



KNUTSFORD, CHESHIRE, [WA16 0WA](https://www.wa160wa.com)

*A high quality golfing venue in one of the
north west's most exclusive areas*

Approximately 167 acres

18 hole Mark James designed golf course

9 hole academy course & 6 hole pitch and putt course

Modern 1,000 sq m clubhouse

Golf academy building

23 bay floodlit driving range with Toptracer technology

4 bedroom renovated house

71 year lease

Passing Rent £165,000 per annum

CAPEX £370,000 since April 2021

FOR SALE LEASEHOLD

www.highleghpark.com



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).

FACILITIES

High Legh is a multi revenue stream business in one of the north west's most exclusive areas. The facilities on site caters for all standards of golfer and since American Golf acquired the site in 2021, substantial improvements have been made. The facility is now in excellent condition and has recently been refurbished.



GOLF

The main 18 hole course extends to 6,505 yards par 71. The academy course extends to 2,517 yards par 33. Both courses are a good test of golf and are in excellent condition. The greens are USGA specification and irrigation is to tees & greens via a computerised system.

THE CLUBHOUSE

The modern clubhouse extends to approximately 1,000 sq. m. over two floors and principally offers bar and restaurant facilities with panoramic views of the golf course and patio area. 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. There are 2 conference rooms. Large terraced area.



THE ACADEMY BUILDING & DRIVING RANGE

The golf academy extends to approximately 900 sq. m. with bar area, the substantial American Golf retail outlet store with a golf fitting centre, offices and the 23 Bay floodlit driving range. All bays have Toptracer ball flight monitors. 3 private teaching bays with 4 PGA professional tutors.

MEMBERSHIP

There are currently 622 members of various categories. The cost for an adult 7 day membership is currently £1,081 per annum.

4 BEDROOM HOUSE

On the edge of the course beside the 17th Green is the farmhouse. The house has been fully modernised and now offers 4 bedrooms & 3 bathrooms.



EXTERIOR

There is ample car parking at the facility. The Greenkeeper's compound is next to the farmhouse and comprises a purpose built facility with a machinery wash down area.

METHOD OF SALE

Due to a decision to focus on its core retail business, American Golf has decided to dispose of its golf property assets. The sale is by way of the sale of the entire issued share capital of Vaughan Leisure Ltd, a UK registered company.

Further information is available to interested parties.

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

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