

# Senior UK English Football Club & Freehold Real Estate



**MERGERSCORP**

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Available for purchase is 100% of the issued share capital of a long-established, senior English football club located in the East Midlands. This opportunity combines a historic sporting institution with the outright freehold ownership of its 3-acre central stadium site. The club is currently positioned as an asset-backed turnaround opportunity following a significant operational and financial restructuring in the 2025/26 season.

### Key Investment Highlights

- Valuable Real Estate Asset:** The transaction includes the outright freehold of a c. 3-acre stadium site in a central residential area. The land has an indicative existing-use valuation of approximately £1 million and is held with no third-party debt or secured charges.
- Established Heritage:** Founded in 1959, the club has a 65-plus year history in the senior non-league pyramid, including previous sustained periods in the fifth tier (National League) and multiple national-level cup successes.
- Operational Track Record:** Unlike many peers, the club has a proven history of operating at breakeven or profitability, delivering statutory profits in both FY24 and FY25 on annual turnovers of approximately £635k–£652k.
- Clean Corporate Structure:** The company was consolidated to 100% single ownership in June 2025, providing an incoming buyer with a fully resolved cap table, no minority shareholders, and a simple execution path via a single Share Purchase Agreement.
- Professional Management in Situ:** A highly experienced first-team manager—a former Championship-level defender and EFL manager—is already in post, providing continuity and professional recruitment networks for the FY27 season.

### Financial & Operational Summary

The club is currently in a “transition year” (FY26) during which the cost base has been aggressively reset. This includes the removal of non-recurring severance costs and the closure of underperforming development programmes.

Financial Metric FY24 (Actual) FY25 (Actual) FY27 (Outlook)

|                         |          |          |                        |
|-------------------------|----------|----------|------------------------|
| <b>Turnover</b>         | £635,481 | £651,752 | Diversified            |
| <b>Statutory Profit</b> | £20,206  | £958     | Projected Recovery     |
| <b>Playing Wages</b>    | N/A      | N/A      | Reset to c. £20k/month |

TARGET PRICE  
GBP 1,125,000

GROSS REVENUE  
GBP 651,752

BUSINESS TYPE  
Football Clubs

COUNTRY  
United Kingdom

BUSINESS ID  
L#20261056

- **Debt Position:** The company is debt-free with no bank borrowings, no charges over the freehold, and no material contingent liabilities.
- **Revenue Streams:** Income is diversified across matchday gate receipts, hospitality, bar/catering, commercial sponsorship, and facility hire.

## Facilities & Infrastructure

- **Stadium:** An FA-graded floodlit ground with a total capacity of 3,600 (including 1,500 seated).
- **Ancillary Assets:** Includes a clubhouse, bar, hospitality/catering facilities, changing rooms, and on-site parking.
- **Location:** Situated within walking distance of a town centre and railway station, with direct access to major motorway networks (M1).

### Transaction Terms

- **Asking Price:** £1,125,000 (approx. US\$1,525,831) for 100% of the share capital.
- **Structure:** 100% share sale; cash consideration on completion.
- **Approval:** The transaction is subject to the Football Association (FA) Owners' and Directors' Test.
- **Data Room:** A full data room, including due diligence materials from the 2025 consolidation, is available to qualified buyers under a Mutual Non-Disclosure Agreement.

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