



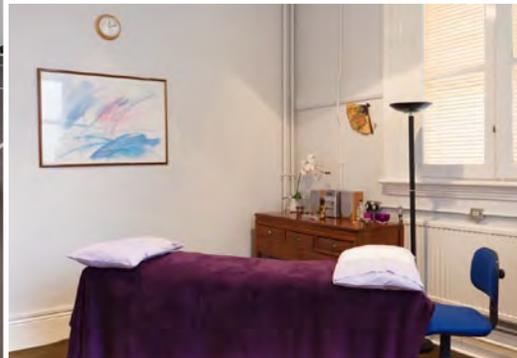
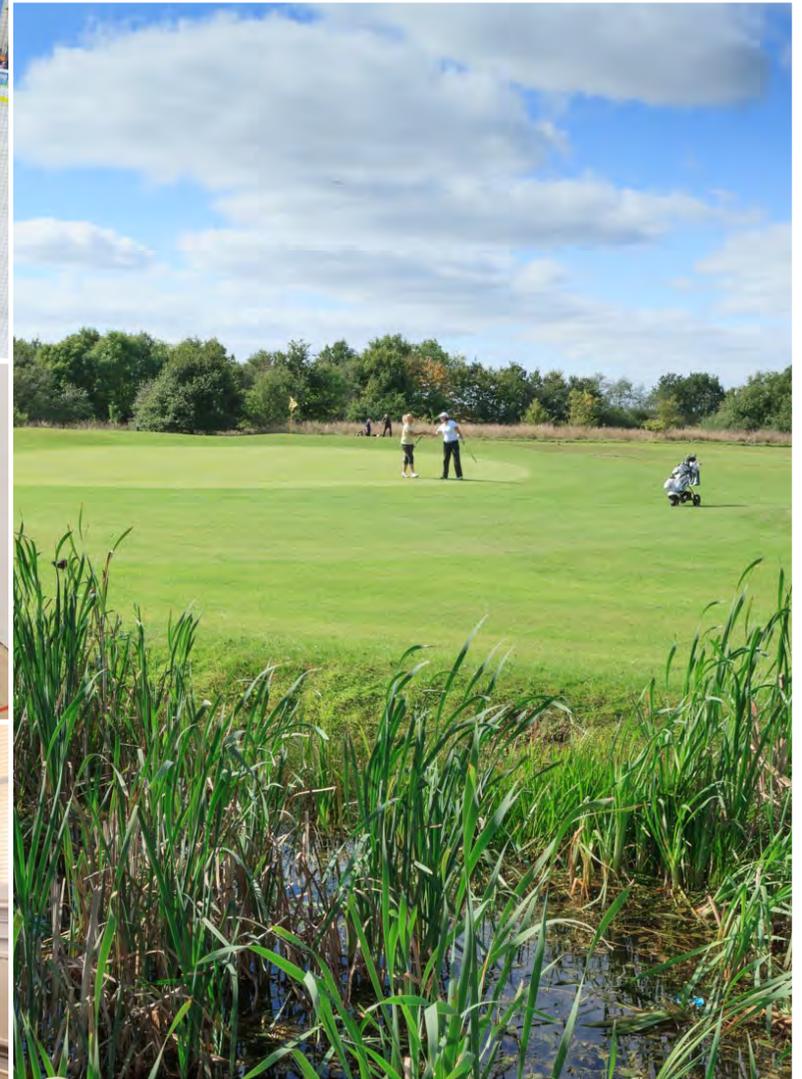
AN EXCEPTIONAL LEISURE OPPORTUNITY...

The chance to acquire a portfolio of 9 well-located leisure and golf businesses around the dynamic town of Swindon situated at the heart of the M4 Corridor.

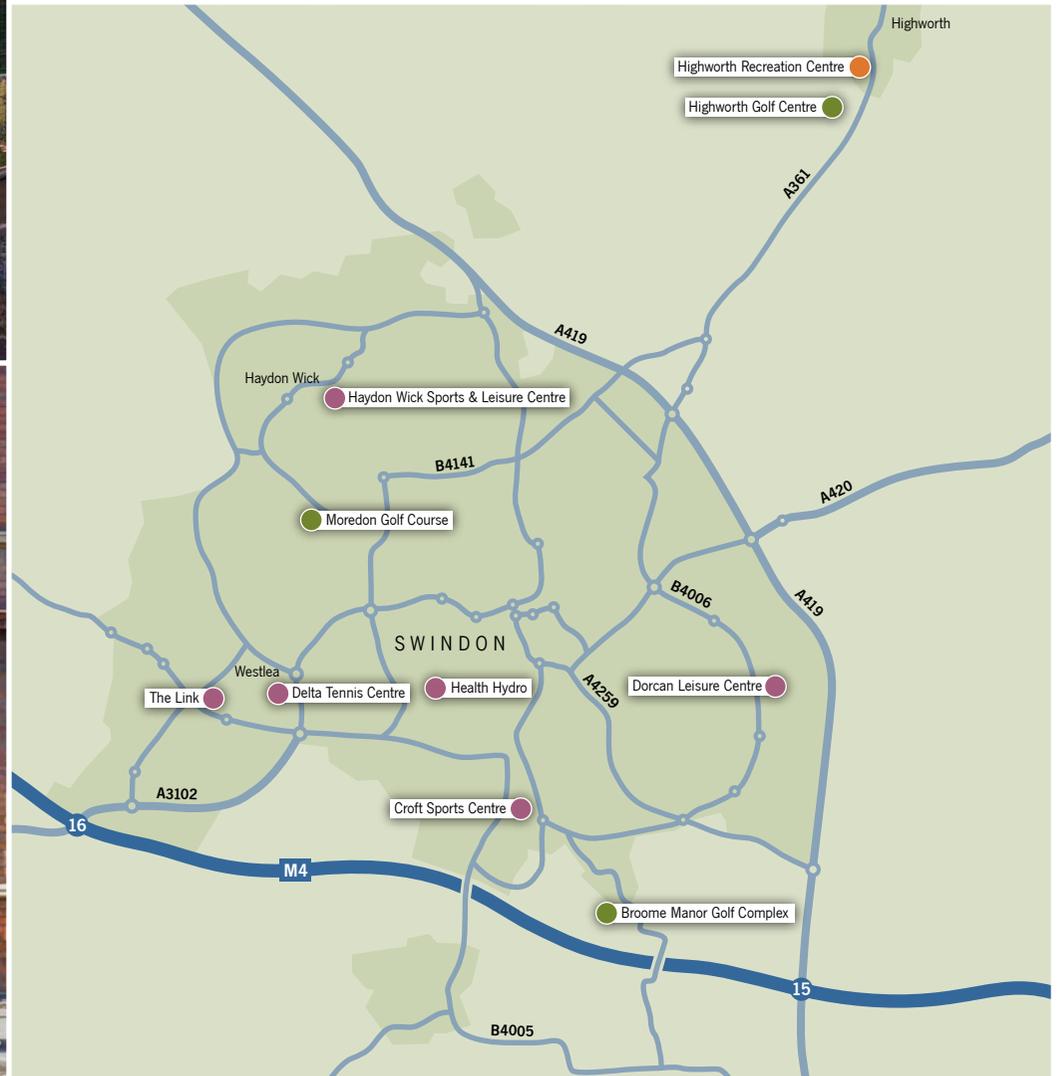
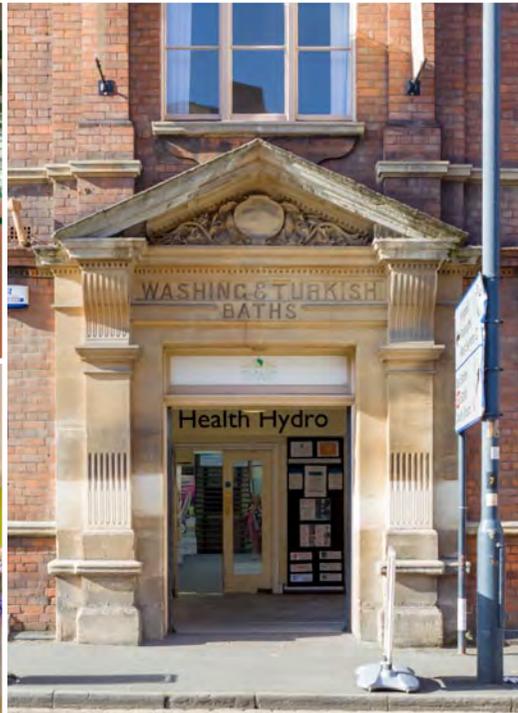
On the instructions of











A RARE CHANCE TO ACQUIRE A UNIQUE PORTFOLIO OF LEISURE AND GOLF PROPERTIES IN THE M4 CORRIDOR



GVA is instructed by Swindon Borough Council (SBC) to assist in marketing a portfolio of 6 leisure centres and 3 golf courses located in and around Swindon.

Following a strategic review of its operations, SBC is offering this diverse portfolio of 9 properties to the market. A tenth property – Highworth Recreation Centre – may be available by separate negotiation. Long term leasehold interests are available (and alternative uses will be considered on parts of the portfolio) with expression of interests invited in the portfolio as a whole, or for the 6 leisure centres and 3 golf courses as two separate portfolios. This opportunity presents a rare chance to acquire a significant asset backed leisure portfolio serving one of the most rapidly expanding and dynamic towns in the country.

Swindon is situated at the heart of the M4 Corridor, covering 230 square kilometres (89 square miles) in area and is home to circa 209,000 people.

The local population increased by 15% between 2001 and 2011 and is forecast to grow a further 17% by 2026. SBC has an active Strategic Objective of enabling the provision of cultural and leisure facilities commensurate with Swindon's size and growth in population and thereby realising Swindon's full potential as a regional leisure destination.

Historically the portfolio has achieved a typical annual turnover of £5.1 million, with 33,000 members/leisure card holders and significant casual daily fee users - typically 1.9 million visitors per annum. The portfolio offers facilities that are the home of a wide range of local clubs including: Swindon Wildcats Ice Hockey Team, Swindon Ice Figure Club, Okanagan Hockey School, Dolphins and Tiger Sharks Swimming Clubs, Broome Manor Golf Club, Swindon District Netball League and North Wilts Hockey Club as well as established user agreements with local schools and other educational bodies.

THE PORTFOLIO COMPRISES

| | |
|-----------------------------|-------------------|
| The Link | Swindon SN5 7DL |
| Delta Tennis Centre | Swindon SN5 7XF |
| Croft Sports Centre | Swindon SN3 1RA |
| Dorcan Leisure Centre | Swindon SN3 5DA |
| Health Hydro | Swindon SN1 5JA |
| Haydon Centre | Swindon SN25 1QQ |
| Broome Manor Golf Complex | Swindon SN3 1RG |
| Highworth Golf Course | Highworth SN6 7SJ |
| Moredon Par 3 Golf Course | Swindon SN2 2PZ |
| Highworth Recreation Centre | Highworth SN6 7DD |

All of the facilities were purpose built with the Health Hydro being the only Listed structure.

This introductory brochure aims to give interested parties an insight into the portfolio and the opportunity that is available to the market. Further information will be made available to interested

parties by means of an online data room. Access to the data room will be subject to GVA first reviewing the operational expertise and/or the financial standing of each applicant and the applicant completing a Non Disclosure Agreement (available on request from GVA).

6 LEISURE CENTRES

99 YEAR LEASES

3 GOLF CENTRES

HEART OF M4 CORRIDOR

£5.1 MILLION TURNOVER P.A.

1.9 MILLION VISITORS P.A.

33,000 MEMBERS/LEISURE CARDS

£3.0 MILLION FUND AVAILABLE

REGIONAL LEISURE DESTINATION

209,000 RESIDENT POPULATION

17% POPULATION INCREASE FORECAST

58 HOLES OF GOLF



KEY FEATURES

A fine opportunity to become a leading leisure operator in the M4 Corridor

SBC's decision to externalise the operation of its portfolio of leisure centres and golf courses provides a fine opportunity for the market to acquire an established leisure portfolio with considerable potential for commercialisation and to become a leading leisure operator in the M4 Corridor.

Portfolio clustered around Swindon – one of the most rapidly expanding towns in the country.

An overview of Swindon is provided below. However, key features of this dynamic town include:

- 209,000 resident population
- 17% population growth forecast by 2026
- Regional business centre – home to Honda UK, Intel and Nationwide Building Society
- Swindon Borough is 230 sq kilometres (89 sq miles) in area
- Located at the heart of the M4 Corridor
- A regional leisure destination

Wide range of leisure facilities with a diverse mix of income streams

The portfolio comprises a wide range of leisure facilities including: indoor tennis, an internationally sized ice rink, golf courses, swimming pools, a floodlit golf driving range, sports halls, all-weather hockey and football pitches, an all-weather running track, grass sports pitches, squash courts, an indoor

netball dome and a climbing wall, which combine to provide a diverse range of income streams.

Several locations have their own retail unit offering a wide range of latest equipment, whilst most have a food and beverage outlet, and some provide meeting / function facilities.

Assets with property upside

The properties within the portfolio represent a significant landholding in well positioned, mainly urban locations. Whilst SBC's intention is for the properties to remain in leisure use, where a review of the portfolio identifies operational challenges and medium term opportunities for future alternative development, such alternative uses will be considered on a shared proceeds basis (subject to planning permission).

Established business with further opportunities for growth

The portfolio has an established trading record but is considered to offer significant potential for future growth under the control of a specialist commercial operator.

The portfolio benefits from 3,600 existing Leisure Membership holders and 720 Golf Membership holders as well as contracts with local educational bodies (selected sites) - which together provide an established database of regular users - in addition to a substantial customer base of local casual / daily fee users (typically 1.9 million visitors per annum).



Group operational benefits

The clustering of the portfolio in and around Swindon provides a number of key operational benefits, not least: an extensive database of leisure and golf members / users; the ability to appeal to a wide cross section of local customers by offering a variety of facilities; the promotion of regional / group loyalty products; and economies of scale including purchasing power and management across all aspects of the business.

Market pricing to apply

SBC currently offers a variety of incentives to local residents – from Leisure Cards and Leisure Memberships through to discounted prices for certain sectors of the community. However, SBC confirms that the new operator(s) will have control over future pricing structure.

Experienced management team and integrated operational systems

The existing management team based at each property will be invaluable to the incoming operator and will facilitate a seamless transfer of the business from SBC.

Strong asset backing

Long term full repairing and insuring leases are available over each property. A draft 99 year lease along with Heads of Terms for each property are available in the data room. Future lease extensions may be available for properties that are identified for alternative use.

Recent capital projects completed

SBC has recently completed substantial capital investment projects in several of the facilities, as set out in the data room but including:

Link Centre

New ice pad 2013

New roof 2013

Broome Manor Golf Centre

Clubhouse refurbishment 2012

Croft Sports Centre

New all-weather football pitches 2011

Reverse premium

SBC has set aside a £3.0 million fund. £1.0 million of the fund has been allocated towards fully funding the pension scheme for all transferring employees up to the point of transfer and any restructuring costs that arise as a result of the transaction. Thus a £2.0 million reverse premium will be passed to the operator(s) at the commencement of the leases, to be utilised for property repairs and refurbishment of the leisure facilities only. Precise conditions on how the fund is to be utilised will be agreed with the successful operator(s).



Basis of disposal

The portfolio is offered to the market as a whole or as two separate lots – a leisure portfolio and a golf portfolio.

The exclusion of Moredon Golf from the whole portfolio or the golf portfolio will be considered.

Annual rental offers are invited for the portfolio(s).

Initial rent free periods will be considered, subject to the overall terms of each operator's proposals for the portfolio(s).

All facilities will be offered on the basis of a 3 year keep open clause.

Stock (retail / food and beverage / greenkeeping / other) is to be taken over by the Tenant at valuation at the point of completion.



SWINDON – AN OVERVIEW

Swindon Borough is 230 sq kilometres (89 sq miles) in area and is home to about 209,000 people. It consists of the town of Swindon itself, the market town of Highworth, and the large village of Wroughton, along with a number of smaller villages and hamlets. Swindon is a daily destination for many people and is at the heart of the M4 Corridor, with excellent links to the rest of the UK and beyond. Swindon also benefits from a superb natural setting.

Swindon's excellent location enables it to draw on an extensive labour market along the M4 Corridor and Great Western rail route. In this respect, the town is well placed to capture a share of future economic growth in South East and South West England. Key employers currently based in Swindon include: Honda (UK), BMW / Mini, WH Smith (HQ and distribution centre), Intel (European HQ), Nationwide Building Society and Zurich Financial Services.

The population of Swindon Borough increased from 181,000 in 2001 to an estimated 209,000 in 2011 (15% increase) and is expected to rise by 36,000 by 2026 (a further 17% increase). The SBC Local Plan is based on a higher growth scenario, which represents an additional 19,000 jobs in the Borough to 2026.

The Swindon Borough Local Plan sets out the development strategy to guide sustainable growth within the Borough. The most sustainable pattern of development is expressed in Policy SD2 - the Sustainable Development Strategy - which concentrates development primarily within

Swindon's Urban Area and allocated sites including Wichelstowe, Commonhead, Tadpole Farm, Kingsdown and at the New Eastern Villages including Rowborough and South Marston Expansion Village.

The Sustainable Development Strategy states that 22,000 homes will be provided between 2011 and 2026 at an annual average rate of 1,470 dwellings a year.

The proposal for the new Eastern Villages, a new community of about 8,000 homes to the east of Swindon and at South Marston and Rowborough, as set out in the emerging planning policy in the Submission Draft of Swindon Local Plan 2026, states that the development will provide sports and leisure facilities including playing pitches, a leisure centre and a 25m swimming pool.

In addition, Wichelstowe will ultimately comprise 4,500 new homes - some 850 of which have already been built. There is an expectation that this new community will enjoy access to a leisure centre associated with the secondary school; or a combination of on-site leisure facilities and an increased capacity at Croft Sports Centre and Ridgeway Academy.

SBC has a Strategic Objective in relation to Culture and Leisure. The Objective is to enable the provision of cultural and leisure facilities commensurate with Swindon's size and growth in population and realise Swindon's full potential as a regional leisure destination.



LINK CENTRE

Whitehill Way, Westlea, Swindon SN5 7DL

A purpose built regional sports centre offering an array of leisure facilities situated to the west of central Swindon

An 10,555 sq m (113,613 sq ft) sports centre including:

Lower ground floor

- Entrance Hall
- Sports retail store
- International sized ice rink
- Skate reception, hire and skate change area
- Ladies & Gents skating changing rooms
- Swindon Wildcats offices
- Wildcats ice hockey team changing room
- Multipurpose sports hall with 8 badminton courts
- The Ridge climbing wall
- Ladies & Gents leisure changing rooms and WCs
- Plant room
- West Swindon Library*

Ground floor

- Entrance concourse
- 25 metre (6 lane) swimming pool with spectator area
- Ladies & Gents wet changing rooms
- 2 squash courts
- Studio 2 lounge bar / events room
- Main reception
- Food and beverage mall
- Skaters bar
- Skaters café
- Dance studio
- Gymnasium with (unused) terrace
- 2 conference / meeting rooms
- Play school with play terrace
- Crèche

First floor

- Ice rink spectators seating area
- Spin studio
- Health suite with sauna, steam room & relaxation area
- Management offices

* will be subject to lease back to SBC



- 3 all-weather 5-a-side football pitches
- Extensive car park
- Opened in April 1985
- Ice rink refurbished August 2013
- Roof refurbished 2013
- EPC rating E 120
- 2.5 hectares (6.1 acres)
- Average annual turnover £2,353,000
- Typically 791,000 visitors p.a.
- Premises Licence
- Home to Swindon Wildcats Ice Hockey Team, Swindon Ice Figure Club, Tiger Sharks Swimming Team, Okanagan Hockey School



DELTA TENNIS CENTRE

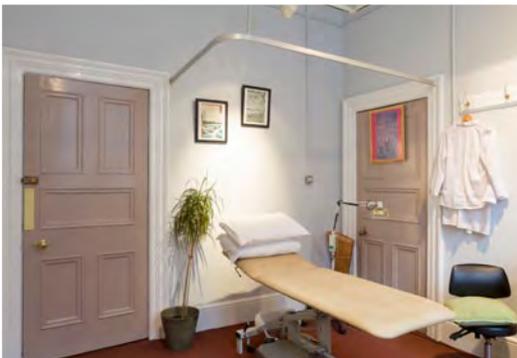
Welton Road, Swindon SN5 7XF

A purpose built indoor tennis centre with 3 external tennis courts situated to the west of central Swindon

A modern 2,517 sq m (27,093 sq ft) well-appointed, purpose built tennis centre comprising:

- Entrance lobby
- Reception / office
- Strings café /tennis viewing area
- 4 indoor tennis courts
- Bar
- Kitchen
- Ladies & Gents WCs
- Ladies & Gents changing rooms
- Office suite
- Wiltshire Tennis Association Office
- 3 all-weather tennis courts (2 floodlit)
- Extensive car park
- Opened in 1989
- EPC rating C 64
- 0.8 hectares (2 acres)
- Average annual turnover £244,000
- Typically 45,000 visitors p.a.
- Premises Licence





HEALTH HYDRO

Milton Road, Swindon SN1 5JA

A Grade II Listed health hydro with swimming pool, Turkish bath, leisure facilities and multiple treatment rooms situated in central Swindon

An historic 3,464 sq m (37,286 sq ft) health hydro including:

Ground floor

- Entrance lobby
- Entrance hall with reception desk
- Turkish baths comprising: 3 hot rooms; jacuzzi and cold plunge pool; steam rooms; showers; Ladies & Gents WCs; & relaxation area
- 33 metre (6 lane) swimming pool (28°C)
- Ladies & Gents wet changing rooms
- Swimming club room
- 18 metre swimming pool (30°C)
- Boys & Girls WCs
- Former entrance lobby with WCs
- Small gym with range of cardio-vascular & resistance machines
- Free weights room
- Former café / offices / consultation suite
- Consultation rooms / therapy treatment rooms (approx. 10)
- Public showers, bath and WCs

First floor

- Boys & Girls wet changing rooms
- Main pool viewing gallery
- Activity room
- Suite of meeting rooms
- Consultation rooms / therapy treatment rooms (approx. 10)
- Opened in 1891
- EPC rating D 84
- 0.3 hectares (0.8 acres)
- Average annual turnover £539,000
- Typically 197,000 visitors p.a.
- Home to Dolphins, Swindon ASC and Wroughton Swimming Clubs



CROFT SPORTS CENTRE

Marlborough Lane, Swindon SN3 1RA

A purpose built sports centre with floodlit all-weather sports pitches and extensive playing fields situated in southern Swindon

Modern, well-appointed 1,811 sq m (19,493 sq ft) sports centre comprising:

Ground floor

- Entrance hall
- Reception / office
- Club / activity room (with kitchenette)
- Multi-purpose sports hall (5 badminton courts) with Uniturf floor
- 2 squash courts
- Ladies & Gents leisure changing rooms
- Ladies & Gents sports field changing rooms
- Ladies & Gents WCs
- Administration offices
- Lift to first floor

First floor

- Multi-purpose club / fitness room with kitchen & servery
- Office
- Ladies & Disabled WCs
- Sports hall and squash courts viewing galleries

- 2 5-a-side all-weather floodlit football pitches
- 2 full size grass football pitches (approx. 100m x 50m)
- 2 9-a-side grass football pitches (approx. 70m x 40m) **
- 2 mini soccer pitches (approx. 60m x 30m) **
- Cricket square (including an artificial wicket) playing over ** above
- Permanent cricket nets
- Extensive car parking
- Opened in 1972
- Sports hall refurbished 2011
- All-weather football pitches opened 2011
- Sports centre EPC rating B 44
- 7.1 hectares (17.6 acres)
- Average annual turnover £184,000
- Typically 191,000 visitors p.a.





DORCAN SPORTS CENTRE

St Paul's Drive, Covingham, Swindon SN3 5DA

A purpose built sports centre with floodlit all-weather sports pitches and indoor netball courts situated adjacent to Dorcan Academy east of central Swindon

Well-appointed 2,632 sq m (28,331 sq ft) leisure centre including:

Ground floor

- Entrance hall with reception desk
- Dance studio
- Multi-purpose sports hall (4 badminton courts)
- Small sports hall (1 badminton court)
- Ladies & Gents leisure changing rooms
- 2 squash courts
- Ladies & Gents squash court changing rooms
- Swimming pool entrance
- 20 metre (5 lane) swimming pool
- Ladies & Gents wet changing rooms
- Administration offices
- Gents WCs

First floor

- Community lounge / general hall with kitchenette
- Office
- Ladies WCs

- Netball dome comprising: lobby; 2 indoor lit netball courts; kitchen; umpire's shower & WC; storeroom
- 2 basketball courts / overflow car parking
- 6 netball / tennis courts
- Long jump pit
- 3 7-a-side all-weather floodlit hockey / football pitches (single full-sized pitch)
- Extensive car parking
- Netball dome opened 2008
- All-weather football pitches
- Sports centre EPC rating C 75
- 3.9 hectares (9.7 acres)
- Average annual turnover £388,000
- Typically 331,000 visitors p.a.
- Home to Swindon District Netball League, North Wilts Hockey Club



HAYDON WICK SPORTS & LEISURE CENTRE

Thames Avenue, Haydon Wick, Swindon SN25 1QQ

A purpose built sports & community centre situated to the east of central Swindon

A well-appointed 1,524 sq m (16,404 sq ft), purpose built sports and community centre including:

- Entrance café with reception desk
- Large community hall
- Small community hall
- Ladies, Gents & Disabled community hall WCs
- Multi-purpose sports hall (3 badminton courts)
- Spin studio
- Dance studio
- Ladies & Gents leisure changing rooms with showers & WCs
- Play group with dedicated kitchen, store and WCs
- 2 meeting rooms
- Board room
- Ladies & Gents WCs
- Car park
- Opened in the late 1980s
- EPC rating C 61
- 0.9 hectares (2.2 acres)
- Average annual turnover £301,000
- Typically 165,000 visitors p.a.



BROOME MANOR GOLF COMPLEX

The Fairway, Swindon SN3 1RG

An attractive, modern and recently refurbished 27 hole golf complex with a leisure suite and 34 bay floodlit golf range situated in south west Swindon

A 27 hole parkland golf complex comprising:

- 18 hole 6,366 yard (par 71) golf course
- 9 hole 2,690 yard (par 33) golf course
- 34 bay (partially two tier) floodlit golf driving range
- Greenkeeping complex
- Boules square
- Modern, well-appointed 782 sq m (8,417 sq ft) clubhouse

Ground floor

- Entrance hall
- Golf professionals shop with store
- Vending machine lobby
- Ladies & Gents changing rooms
- Gym with 23 stations of cardio-vascular & resistance machines with free weights area
- Disabled WC
- Beer cellar
- Administration offices (3)
- Lift to first floor

First floor

- Fairways Restaurant and Bar
- Balcony overlooking the golf course
- David Howell Suite
- Kitchen (commercially fitted and equipped)
- Extensive car park
- Opened in 1976
- Clubhouse refurbished 2012
- Clubhouse EPC rating C 53
- 76.8 hectares (189.9 acres)
- Average annual turnover £944,000
- Typically 136,000 visitors p.a.
- Premises Licence
- Home to Broome Manor Golf Club





HIGHWORTH GOLF CENTRE

Swindon Road, Highworth SN6 7SJ

An appealing 9 hole golf course, with academy course and 9 hole pitch putt course situated at Highworth, north east of Swindon

A 9 hole 3,021 yard (par 35) golf course

- 4 hole academy course
- 9 hole pitch & putt golf course
- Practice putting green
- Greenkeeping complex
- A pavilion-style clubhouse
- Open plan café / retail area
- Ladies & Gents WCs
- Store room
- Kitchen
- Car park
- Opened in 1990
- 41.3 hectares (101.9 acres)
- Typical annual turnover £141,000
- Typically 25,000 visitors
- Home to Highworth Golf Club



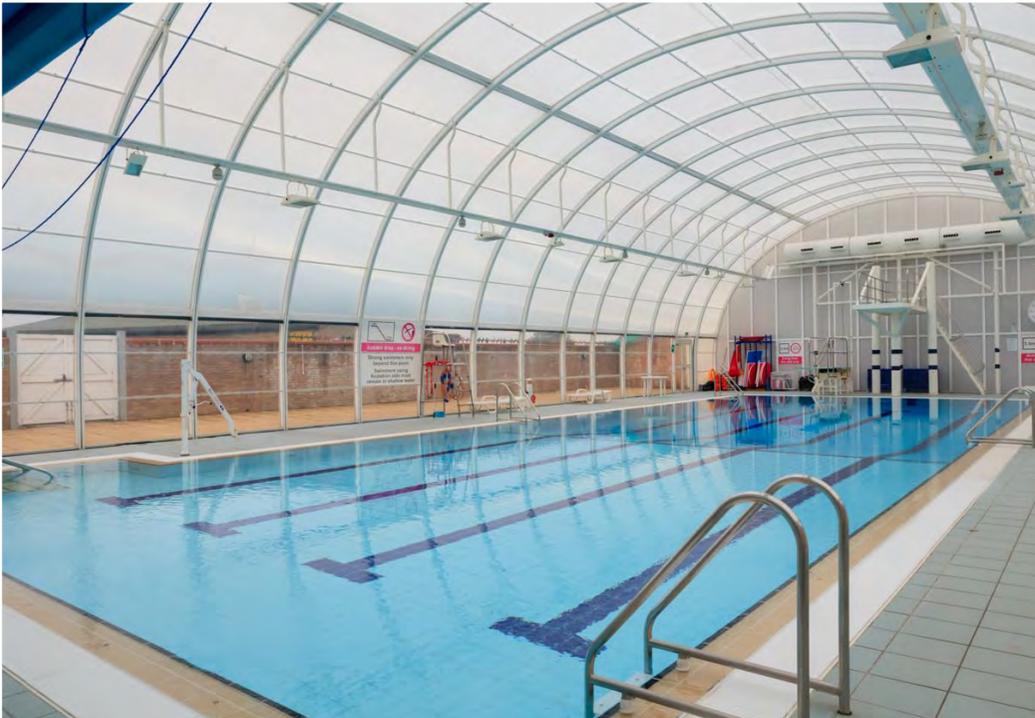
MOREDON GOLF

Akers Way, Cheney Manor Industrial Estate, Swindon SN2 2PZ

A scenic 9 hole par 3 golf course with practice ground situated in north west Swindon

A 9 hole par 3 golf course occupying an attractive undulating site with water features

- Practice ground
- Course Marshall's kiosk
- Car park (shared facility)
- Situated adjacent to the Moredon Playing Fields, which provide a range of outdoor facilities including football and croquet
- Clubhouse EPC rating n/a
- 8.7 hectares (21.5 acres)
- Average annual turnover £23,000



HIGHWORTH RECREATION CENTRE

The Elms, Highworth, Swindon SN6 7DD

A purpose built sports & community centre situated at Highworth, north east of Swindon

This opportunity will also include the option to enter into negotiations for the highly regarded Highworth Recreation Centre, which has recently been awarded a grant by Sport England to upgrade its changing facilities.

Highworth Rec and adjacent land is jointly owned on trust by Highworth Recreation Centre (2012), a charity registered in England and Wales no. 1126072; and by SBC and Highworth Town Council. The owners are keen to enter into discussions with bidders, but expect that any transaction will need to be dealt with separately.

A 2,135 sq m (22,981 sq ft), purpose built sports and community centre including:

- Entrance lobby with reception desk
- Community hall
- 2 squash courts
- Ladies & Gents leisure changing
- Multi-purpose sports room
- Gymnasium
- 25 metre (4 lane) swimming pool with retractable walls
- Ladies & Gents wet changing rooms (scheduled for refurbishment including DDA enhancements)
- Ladies & Gents WCs
- Car park
- EPC rating D 79
- Average annual turnover £481,000
- Typically 155,000 visitors p.a.



SUMMARY FINANCIAL INFORMATION

| Property | 2013/2014 | 2012/2013 | 2011/2012 | 2010/2011 | 4 year average | Typical business mix |
|----------------------------------|------------|------------|------------|------------|----------------|---|
| The Link | | | | | | |
| Turnover | £2,350,000 | £2,348,000 | £2,378,000 | £2,337,000 | £2,353,000 | membership 54%; daily fee 23%; food, beverage & retail 18%; and 5% misc. |
| Visitors | n/a | 657,000 | 832,000 | 882,000 | 791,000 | |
| Delta Tennis Centre | | | | | | |
| Turnover | £250,000 | £256,000 | £233,000 | £238,000 | £244,000 | membership 2%; daily fee 83%; food, beverage & retail 14%; and 1% misc. |
| Visitors | n/a | 42,000 | 47,000 | 47,000 | 45,000 | |
| Croft Sports Centre | | | | | | |
| Turnover | £242,000 | £208,000 | £143,000 | £143,000 | £184,000 | membership 6%; daily fee 49%; food, beverage & retail 7%; room hire 31%; and 7% misc. |
| Visitors | n/a | 208,000 | 172,000 | 193,000 | 191,000 | |
| Dorcan Leisure Centre | | | | | | |
| Turnover | £417,000 | £404,000 | £428,000 | £304,000 | £388,000 | membership 6%; daily fee 63%; food, beverage & retail 6%; room hire 16%; and 9% misc. |
| Visitors | n/a | 335,000 | 347,000 | 310,000 | 331,000 | |
| Health Hydro | | | | | | |
| Turnover | £520,000 | £522,000 | £570,000 | £542,000 | £539,000 | membership 31%; daily fee 59%; food, beverage & retail 3%; and 7% room hire. |
| Visitors | n/a | 183,000 | 202,000 | 206,000 | 197,000 | |
| Haydon Centre | | | | | | |
| Turnover | £329,000 | £308,000 | £301,000 | £266,000 | £301,000 | membership 15%; daily fee 34%; food, beverage & retail 5%; and 46% room hire. |
| Visitors | n/a | 180,000 | 148,000 | 165,000 | 165,000 | |
| Broome Manor Golf Course | | | | | | |
| Turnover | £998,000 | £777,000 | £1,031,000 | £972,000 | £944,000 | membership 29%; daily fee 42%; and 29% food, beverage & retail. |
| Visitors | n/a | 104,000 | 149,999 | 155,000 | 136,000 | |
| Highworth Golf Course | | | | | | |
| Turnover | £121,000 | £116,000 | £165,000 | £164,000 | £141,000 | membership 26%; 68% daily fee; and 6% food, beverage & retail. |
| Visitors | n/a | 17,000 | 29,000 | 29,000 | 25,000 | |
| Moredon Par 3 Golf Course | | | | | | |
| Turnover | £21,000 | £19,000 | £29,000 | n/a | £23,000 | daily fee 98%; and 2% food, beverage & retail. |
| Visitors | n/a | n/a | n/a | n/a | n/a | |
| Portfolio | | | | | | |
| Turnover | £5,248,000 | £4,958,000 | £5,278,000 | £4,964,000 | £5,118,000 | membership 37%; daily fee 39%; food, beverage & retail 16%; and 8% misc. |
| Visitors | n/a | 1,727,000 | 1,926,000 | 1,988,000 | 1,881,000 | |

Golf / Leisure Membership and Leisure Cards

SBC operate a Golf Season Ticket Membership, a Leisure Membership, a Golf & Leisure Membership and an Ice Patch Membership, along with a Leisure Card scheme.

A Membership entitles the holder to free unlimited use of the golf and / or leisure facilities (or the ice rink at Link Centre) depending on the type of card purchased in return for an annual subscription, which is paid by monthly direct debit. A Membership is available to all.

Current Golf Membership prices are:

| | |
|-------------------------|--|
| 7 Day Gold | £35.00 + £600.00 (paid by £50.00 / month DD) |
| 5 Day Silver | £35.00 + £456.00 (paid by £38.00 / month DD) |
| 7 Day (19-21 yrs) | £35.00 + £180.00 (paid by £15.00 / month DD) |
| 7 Day reduced green fee | £200.00 per annum (plus green fee) |
| 5 Day reduced green fee | £120.00 per annum (plus green fee) |
| 7 Day (under 19s) | £130.00 per annum (plus green fee) |

Current Leisure Membership prices are:

Peak Membership

| | |
|--------------|--|
| 7 Day Gold | £35.00 + £420.00 (paid by £35.00 / month DD) |
| 7 Day Silver | £35.00 + £360.00 (paid by £30.00 / month DD) |
| 7 Day Bronze | £35.00 + £300.00 (paid by £25.00 / month DD) |

Off Peak Membership

| | |
|------------|--|
| 7 Day Gold | £35.00 + £300.00 (paid by £25.00 / month DD) |
|------------|--|

The current Golf & Leisure Membership price is:

| | |
|-------|--|
| Adult | £35.00 + £780.00 (paid by £65.00 / month DD) |
|-------|--|



Gold leisure membership gives 7 day use of ALL of the following: 4 gyms, 5 swimming pools, 120+ fitness classes, ice skating, health suite, Turkish baths and indoor climbing wall.

Silver leisure membership gives 7 day use of TWO core activities: gym, swimming, fitness classes, ice skating and climbing

Bronze leisure membership gives 7 day use of ONE core activity: gym only or swim only

Leisure Card

A Leisure Card is available to all and provides discounts on pay & play prices across the golf and leisure portfolio. Current Leisure Card prices are:

| | Standard | Concession |
|-------------------|----------|------------|
| Adult | £10.00 | £5.00 |
| Junior (3-18 yrs) | n/a | £5.00 |
| Senior (75 yrs +) | n/a | £5.00 |
| Family | £15.00 | n/a |

It is an aspiration of SBC (but not required) that annual memberships will be honoured and continue to be offered to golf and leisure users in the future.

Transitional arrangements will be agreed with the new operator(s) as appropriate.

STAFF AND OCCUPATIONAL AGREEMENTS

Staff

Operational staff based at each facility are to transfer to the new operator in accordance with TUPE Regulations.



Possession

The portfolio is subject to a number of occupational agreements as outlined below. Full information on tenure and possession is contained in an on-line data room that has been prepared for the portfolio.

The Link

Swindon Wildcats Ice Hockey Team - a lease / licence to occupy part on an exclusive basis, with rights to use the ice rink at agreed times.

Agreements with Orange and T Mobile for telecom apparatus.

West Swindon Library will be subject to a lease back to SBC.

Delta Tennis Centre

Wiltshire Tennis Association - lease / licence to occupy an office.

Croft Sports Centre

Agreement with the Football Association following grant funding.

Term time use by Commonweal School.



Dorcan Leisure Centre

All England Netball Association and Sports Council Community Use Agreement relating to the netball dome following grant funding.

Joint User Agreement with the Dorcan Academy (the adjacent school).

Health Hydro

Short term licence agreements with multiple specialist practitioners for use of individual treatment rooms.

THE NEXT STEP

Expressions of interest are invited for the portfolio as a whole or for the golf portfolio or leisure portfolio in isolation. Offers for individual properties will **not** be considered.

Further information will be made available to interested parties by means of an online data room.

Access to the data room

Requests for data room access should be directed through GVA and are required by:

12pm (UK local time) on Friday 3 January 2014.

Requests for data room access after this date will **not** be considered.

Bid submissions

Bid submissions must be returned (in accordance with the instructions contained within the data room) to GVA by:

12pm (UK local time) on Friday 7 February 2014.

Please note that bid submissions received after this deadline will **not** be considered.

Viewing and further information

To discuss this exceptional opportunity, or to arrange an accompanied inspection of the properties (to be conducted by SBC staff), please contact GVA.

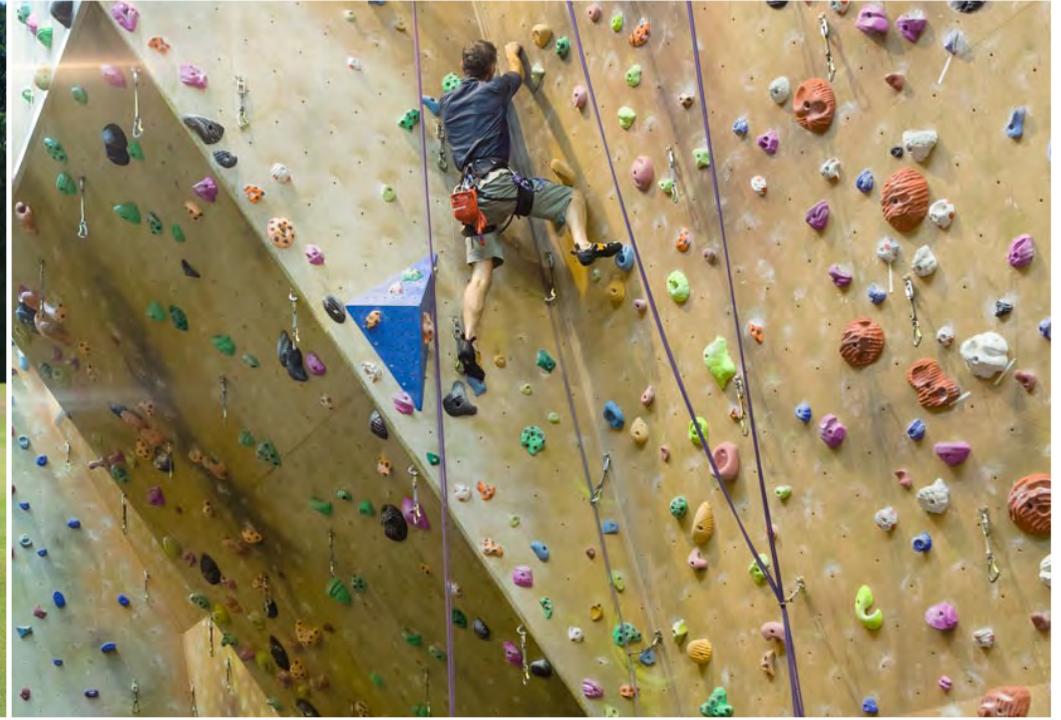
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Access to the data room will be subject to GVA reviewing the operational expertise and/or the financial standing of each applicant and the applicant completing a Non Disclosure Agreement, which is available on request from GVA.

Bidders are advised that as a Local Authority, SBC must comply with various statutory and regulatory requirements before disposing of different categories of land (eg open space or playing fields previously used by schools) which may involve actions such as the issuing of advertisements or making appropriate applications for consent. These actions have yet to be undertaken by SBC. Any disposal is subject to such compliance and (if applicable) the consideration of any comments received and/or obtaining appropriate consents.





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These particulars were produced in October 2013.

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