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Greys Green Golf Course, Dog Lane, Rotherfield Peppard, RG9 5JU  
279.17 acres (112.98 hectares)

Guide Price £4,500,000  
For Sale by Private Treaty



# SIMMONS & SONS

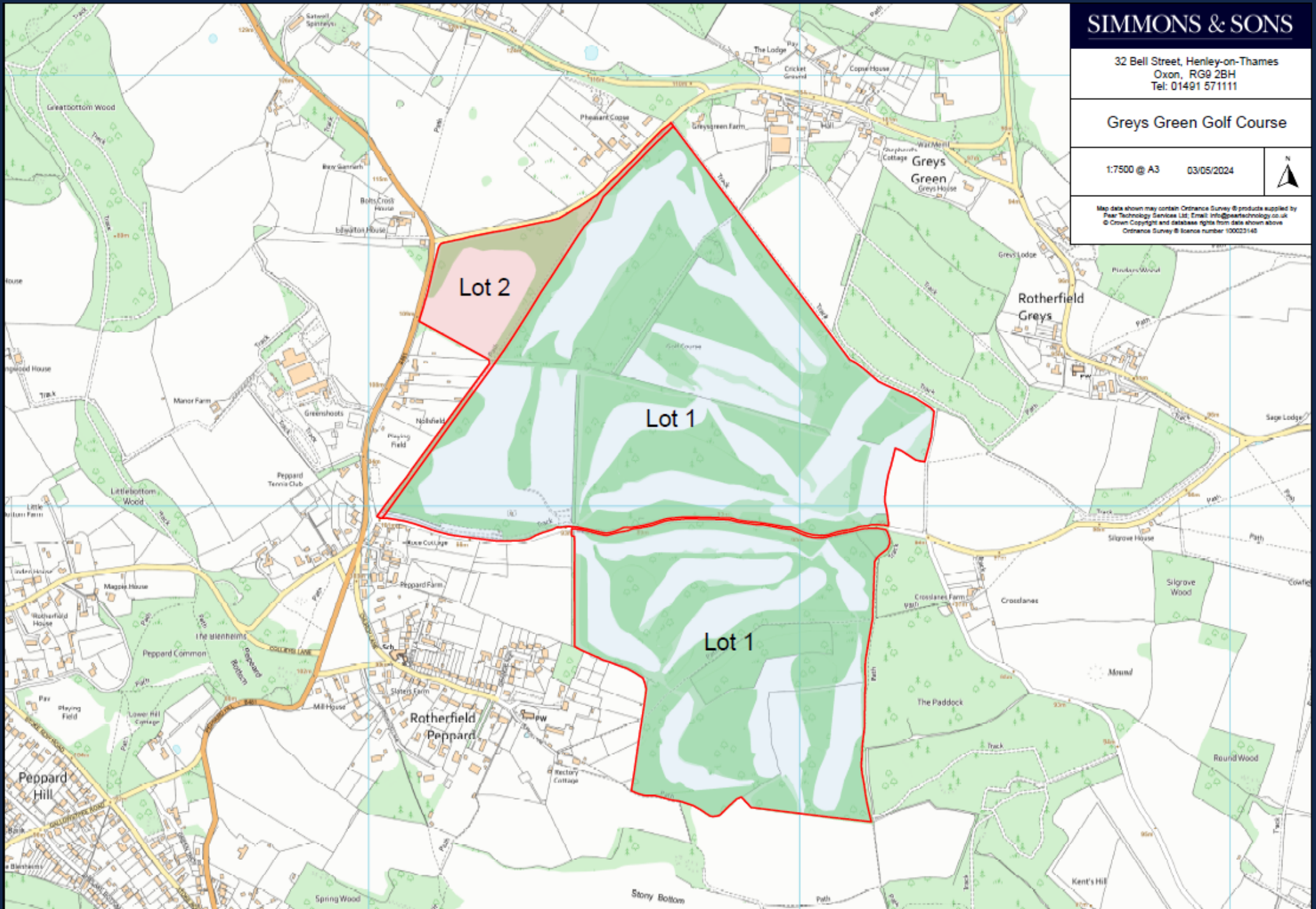
32 Bell Street, Henley-on-Thames  
Oxon, RG9 2BH  
Tel: 01491 571111

## Greys Green Golf Course

1:7500 @ A3    03/05/2024



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**Greys Green Golf Course  
Dog Lane  
Rotherfield Peppard  
Henley-on-Thames  
Oxfordshire RG9 5JU**



**For Sale as a Whole or in Two Lots by Private Treaty**

**Description**

Coming to the market for the first time in more than 40 years is a rarely available 36 hole golf course, for sale as a whole or in two lots. Set within the picturesque South Oxfordshire countryside close to Henley-on-Thames with its many amenities and famous Henley Royal Regatta, Greys Green Golf Course as a whole extends to 279.17 acres (112.98 hectares) and benefits from an 18 hole course, two 9 hole courses, a driving range and small clubhouse with car park. Lot 1 extends to approximately 258.93 acres (104.79 hectares) and comprises a 9 and 18 hole course, together with blocks of young woodland and the site for a small but yet undeveloped course (4 holes), driving range, clubhouse and parking. Lot 2 extends to approximately 20.26 acres (8.20 hectares) and comprises a partially landscaped small course (5 holes) with road frontage and a block of woodland providing roadside screening. This could be a potential site for (subject to planning) the location for a more formal entrance and a site for a clubhouse and associated facilities.

The Whole (279.17 acres): £4,500,000

Lot 1 (258.93 acres): £4,110,000

Lot 2 (20.26 acres): £390,000 (in the event of a lotted sale, Lot 2 will not be sold until the completion of the sale of Lot 1)

**Key Features**

- Existing consent for a 36 hole golf course and agricultural use
- Established 27 hole golf course with significant potential to expand into alternative uses to include leisure, amenity and hospitality, subject to achieving planning consent
- Historic Environment Agency Licence to permit the importation of inert materials

This is an exciting, once in a generation opportunity to purchase a substantial piece of rural Oxfordshire in close proximity to large populations, affording the potential for a significant range of alternative uses combined with the consented golf course to include leisure and amenity. Greys Green Golf Course lies within easy reach of the neighbouring towns of Henley-on-Thames, Reading and the City of Oxford. London is also easily accessible from the M4 Motorway and the Elizabeth Line at Reading Train Station, 6 miles away.

**Situation**

Greys Green Golf Course is located approximately 4.6 miles west of Henley-on-Thames and 6.7 miles to the north of Reading. A location plan may be found at the end of these sales particulars.

**What3words: [pass.commit.club](https://www.what3words.com/)**

**Postcode:** RG9 5JU (please follow the Public Golf Courses sign).

**OS Grid Reference:** SU710819

**Access**

Access to the parking area is along Dog Lane from the B481, Highmoor Cross to Sonning Common Road.





## **Services**

Interested parties are advised to undertake their own enquiries regarding service connections and utilities. There is pipework for irrigation and electricity to the clubhouse.

## **Wayleaves, Easements and Third Party Rights**

The property is sold subject to and with the benefit of all rights of easements, wayleaves and rights of way, whether referred to or not in these particulars. A Section 31 (6) Statement and Statutory Declaration is in place confirming only those existing Public Rights of Way on the Definitive Footpath Plan.

Please refer to the rights of way identified on the plan attached to these particulars.

## **Timber, Minerals and Sporting Rights**

The timber, mineral and sporting rights are included in the sale insofar as they are owned.

## **Tenure**

The freehold interest in the Property is being offered for sale as a whole or in two lots by Private Treaty with Vacant Possession.

## **Planning**

The Property is situated within the administrative boundaries of South Oxfordshire District Council and the Chilterns National Landscape (formerly known as the Area of Outstanding Natural Beauty).

Interested parties are advised to make their own enquiries with regard to planning matters.

## **Overage Clause**

Please note that the sale of the land will not be subject to any overage clause and therefore any sales contract will be unconditional. The Vendor will not consider any "subject to planning" offers, option agreements or land promotion agreements.



## Land-based Schemes

The land has historically been registered for the Basic Payment Scheme. There is no current Countryside Stewardship Scheme or Sustainable Farming Incentive agreement in place. The original Farm Woodland Premium Scheme has come to an end.

## Local Authority

South Oxfordshire District Council  
Abbey House  
Abbey Close  
Abingdon OX14 3JE

T: 01235 422 422

## Viewings

The Property may be viewed during daylight hours strictly by appointment only. We require that you register your interest with us in the first instance.

Persons entering the Property do so at their own risk. Neither Simmons & Sons, nor the landowner, accept any liability for any consequential injury to persons within the Property howsoever caused.



## Contact

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**Date of Particulars:** May 2024

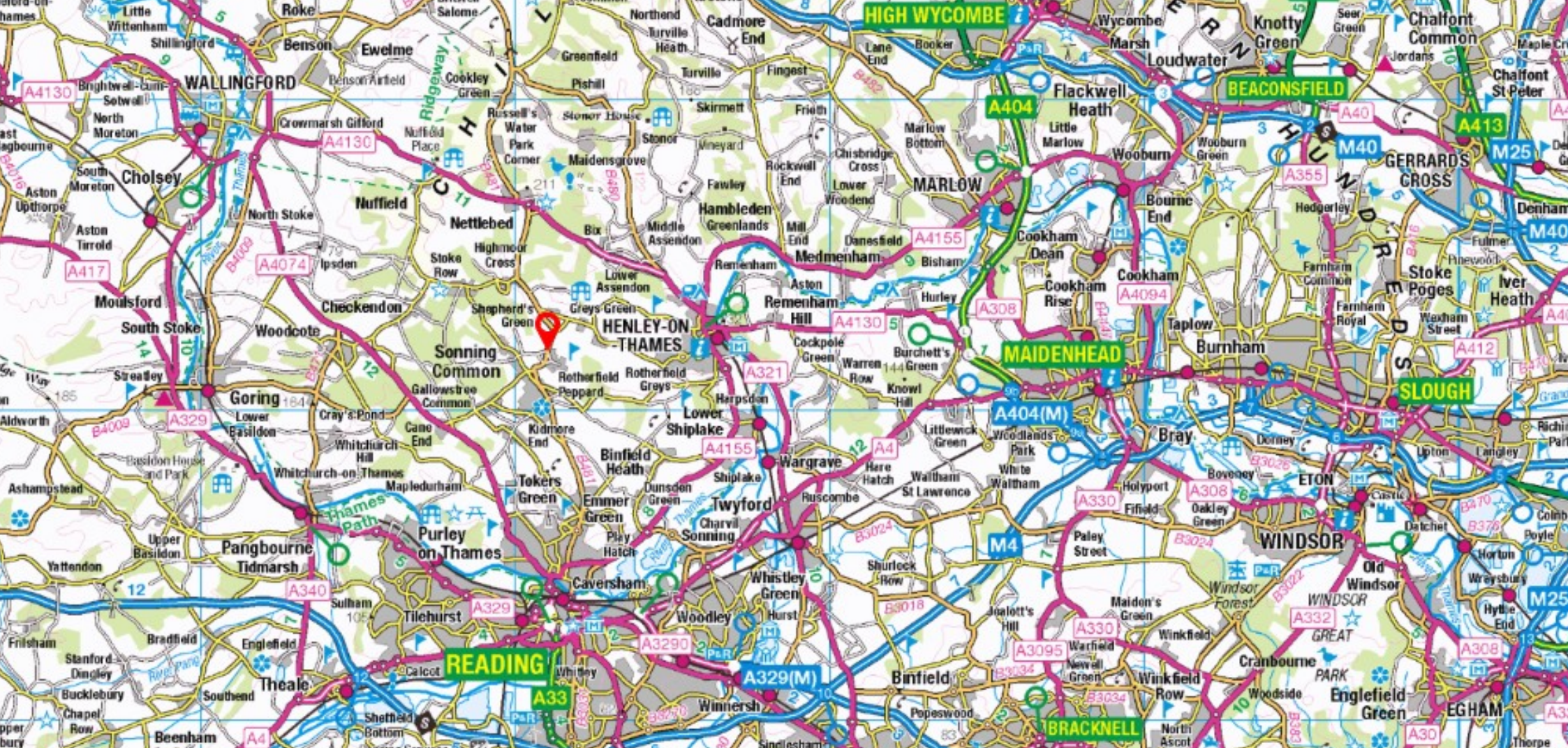












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