

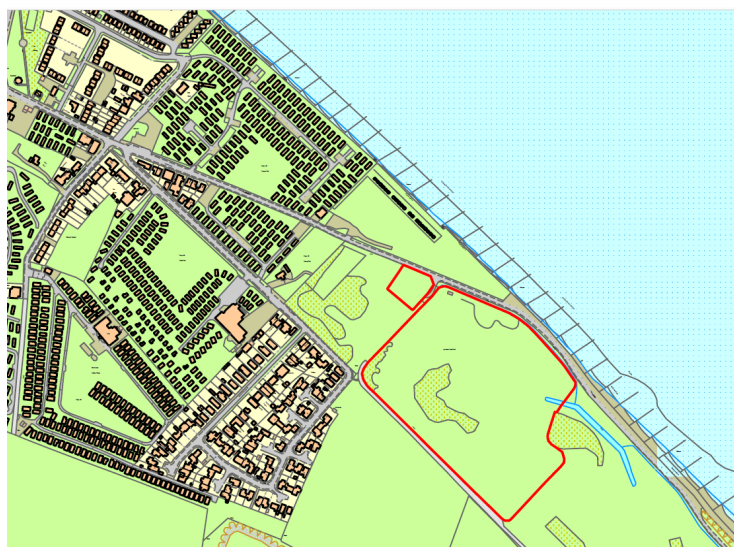
## Expressions of Interest for Lease for Pitch & Putt

**Land at Leysdown Costal Park, Shellness Road, Isle of Sheppey, Kent, ME12  
4RP known as Pitch & Putt course, Leysdown**



### Location

The Pitch & Putt Course is an approximate 12.4 acre parcel of land located along Shellness Road at the east end of the Isle of Sheppey. The site is adjacent to a council managed play area and open green space that forms part of Leysdown Coastal Park. Leysdown is a seasonal coastal area with beaches, a number of caravan parks and a diverse mix of residential housing. The nearby Promenade offers a mix of beachfront entertainment. Swale Borough Council is seeking Expressions of Interest (EOI) from organisations and individuals to manage and maintain a 9 hole, par 3 Pitch & Putt Course under a FRI lease agreement on land at Shellness Road, Leysdown with the objectives being to secure income for Swale Borough Council and to contribute positively to the leisure offer to visitors and residents alike.



### Description

The premises has not been operational for approximately 5 years and initial investment in this site will be required to secure the site and cultivate the golf course to bring up to the standard required to deliver this type of business. There is a small wooden building on the land that has been used as a greeting hub and storage of equipment.

The adjacent parcel of land is approximately 1700m<sup>2</sup> is also being offered as part of the lease for customers of the Pitch & Putt for parking. This parcel of land is grassed with bollards identifying its area. The repair and maintenance liabilities would fall on the successful applicant.

### Term

A minimum term of 5 years with a view to extend subject to subsequent successful operation of the facility. No security of Tenure is offered.

### Maintenance & Repairing Liability

FRI

### Taxes / Rates / service charges

All taxes, rates, services charges and insurance are at the tenants cost.

### Legal Costs

Each party to pay own legal costs.

### Statutes Notices and Orders

Tenant would be responsible to comply with every statute and any notice or order

### Additional Information

The Council is keen for the site to be let and operational as soon as possible. However, the council are open to discussions with applicants, the possibility of subsequent phased improvement and change at the site including a new building or alteration of that existing and the integration of other similar recreational activities on the site alongside the main business. Any such changes would be subject to all regulatory requirements e.g. planning and building consents.

### Submission

In order to be considered for this opportunity, the required submission details will need to be sent to [propertyservices@swale.gov.uk](mailto:propertyservices@swale.gov.uk) by Tuesday 16<sup>th</sup> September 2025, 13.00hrs. Site visits can be arranged upon request to the same email. Any proposals should assume that the lease will commence within three months of offer and finalising Heads of Terms.

As a minimum, proposals should detail the following:

- Details of interested party, including any relevant experience.
- Details of preferred operating times (days of week, opening hours etc)

- Details of annual rent being offered to Swale Borough Council and/or any Commercial offering e.g. profit share etc. exclusive of VAT.
- A Business Plan that demonstrates that the proposal is viable and sustainable for the duration of the lease

The following details should be included as a minimum:

- Proposed operating model
- Marketing proposals
- Evidence of ability to operate business
- Evidence of good financial standing
- Reference of x 2 (preferable by email)
- Financial projections demonstrating a strong viability, showing profit & loss forecasts and any surplus in addition to a cash-flow for at least 3 years. Plus details of how any maintenance repairs will be funded
- Details relating to managing H & S Statutory requirements
- Details of any other activities proposed to increase usage, occupation, income generation and local economic/community benefit.
- Any other information you feel is appropriate.

The information is advertised on both [Swale Borough Council - Home](#) and [KentBusinessPortal](#) Upon closure of the opportunity, the Council will evaluate responses with a view to appointing by December 2025 subject to agreeing final Heads of Terms.

The evaluation process will be as follows:

<b>Evaluation criteria</b>	<b>Maximum points</b>
Operating Model	27
Rent provisions	25
Financial Forecasts and Cash-Flow Information	20
Technical and professional ability	18
Health and Safety	10
<b>TOTAL</b>	<b>100</b>