



THE WEST WATERFORD GOLF CLUB

Dungarvan, Co. Waterford, Ireland X35 YP77. *Approx. 148 acres (59 ha)*



THE PROPERTY

A charming Eddie Hackett designed parkland course situated in the Waterford countryside only 4km from the thriving town of Dungarvan and the coast.

The 148 acre (59 hectare) 18 hole course extending to 6,802 yards off the championship tees was created in 1991 from farmland owned by the Spratt family who still own and manage the course. Streams were diverted to create water features and extensive plantings have matured to increase the challenge this course presents. The spacious, yet comfortable clubhouse has the ladies, gents changing rooms, showers, offices and the pro-shop at ground level with the main restaurant, kitchen, bar and balconies offering fine views on the first floor.

West Waterford Golf Club has a strong member base and is home to professional golfers Seamus Power and Gary Hurley. Seamus holds a PGA card for the 2019 season and was on the Irish Golf team that competed in the Rio Olympics. Gary is touring professional and was on the winning Walker Cup team in 2015.

Due to its location, the quality of the course and the clubhouse layout we believe there is considerable scope to increase the membership and turnover.

A deliberate policy has been in place over the years whereby only standard fertilizers have been used except for the green where specific grass treatments have been kept to a minimum. With the planting of mixed woodland and the creation of small water hazards the area has become a haven for wildlife.



LOCATION

West Waterford Golf Club is situated approximately 5km from Dungarvan a thriving bustling seaside market town nestled beneath the Comeragh Mountains of County Waterford on the south east coast of Ireland.

Located at the mouth of the Colligan river and overlooking beautiful Dungarvan Bay, the town has a population in excess of 10,000.

A high tourist amenity area Dungarvan is noted for its numerous amenities, rugged coastline & mountains and its prime location in the heart of the County makes it a desirable location in which to put down roots. It has all the requirements for modern living, high quality schools, sports facilities, major employers, fabulous restaurants, pubs, beaches, golf, tennis, sailing, surfing, and a vibrant night life. Dungarvan is a noted deep sea angling centre, with shark, general ground and wreck fishing available. One of Ireland's best known artisan food festivals, West Waterford Festival of Food runs annually each April.

Dungarvan offers a perfect starting point to explore the fabulous sights in Ireland's Ancient East. The spectacular Waterford Greenway offers a 46km dedicated off road cycling and walking trail from Dungarvan to Waterford passing along part of the Copper Coast offering breath-taking views of the Comeragh Mountains, beaches and coves. The town lies on the N25 European route which connects Cork, Waterford & Rosslare Europort. The nearest airport with regular scheduled services is Cork Airport, which is 80 km away.

The south East of Ireland consists of five counties of Carlow, Kilkenny, Waterford, Tipperary and Wexford fondly known as the 'Sunny South East', famous for its vibrant towns, coastal villages and resorts.

The landscape comprises a mix of rolling hills, woodlands, picturesque river valleys of the Blackwater, Nore, Suir & Slaney and a coastline dotted with quaint fishing villages. Rich in culture and heritage, The Irish National Heritage Park, Dunbrody Heritage Ship, Kilkenny Castle, The Rock of Cashel and The Waterford Crystal Visitor Centre are among the more popular visitor attractions.

THE COURSE

Starting with gently undulating farmland in 1991 renowned course designer Eddie Hackett has created a friendly yet challenging 18 hole course with tree lined fairways, water hazards and well positioned bunkering. The natural topography permitted the creation of difficult yet fair greens without excessive landscaping. The golf guidebook "Hooked An Amateurs Guide to golf courses of Ireland" placed West Waterford at no. 8 in the country's top hidden gems.

There is a central irrigation system to all greens fed from a large tank under the works shed with all piping at a depth of 3 to 4 feet. All of the bunkers were upgraded in 2018.

THE BUSINESS

West Waterford Golf Club is for sale as a going concern. However, it can also be sold simply as a property which will exclude all plant, machinery and contents with the vendors retaining the brand. If sold as a going concern then all machinery and course equipment (inventory available) clubhouse commercial kitchen equipment, office fittings and furnishings will be included. The purchaser will be expected to acquire the bar and pro shop stock, at cost.

The business has been returning a modest profit for a number of years and accounts will be made available to seriously interested parties by the company's financial adviser.



THE CLUBHOUSE

The clubhouse built in 1993 was designed to take full advantage of the fine views of the surrounding valley from its elevated position.

Extending to over 650 sq. m at the ground level there are the ladies and gents changing rooms, the pro shop, members office, managers office and storage. The first floor accommodation has a spacious wrap around balcony and includes the main bar and dining area (dining capacity 90) with feature beamed ceilings, members lounge (dining capacity 30) with bar counter and fully equipped commercial kitchen with cold store and other storage.

MANAGEMENT AND STAFF

Two staff members would transfer with the properties sold are a going concern and the current management although willing to continue will step aside if not required.

MEMBERSHIP DETAILS

	2018	2019	2019 Sub
Full Male	90	85	€695
Full Female	60	65	€550
Couple	24	24	€1,200
Distance	56	55	€350
Juvenile / Student	40	38	€75

Note:

Each membership category has a number of subcategories and these have been subsumed to give the above figures. Full details available.

Green Fee Rate:

Weekday €25

Weekend €30





OUTBUILDINGS

The works shed is a former slatted cattle shed of three bays with double lean to with the underground tank now used for rainwater storage.

THE LANDS

Total about 148 acres (59 hectares) of which about 2 acres comprise the avenue, clubhouse and extensive parking. Of the remainder about 25 acres is in various strips of woodland mainly spruce fringed by hardwoods. The balance is taken up by the golf course. It should be noted that the softwoods are nearing maturity and are a valuable asset in (report available).



JOINT AGENTS



PSRA No. 001223

COLLIERS INTERNATIONAL

Hambleden House
19-26 Lower Pembroke Street
Dublin 2

t: + 353 1 633 3700

w: www.colliers.ie

Marcus Magnier

e: marcus.magnier@colliers.com

m: + 353 86 255 5161



PSRA No. 1621-1859

REA SPRATT

9 O'Connell Street,
Dungarvan
Co. Waterford

t: + 353 58 42211

web: www.spratt.ie

Eamonn A. Spratt

e: eamonn@spratt.ie

m: + 353 86 2531277

SERVICES

- Mains Electricity (3 phase available)
- Monitored alarm system
- Well water, septic tank
- Gas fired central heating.

Rates:

The rates payable for 2019 came to €5,992.56.

Price Guide:

€1.5 million

Distances

Waterford	45 km
Cork	75km
Cork International Airport	81 km
Kilkenny	90km
Dublin	207km

VIEWING

Strictly by Appointment.

SOLICITORS

m/s J. F Williams & Co
JF Williams
Main Street Dungarvan
Co Waterford
058 41052



No. 800707259