



HOLE 2 TEE



HOLE 4 APPROACH



HOLE 4 TEE

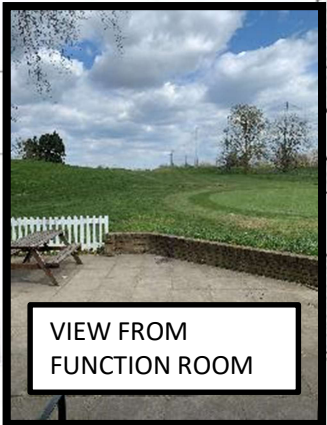
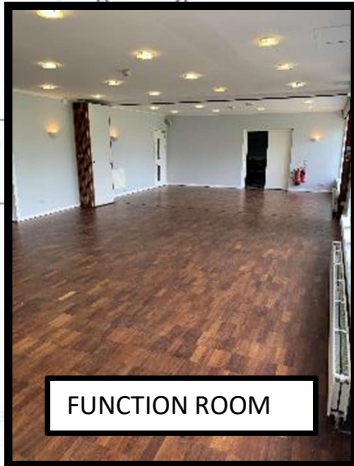
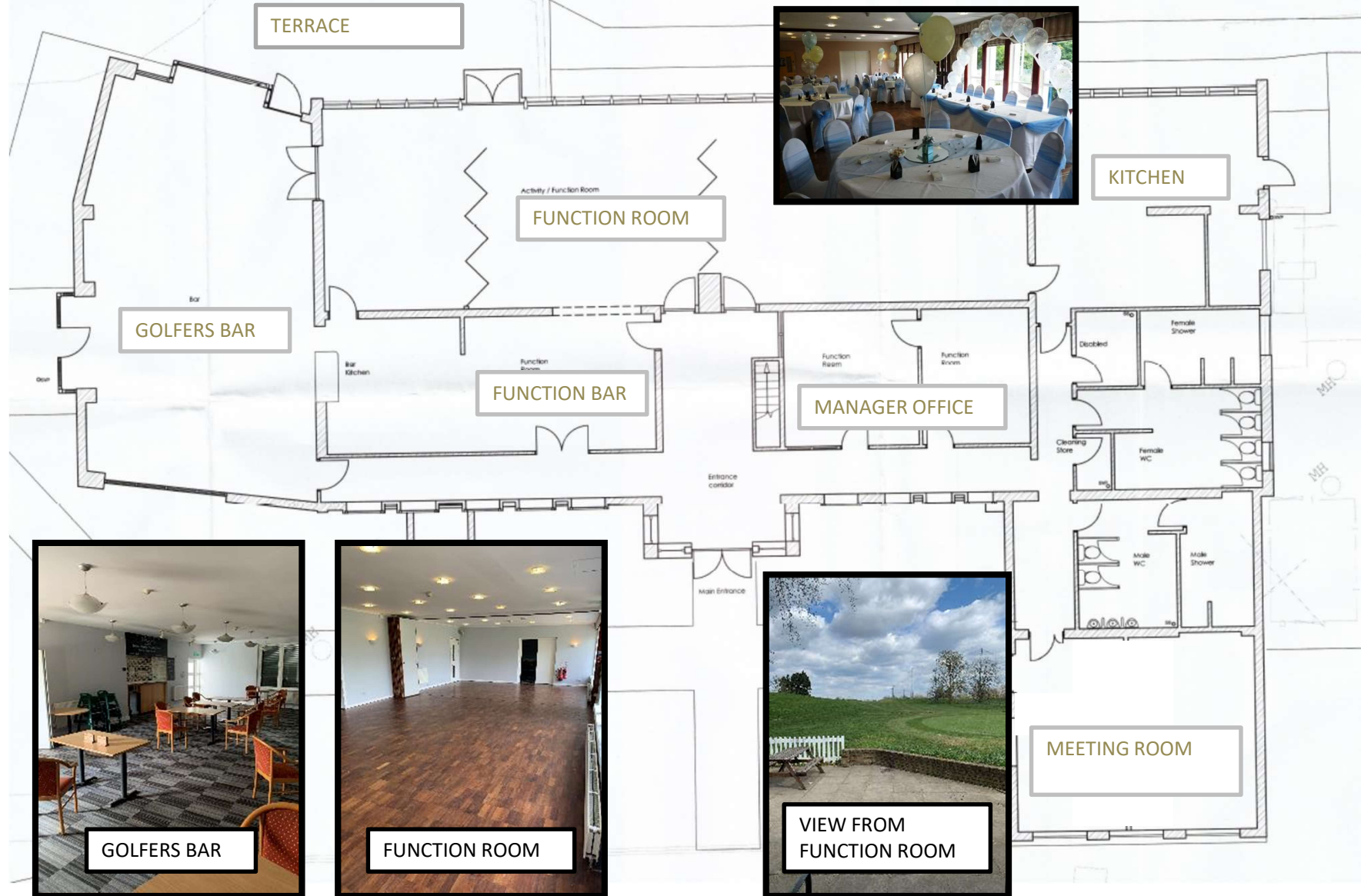


HOLE 6

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## Clubhouse floor plan



GOLFERS BAR

FUNCTION ROOM

VIEW FROM FUNCTION ROOM



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TERRACE OVERLOOKING 9th GREEN



MODERN 16 BAY DRIVING RANGE



GOLFERS BAR



FUNCTION SPACE WITH VIEWS OVERLOOKING COURSE

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faybrook | Land, Development and  
Property Consultancy

**Energy Performance Certificate:** Clubhouse rated C, First floor “flat” rated D

## Further information:

Additional information is available to qualified parties including equipment inventories, historic planning consents, plant and machinery records and survey information.

## Expressions of Interest:

There are very few good quality golf facilities within the M25, close to Central London and within a solid catchment area able to present such an exciting opportunity.

The existing historic course, extensive and well fitted clubhouse and modern driving range is well positioned to take advantage of the huge demand for golf that has returned since the lifting of restrictions placed due to Covid-19.

Due to the unprecedented impact of Covid-19, the business has been closed since March 2020, but the underlying quality of the facility together with an already existing loyal clientele will enable any new operator to quickly establish a great business. Whilst closed since March 2020, the golf course has been maintained and is in a full playable condition and the clubhouse has been very recently redecorated.

Any new operator will take the benefit of a fully equipped facility, with an inventory of kitchen equipment and green keeping kit that will allow the business to operate immediately.

In addition, opportunities are available to further improve and extend the facility subject to planning permission.

The freeholder – London Borough of Bexley are seeking a new operator to manage the business with a preference of a new lease of up to 30 years, but are happy to consider and discuss alternative terms.

The council are keen to secure the long term stewardship of the property, protecting the business for the wider community and seek a partner to enable this to happen.

For site visits, further information or to discuss, please contact the letting agent.

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