

# Gowrie Farm

NOTTINGHAM ROAD

From the Pastures & Fairways of Gowrie Farm

## Welcome to Gowrie Farm

**G**owrie Farm is a prestigious golf and fly-fishing estate, set on a scenic 360ha property in the centre of Nottingham Road, alongside the existing popular Gowrie Village. The estate is unique, in that it forms part of a working farm, where the original landowner, Jubs Greene, will continue to live and raise his heifers. The development includes:

- A nine-hole golf course, with provision for another nine holes, inspired by some of the world's great courses such as Royal Dornoch, Merion and Pinehurst;
- 125 residential sites, of no less than 1600sqm;
- A golfing clubhouse, situated on the perimeter of the estate, offering halfway-house facilities, lounge, changing rooms, and pro-shop;

- Home-owners amenities: a pool, tennis court and squash court;
- Access to stocked trout dams.

Over 65% of the sites have already been sold, with buyers keen to take advantage of a sporting and country lifestyle with the convenience of Nottingham Road's centrality to the rest of the Midlands and the N3 highway to Johannesburg and Durban, as well as the Gowrie shopping complex, and numerous prominent educational facilities.

The architectural style of Gowrie Farm estate echoes the historic farmhouses of the Midlands, with low-pitched roofs, combined with gables, roof vents and chimneys, as well as wide lean-to verandas. Landowners will be encouraged to develop modern variations of this style, while remaining within the traditional farmhouse genre. Houses have been carefully positioned to protect the vistas of the surrounding countryside. Some guidelines will apply, namely:

- Buildings shall be single storey, except for specific sites where loft rooms are allowed;
- All houses shall have a veranda;

- Maximum coverage of the site shall be 480sqm, inclusive of outbuildings;
- The purchaser shall have ten years to build, although construction may not take longer than 12-months.

The first building on Gowrie is already being constructed: a unit owned by Gowrie Golf cc, which will be developing ten syndicated units on the estate. This has been encouraged by the developers, who hope to see the course being used in the off-season, and the syndicates will be limited to thirteen members, to ensure that the facilities are used during off-peak periods. In addition to this unit, three plans have been submitted by owners, which reveal exciting standards of design.

### We need your history!

Next month we intend introducing the people behind the development, and individual homeowners. If anybody has interesting news, history, facts about themselves and/or the development, please let us have them.

### The clubhouse and the golf course



The design for the Gowrie Farm clubhouse has been completed, with a style reminiscent of an old barn, which has been converted into the clubhouse. The rustic feel is in keeping with the architectural ethos of Gowrie Farm estate, and the developer has sourced stone from an old demolished building for absolute authenticity. The clubhouse will include:

- Ladies' and men's change rooms
- Offices for the estate
- Kitchen
- Halfway house, with bar/lounge (similar to that at Boschhoek golf course)
- Five B&B rooms upstairs
- A separate Pro-Shop.

The clubhouse will be open to members and visitors. In the long term it is intended that over weekends and public holidays, only members and their guests will be entitled to play, but in the early days, until there are sufficient rounds, visitors will be encouraged, although member's interests will naturally be put first.

The idea of having five B&B rooms in the clubhouse is to generate income to assist in recovering clubhouse operating costs, which means that all the subscriptions can be used for the golf course, to maintain very high standards.

The golf course has been designed on the basis of an old classic course. Tees were kept low, fairways had as little earthworks done to them as possible, and all the work was done around the greens. The greens tended to be push-up greens, with swales and chipping areas surrounding the greens, and the quality of the course was dictated primarily by the greens, rather than artificial hazards. There are dams, allowing for two exciting water hazards, on the first nine, the ninth hole, where the green is built on a peninsula, and on the second nine where the fifteenth green is built alongside the island. The eighteenth hole will call for the golfer to cross the dam twice. The course will have a par of 70, a 34 par for the first nine, and a traditional 36 par on the back nine.

### Membership of the Gowrie Farm Golf Club



To make the golf club viable and to retain the atmosphere of a rural club, the introduction of outside members will be encouraged. In addition to the 125 homeowner members, there will be 175 outside members. Almost all memberships, save for junior members, will be full family members, which will include husband, wife and minor children. No green

fees will be payable by members. There will also be a category of membership called "single members", for people who are under the age of thirty, who will be obliged to become full family members on turning thirty. The development of junior golf is a priority, and there will be an unlimited number of junior members, although there will be special conditions as to when junior members can play.

#### Walking on the golf course

Residents of Gowrie have the privilege of being able to walk on Gowrie Farm. This does however have controls, and this is that they will be limited to walking on the golf course and the grassland areas, and no other areas of the farm. This right may only be exercised during the week so they don't impact on homeowners, and would-be walkers will also have to be members of the golf club. It is intended to have the estate integrated with the local community, rather than being an exclusive unit excluded from the Nottingham Road community.

### Agents for Gowrie Farm

Peter Greene and Heather Burgher of Meander Real Estate are the Midlands agents for Gowrie and Gowrie Farm. Their main sales office is located inside the Junction, adjacent to Gowrie. They can be contacted for sales queries and brochures, and are also the best people to ask about site placements, the Gowrie architectural code etc.

**Peter Greene: 082 556 3674**  
**Heather Burgher: 082 324 1740**  
**Office: 033 266-6456**  
**Email: mre@nottinghamroad.co.za**

Mike Whiting of Winchester Marketing is marketing Gowrie Farm in Johannesburg. He can be reached on 011 327-7620.

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The Whistling Duck, as a wholesome food outlet, chooses not to stock any products that contain artificial additives. Given the prevalence of health problems associated with the Modern western diet of processed, chemical-laden foods and ever-increasing evidence that "you really are what you eat", a return to a healthier, more natural way of eating is certainly overdue. Should you not be convinced then simply taste the difference!

**At Gowrie Village, Nottingham Road**  
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