MAESGWYN
ESTATE

Justification Statement for Demolition and Restoration to Agricultural Land

Summary

This statement has been prepared by Maesgwyn Estate Limited to support of the proposed demolition of the former golf clubhouse building and the restoration of the site to agricultural land. The statement demonstrates that reasonable efforts have been undertaken to identify alternative viable uses for the building and explains why retention and refurbishment are not considered feasible.

Site History and Background

The building was originally constructed as a purpose-built golf clubhouse. The first floor accommodated clubhouse facilities, while the ground floor contained changing rooms and a golf shop. The design, layout and servicing arrangements were tailored specifically to the operational requirements of a golf course.

Following the cessation of the golf-related use, the building became redundant. Due to its bespoke design and configuration, it has limited flexibility for alternative commercial, community, residential or agricultural uses without substantial structural alteration and investment.

Marketing and Alternative Use Assessment

The property was actively marketed by Towler Shaw and Roberts between February 2023 and April 2024, a period of approximately fourteen months. The objective of the marketing exercise was to identify potential tenants capable of bringing the building back into beneficial use.

Despite prolonged exposure to the market, no suitable occupier was identified. The absence of interest reflects the building's specialist nature, its location, condition and the significant investment that would be required to adapt it for alternative uses.

A range of potential uses was considered; however, each would require extensive remodelling, reconfiguration and upgrading to satisfy modern operational, accessibility, energy efficiency and building regulation standards. Such works would be substantial and economically challenging to justify.

Building Condition and Structural Issues

The building has continued to deteriorate during its period of vacancy. Concerns have been identified regarding the quality of the original construction, including structural issues associated with the steel frame.

These defects would require detailed investigation and significant remedial works. In addition to structural repairs, substantial refurbishment would be required to address weathering, deterioration and the upgrading of building services. The cumulative cost of these works would be considerable.

Viability Assessment
The costs associated with structural works, refurbishment and adaptation would be disproportionate when compared with the likely value and demand for any alternative use. The building was designed for a highly specific purpose and does not lend itself easily to conversion.

As a result, retention of the structure cannot be justified on economic, practical or sustainability grounds. Continued vacancy would likely accelerate deterioration and increase future safety and maintenance liabilities.

Justification for Demolition
The proposed demolition is justified for the following reasons:

- The building no longer serves its original purpose.
- A prolonged marketing exercise failed to identify a viable occupier or alternative use.
- The bespoke nature of the building restricts adaptability.
- Structural defects and construction deficiencies are present.
- Refurbishment and conversion costs are disproportionate.
- The building is deteriorating and has become a redundant feature within the rural landscape.

Taken together, these factors demonstrate that demolition represents the most appropriate and sustainable long-term solution.

Restoration to Agricultural Land
Following demolition, the site will be restored to agricultural use in accordance with a Demolition and Restoration Risk Assessment and Method Statement (RAMS) prepared by the appointed contractor.

The removal of the redundant building will allow the land to be reintegrated into the wider agricultural holding. Restoration will improve the appearance of the site and secure a beneficial long-term use consistent with the surrounding countryside.

Conclusion
The evidence demonstrates that the building is redundant, unsuitable for viable alternative uses and affected by structural and construction-related deficiencies. Reasonable efforts have been made to secure an alternative use through an extended marketing exercise, without success.

Accordingly, the demolition of the building and restoration of the site to agricultural land represents a justified, practical and sustainable outcome.

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