



KNUTSFORD, CHESHIRE

HIGH LEGH PARK GOLF CLUB

KNUTSFORD, CHESHIRE, WA16 0WA

A MULTI STREAM BUSINESS IN ONE OF THE NORTH WEST'S MOST EXCLUSIVE AREAS

- Mark James / Steve Marnoch designed 18 hole golf course, 6505 yards, Par 71
- 9 hole academy course, 2514 yards, Par 33
- State of the art modern clubhouse extending to approximately 1,000 sq. m. on two floors with far reaching views
- American Golf National Golf Academy building
- 23 bay covered floodlit driving range; practice putting green
- Six hole pitch and putt; 100 yard short game area; five PGA professionals
- Conference facilities
- Large car park (200 spaces)
- 4 bedroom renovated house
- Greenkeeper's compound with associated facilities
- Approximately 167 acres (61.62 hectares)
- Highly profitable business
- Substantial long term rental income
- Long Leasehold; offers invited

highleghpark.com



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FOR SALE FOR THE FIRST TIME

INTRODUCTION

High Legh Park has been run as a family business by the current owners since 2011. During this period the business has undergone a transformation including the opening of a substantial golf academy and floodlit driving range in 2015 and provision of long term office, retail and golf related rental space.

The business trades profitably with multi income streams and has become a well known golf destination throughout the exclusive North Cheshire region.

The owners have decided to retire and have asked HMM Golf & Leisure to offer the business for sale.

LOCATION

The club is well located close to Knutsford (about 4 miles), South Manchester (about 4 miles), M6, J19 (about 4 miles) and M56, J7 (about 4 miles). The complex is very well served by main roads and the business benefits from corporate and function bookings.

THE GOLF COURSES & BUSINESS

THE GOLF

Situated in beautiful Cheshire countryside, High Legh Park's two courses are set in a parkland setting which originally formed part of the historic former High Legh Estate.

The 18 hole Championship Course designed by Mark James is a 6505 yard par 71 course with tree lined fairways and USGA specification greens. All greens and tees have irrigation sourced from tank storage adjacent to the course and distribution is provided by a computer controlled irrigation software system. The 9 hole academy course, again designed by Mark James has USGA spec greens and irrigation to greens and tees.

Both courses are kept to a high standard with significant investment in drainage. A purpose designed greens storage building was constructed in 2012 and all machinery is up to date having been largely replaced in 2019.



MEMBERSHIP

The club offers a number of different membership options. A 7 Day membership is currently £1,038 inc. VAT and 5 Day £812 inc. VAT.

Green fee prices range between £10.00 for 9 holes on the Academy course to £25.00 for 18 holes on the Championship course.

There are currently 606 playing members of all categories. Over 24,500 rounds have been played in the last 12 months on the 18 hole course.

CORPORATE

There is a strong corporate business at High Legh Park offering Bronze, Silver or Gold membership.

GOLF DAYS & FUNCTIONS

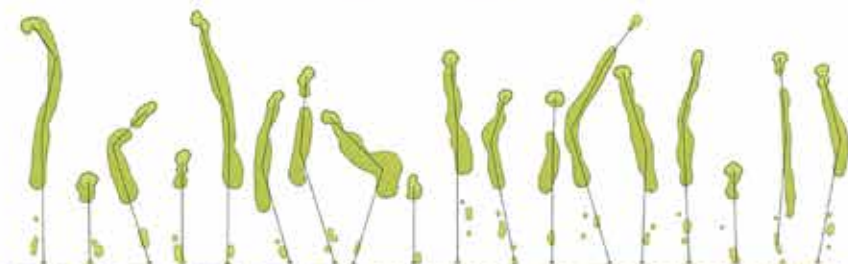
This is another strong element of the business and due to the extensive short game and Academy facilities available, the club can cater for non-golfing guests.

There were 108 golf days and society events in 2019.



HIGH LEGH PARK GOLF CLUB

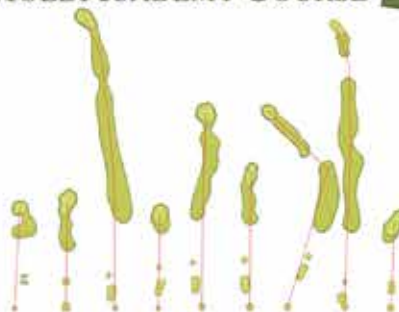
18 HOLE CHAMPIONSHIP COURSE



HOLE	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
WHITE	501	182	362	209	492	362	429	352	167	447	345	347	536	395	411	185	393	444
YELLOW	474	158	319	194	477	341	373	345	162	348	285	298	450	351	342	175	379	340
RED	412	135	295	161	422	307	329	336	122	327	278	278	424	322	311	149	344	326
PAR	5	3	4	3	5	4	4	4	3	4	4	4	4.5	4	4	3	4	4

IN	3458	3319	2968	2804
OUT	5047	3000	2843	2576
TOTAL	6505	6319	5811	5380

9 HOLE ACADEMY COURSE



HOLE	1	2	3	4	5	6	7	8	9	TOTAL
BLUE	110	134	437	87	244	138	272	423	109	1954
BLACK	122	164	471	127	290	187	318	441	119	2239
PINK	169	173	492	165	318	215	376	452	157	2517
PAR	3	3	5	3	4	3	4	5	3	33



THE CLUBHOUSE

The clubhouse is a very modern style building offering a light and airy feel making the most of the surrounding views. The building extends to approximately 1,000 sq. m. over two floors and principally offers:

- Ground floor bar and restaurant facility with panoramic views of the golf course and patio area and fully equipped kitchen extending to approximately 300 sq. m. This facility allows seating for up to 80 people on a daily basis or 120 people for formal sit down meal functions/corporate golf days
- 2 conference rooms
- Let office space of approx. 250 sq. m. plus a large terrace
- Changing rooms with lockers and showers and toilet facilities
- Office space





THE ACADEMY BUILDING

The golf academy is approximately 900 sq. m. offering golf related facilities operating under the 'American Golf National Golf Academy' title. The facility primarily offers:

- 23 Bay floodlit driving range: Ten bays have 'Top tracer' ball flight monitors. In excess of 3.5 million balls are hit annually
- 3 private teaching bays with 5 PGA professional tutors
- A golf psychology clinic
- An American Golf retail outlet
- A golf fitting centre
- A golf reception/cafe
- Conference room
- Offices

There is a gas-fired smart central heating system throughout and air conditioning to the American Golf retail outlet.



FOUR BEDROOM HOUSE

On the edge of the course beside the 17th Green, the owner's house is a former farmhouse partially dating back to the 18th century. The house has been fully modernised and now offers a 4 bedroom, 3 bathroom modern open plan luxury 250 sq. m. house.

Attached to the house is a large barn which has been converted into an indoor golf tuition facility but would suit conversion to further extend the house subject to the appropriate planning consents.

GREENKEEPER'S COMPOUND

Next to the house, this comprises a purpose built facility with a machinery wash down area.



THE BUSINESS

The club benefits from being able to rent out space, including a contract with American Golf for a Retail Outlet until 2029, and licence to occupy agreements for 4 indoor golf teaching bays until 2025. This rental income stream generates approx. £125,000 per annum.

The club offers 3 conference rooms for hire with associated food and beverage facilities. Current agreements with regular clients provide for as much as 90% occupancy on a daily rate for 2 of these 3 rooms.

To 31st March 2020 the business had a turnover of £1,185,000 and an EBITDA of £335,000.

Further information is available to interested parties.



DEVELOPMENT

There are some exciting opportunities to further grow the business and these include;

LODGE DEVELOPMENT

Detailed plans have been drawn up to convert the 6 hole Pitch and Putt course into a luxury lodge development for 25 units, subject to planning consent.

CLUBHOUSE EXTENSION

Consent for an extension to the clubhouse was obtained in 2011 for a machinery store extending to some 245 sq. m. in size. Commencement was made on the project in 2014 so the consent is still valid. Subject to a change of use, planning consent for further

expansion of the conference or function facilities could be made.

REMODELLING OF PART OF THE COURSE

The proposed HS2 rail link passes close to the course allowing the potential to utilise imported soil to redesign areas of the course STPC.

RANGE EXTENSION

The driving range is frequently full and consideration has been given to extend the facility to provide a second floor above the existing range allowing for an additional 15 bays to be constructed increasing capacity to 38.

ADDITIONAL INFORMATION

METHOD OF SALE

The sale is by way of the disposal of the entire issued share capital of Vaughan Leisure Limited or a transfer of the leasehold interest.

Vacant possession will be provided on completion subject only to the annual rights granted to the members, the lifetime members (26) and those on existing rental agreements at the time of the sale.

An inventory of fixtures, fittings and other equipment will be provided to interested parties.

TENURE

The site is held on a 99 year lease with 75 years unexpired. The rent passing is £125,553. Rent reviews are based on 5 yearly reviews and on an RPI basis.

Parts of the complex is let to various tenants providing a rental income of £126,000 pa. Details are in the data room.

TUPE

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

RIGHTS OF WAY

There is one footpath across the property.

SERVICES

3 phase electric, mains water/sewerage and mains gas (LPG to house).

Gas heating to club and driving range.

LICENCES

High Legh Park has a premises 'on' licence, a water abstraction licence and a licence to perform civil ceremonies.

TOWN AND COUNTRY PLANNING

The property is within the jurisdiction of Cheshire East Council. Tel: 0300 1235500.

EPC

The Clubhouse - D77

The House - C72

FURTHER INFORMATION AND VIEWINGS

HMH Golf & Leisure

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A comprehensive Data Room has been set up and is available to interested parties.



IMPORTANT NOTICE

1. These particulars are prepared for the guidance only of interested purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. It should not be assumed that the property remains as displayed in the photographs.
5. Any area measurements or distances referred to herein are approximate only.

6. It should not be assumed that the property has all necessary planning, building regulation or other consents. These matters must be verified by interested parties.
7. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
8. HMH Golf & Leisure will not be liable, in negligence or otherwise, for any injury or loss arising from the use of these particulars.
9. The property is offered for sale subject to contract and availability.
Sales particulars prepared September 2020.

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