



01277 201300

Mass & Co

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FOR SALE FREEHOLD – POTENTIAL RESTAURANT/FUNCTION PREMISES PLUS ASSOCIATED RESIDENTIAL DEVELOPMENT OPPORTUNITY

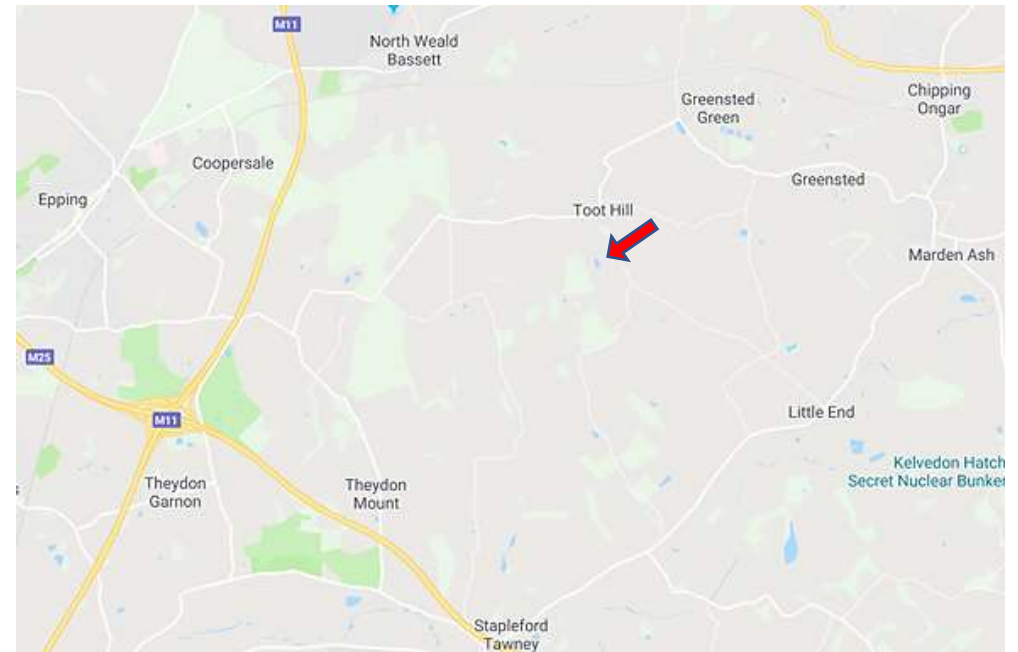
TOOT HILL GOLF CLUB, SCHOOL ROAD, TOOT HILL, ONGAR, ESSEX CM5 9PU



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LOCATION

Toot Hill Golf Club is situated off School Road which links Stanford Rivers to Toot Hill. Toot Hill is a small village situated south of the A14 Chelmsford Road and west of the M11 close to its junction with the M25 (J29). Accessible towns to the location include Ongar (4.5 miles) Brentwood (10 miles), Harlow (9.5 miles), Chelmsford (15 miles) and Central London (26 miles).

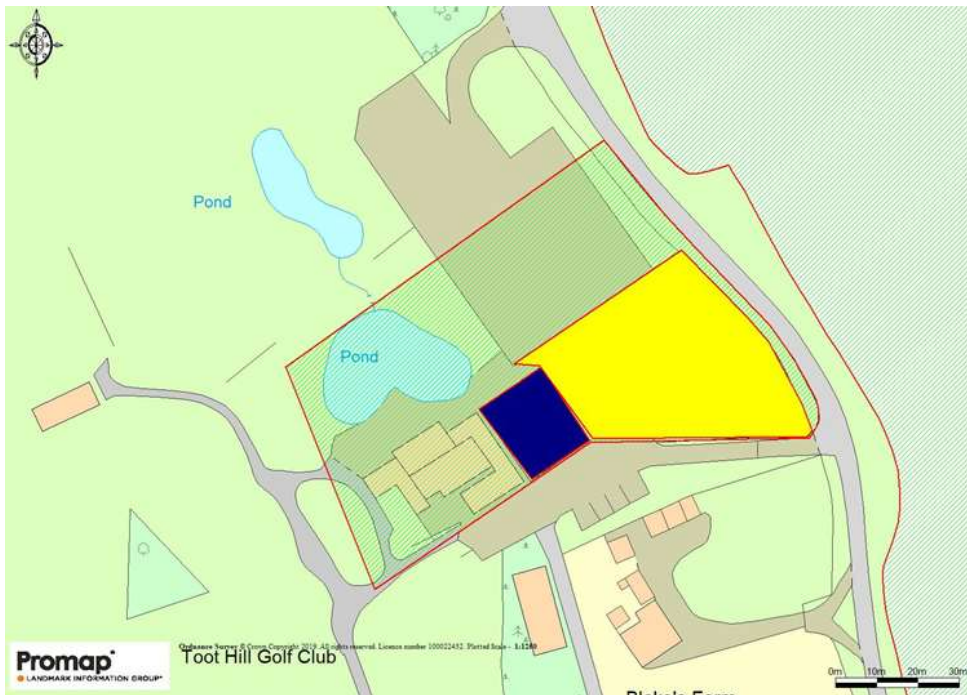


DESCRIPTION

The premises offered for sale form part of the Toot Hill Golf Club complex and comprise the existing clubhouse, restaurant, bars, pro shop, offices and living accommodation, together with surrounding grounds as indicated on the plans below.

In addition, there is an associated site area of approximately 0.5 acres (0.2 hectares) marked in yellow on the below plan, which benefits from planning consent for the construction of 10 x 2 bedroom apartments, subject to certain conditions in association with the Golf Club use (Draft Decision EPF/0760/18).

The area to be sold will include part of the existing car park and part of the grounds which surround the main building including the lake but will exclude the area marked in blue which will be retained by the Golf Club. The overall site area measures approximately 1.62 acres (0.65 hectares). The potential development site measures approx. 0.48 acres (0.2 hectares)



ACCOMMODATION

The main building comprises the former clubhouse, restaurant, bar, kitchens, offices and golf pro shop which totals an area of approximately 4,831 sqft. (449 sqm). At first floor there is 2 bedroom flat which has been used for staff accommodation and which measures approximately 1,084 sqft. (100 sqm). The accommodation comprised the following;

Main Bar/Restaurant	1,110 sqft	103.2 sqm
Spike bar	487 sqft	45.2 sqm
Kitchen & Pantry	523 sqft	48.6 sqm
Function Room	954 sqft	88.6 sqm
Cellar & Boiler Rooms	277 sqft	25.8 sqm
Pro Shop	845 sqft	78.5 sqm
Offices	635 sqft	59.0 sqm
Total	4,831 sqft	448.9 sqm



First Floor Living accommodation includes 2 bedroom, living room, Kitchen and 2 x bathrooms is accessed internally from the kitchen area.



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BUSINESS RATES

To be separately assessed.

EPC

An Energy Performance Certificate is being commissioned.

TENURE

The property is to be sold freehold with vacant possession. Price upon application.

VAT

The property is not elected for VAT.

LEGAL COSTS

Each party to bear their own legal cost

PLANNING

Prospective purchasers are advised to contact Epping Forest District Council to satisfy themselves regarding their proposed use.

FURTHER INFORMATION

Contact sole selling agent Mass & Co: **Mark Mannering - Tel: 01277 201300 – Email: mark.mannering@massandco.com**

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