



FOREST HILL GOLF CLUB

BOTCHESTON • LEICESTER



H•M•H
Golf & Leisure
IN ASSOCIATION WITH
benallen







FOREST HILL GOLF CLUB

MARKFIELD LANE • BOTCHESTON • LEICESTER • LE9 9FH

Leicester 8.4 miles • Ashby-de-la-Zouch 13.6 miles • Hinckley 12.7 miles
(all distances are approximate)

18-hole championship golf course with a modern clubhouse, floodlit driving range, adventure golf course and further leisure facilities, set in an undulating, semi-wooded landscape within the National Forest

***On the instructions of Simon Carvill-Biggs and John Lowe,
Joint Administrators of Forest Hill Golf Club Limited***

SUMMARY OF FACILITIES

18-hole golf course, 6,513 yards (par 73 from white tees)

Clubhouse extending to 12,737 sq ft (1,183.31 sq m) Gross Internal Area

Health and fitness suite

Sports bar with three SIM X Trackman golf simulator bays

Golf shop/office building 411 sq ft (38.19 sq m) Gross Internal Area

21-bay floodlit driving range with Trackman Range system

18-hole adventure golf course

Greenkeepers' building 1,764 sq ft (163.89 sq m) Gross External Area

Freehold site extending to approximately 48.28 hectares (119.31 acres)

BACKGROUND

Forest Hill Golf Club was established in the 1990s. It has been developed and improved over several years and now provides an extensive range of complementary golf and leisure facilities, which deliver a diverse range of income streams.

The appointed Joint Administrators over Forest Hill Golf Club Limited, Simon Carvill-Biggs and John Lowe of FRP Advisory, have instructed Savills and HMH Golf and Leisure to jointly offer the property to the market.

The company has continued to trade under the control of the Joint Administrators, and it is intended that the golf course and buildings will be maintained to the current standard during the sale process.

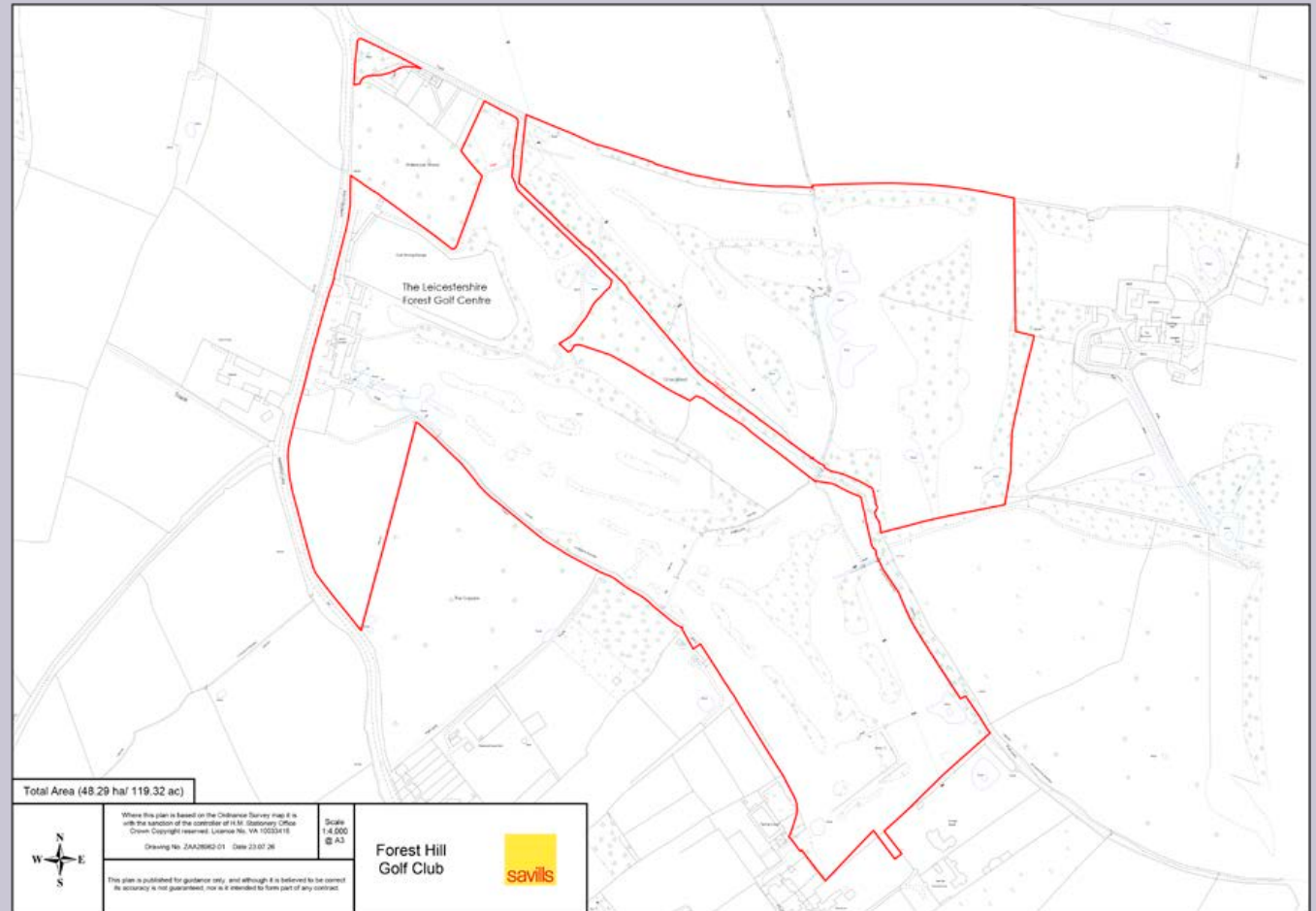
LOCATION

Forest Hill Golf Club is situated in Leicestershire, approximately 8 miles due west of Leicester city centre, with convenient access to the M1 via the A50 or B5380 and a minor road.

Entrance to the site is from Markfield Lane, which leads to a tarmac-covered driveway and car park. The car park has approximately 100 marked spaces, with an additional 1.08 acres of gravel-surfaced overflow car parking.

THE SITE

The site extends to approximately 119.31 acres with the buildings on level ground adjoining Markfield Lane, and the remainder of the site to the east sloping into a central valley with mature trees and hedges subdividing the golf course fairways.





Golf registration office & shop



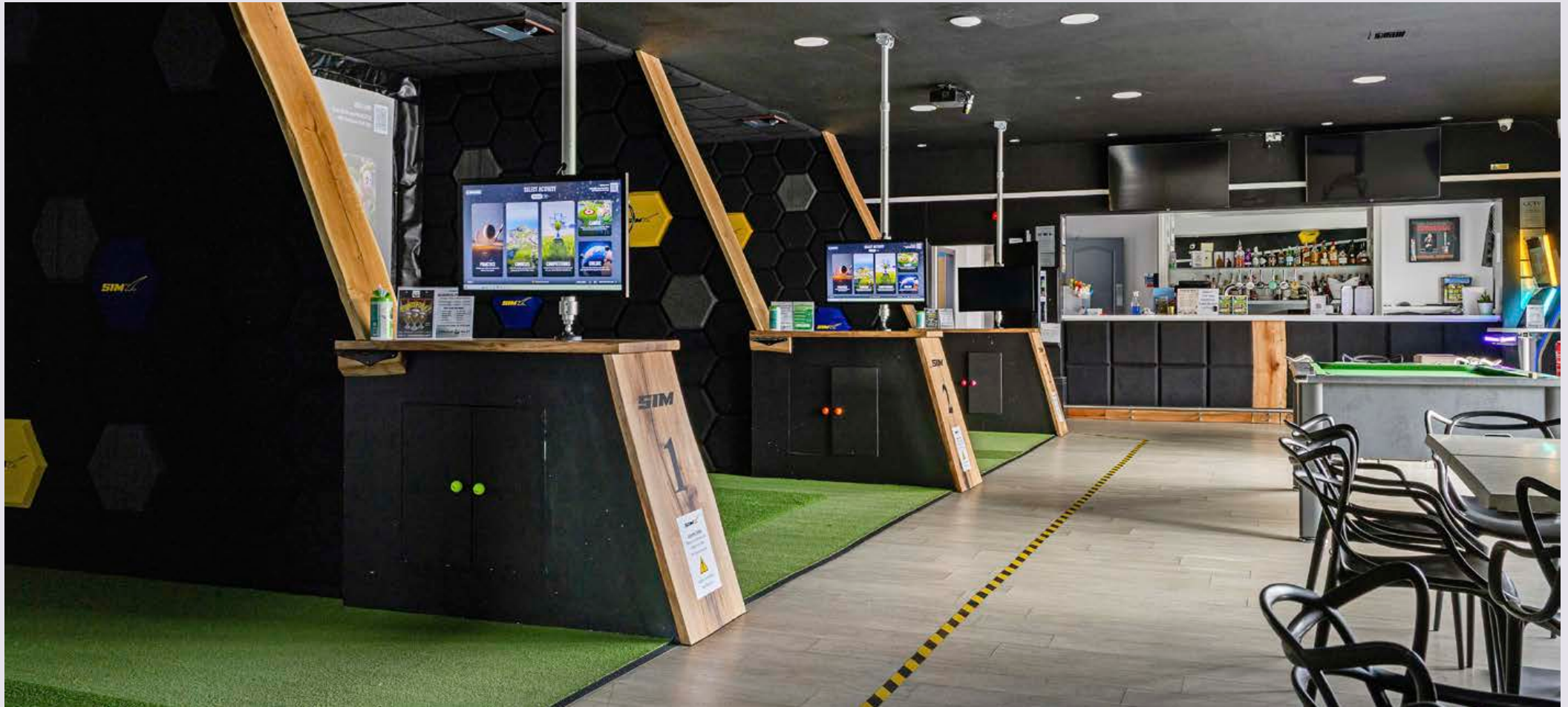
GOLF COURSE PLAN



THE GOLF COURSE

The 18-hole golf course, which opened in 1991 and was extended in 2006, is arranged in two loops of nine holes comprising four par 3s, nine par 4s, and five par 5s. Extending to 6,513 yards (par 73) from the white tees, the championship length course offers a challenging round. The course is situated within the National Forest with a semi-wooded landscape enhanced by lakes and streams, and provides a mature and attractive setting for golf.



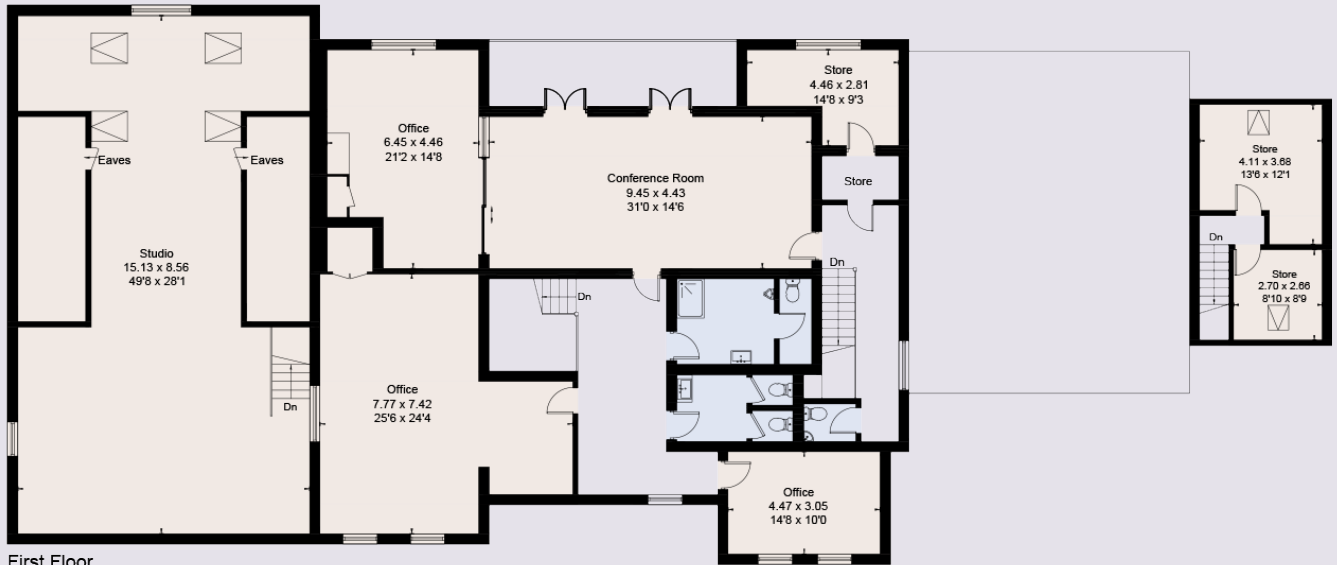


THE CLUBHOUSE

The clubhouse was refurbished in circa 2021 and offers a range of facilities including changing rooms, a restaurant and bar, meeting rooms, a fully equipped gym, fitness studio, and a three-bay golf simulator with an adjoining sports bar area. The building is of brick construction with part two-storey accommodation beneath a pitched tiled roof and extends to approximately 13,148 sq ft (1,221.5 sq m) Gross Internal Area.



Approximate Floor Area
1221.5 sq m / 13148 sq ft (Including Eaves)
Not to scale. For identification purposes only.



First Floor



Ground Floor



THE PRO SHOP

In a separate building located to the south east of the main clubhouse is the pro shop. The building is of brick construction beneath a pitched tiled roof and extends to approximately 411 sq ft (38.19 sq m) Gross Internal Area.



THE DRIVING RANGE

Located in the north western corner of the site adjoining the car park, the floodlit driving range provides 21 bays and is of steel-framed construction clad with profiled steel sheets to the roof and three sides. The facility provides one teaching bay and two simulator teaching bays which also open onto the range outfield. The remaining 18 bays are each fitted with Trackman Range System.

The range outfield is enclosed by netting and extends to a maximum of 220 yards, with contoured landscaped target areas.





ADVENTURE GOLF COURSE

The 18-hole adventure golf course opened in October 2025 and is located to the south of the gravel-surfaced overflow car park.

The course is known as Anaconda Falls and has been themed as a trek through the Amazon. The course area extends to approximately half an acre and has been contoured to provide further interest.

GREENKEEPERS' COMPOUND

Located on the west side of the driving range is the greenkeepers' compound which accommodates a steel portal frame greenkeeper's building, clad with profiled steel sheeting to roof and sides, extending to 1,764 sq ft (163.89 sq m) Gross External Area. To the north of the building is an open storage yard with a series of steel containers, some of which are included in the sale. From the greenkeeper's compound a track leads to the north east and provides access directly onto the 10th hole of the golf course.

TEMPORARY MARQUEE

To the north of the clubhouse, south of the driving range, is a temporary marquee. We understand this structure was erected circa 2019 and has historically been used as an additional function and event space. It is currently used for storage.

PROPOSED HOTEL DEVELOPMENT

In September 2025, a planning application was submitted for development of a 49-bedroom hotel block on open land to the south of the golf clubhouse. The application has not yet been determined but if granted could offer scope to further enhance the business operation.





THE BUSINESS

The business benefits from a range of complementary sources of income including:-

- Golf membership – currently circa 599 members within all categories
- Green fees
- Bar/restaurant
- Golf shop
- Golf sports bar with three golf simulators (opened in October 2025)
- Health and fitness membership
- Golf driving range
- Anaconda Falls Adventure Golf (opened October 2025)

The Joint Administrators are reviewing the financial records of the company and detailed information will be made available in the sale data room.

We understand that both the adventure golf course and the Sports Bar/ Golf Simulator bays were developed in 2025 and opened in approximately October that year. These facilities should significantly enhance future trading performance of the overall business but have yet to reach maturity.

SERVICES

The property is connected to mains water and electricity.

Bottled gas is used for the kitchens.

Foul drainage is to a sewage treatment plant.

Greens on the golf course are served by a combination of manual and automatic sprinklers. Irrigation water is provided by a borehole on the site.

TOWN AND COUNTRY PLANNING

The Local Planning Authority is Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley, Leicestershire, LE10 0FR, Tel 01455 238141.
<https://www.hinckley-bosworth.gov.uk/>

Planning permission reference 90/00586/4 for development of a clubhouse, driving range, ticket office and creation of a car park was originally granted by Hinckley & Bosworth Borough Council on 9 August 1990. The ticket office and part of the driving range were constructed, but the remaining elements were not. The golf course and clubhouse were constructed prior to 1996 reference 95/00493/FUL, and the clubhouse was extended in 2001 reference 97/00334/FUL.

The marquee was developed under planning permission reference 19/00855/FUL. This permission was primarily for extension and alterations to the clubhouse to provide additional function room space to the east of the area now used by the golf sports bar and simulators. This extension has not been constructed, but as the marquee development formed part of this planning permission, it is considered that the permission has been implemented and the extension to the clubhouse could be undertaken if required. Following completion of the clubhouse extension, the planning permission requires that the marquee is removed and the land is reinstated as a car park. Purchasers are, however, advised that they should obtain specific planning advice on this point if required.

The adventure golf course was subject to a retrospective planning permission reference 26/00201/FUL for change of use from a 9-hole practice golf course to an adventure golf course which was granted on 1 July 2026. The permitted development includes creation of structures, bridges and buildings and associated works to provide the adventure golf course. The specification of floodlighting for the adventure golf area will, however, be subject to approval by the local planning authority before it is brought into use.

A planning application for a 98-bedroom hotel was submitted in 2022, planning reference 22/00752/OUT. The application was refused, and a subsequent planning appeal against this decision planning permission reference 23/00031/PP was dismissed.

A new planning application for the erection of a 49-bedroom hotel, reference 25/00819/OUT, was submitted in September 2025 and remains under consideration. This proposed development comprises a single-storey structure located to the south of the clubhouse and to the north of the adventure golf course.

LICENCES

The property benefits from a number of licences, including:-

- Premises Licence for the clubhouse and driving range
- Alcohol Licensed Premises Gaming Machine
- Club Machine Permit
- Water Abstraction Licence for irrigation
- Discharge Licence for sewage treatment plant

TENURE AND BASIS OF SALE

The freehold interest in the property is held under Title Number LT219040.

Offers are invited for the freehold interest in the property on the following basis:-

- Vacant possession will be provided upon completion subject to annual rights of members listed in the online data room.
- Fixtures, fittings and equipment listed in the sale data room are included in the sale.
- Membership subscriptions will be apportioned between the vendor and the purchaser upon completion.
- Any deposits for future bookings of events will be apportioned between the vendor and purchaser upon completion.
- In addition to the purchase price, all consumable stock is to be purchased at valuation upon completion.

TUPE

Purchasers will be required to comply with the relevant legislation in respect of current employees.

BUSINESS RATES

The current rateable value of the property is £81,000, giving rise to rates payable of £25,466.18 for the year ending 31 March 2027.

VAT

Should the sale of the property or any right attached to it be deemed a chargeable supply for the purpose of VAT, such tax shall be payable by a purchaser in addition to the sale price.

FIXTURES, FITTINGS AND EQUIPMENT

A summary of fixtures, fittings and equipment owned by the company and included in the sale is included in the online data room.

ENERGY PERFORMANCE CERTIFICATES

Full copies of the Energy Performance Certificates are available on request or alternatively can be viewed in the online data room.

Clubhouse EPC - B

DIRECTIONS

The postcode of the property is LE9 9FH.

FURTHER INFORMATION AND VIEWINGS

An online data room providing detailed information in relation to the property and business is available at the Administrator's discretion, subject to signature of a non-disclosure agreement.

Viewings are to be undertaken strictly by appointment through the selling agents, in order to avoid disruption to the business.

For further information or to arrange a viewing, please contact:-

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Photographs taken July 2026. Sale particulars prepared July 2026. JM62020803.