

FOR SALE  
HOLSWORTHY GOLF CLUB  
HOLSWORTHY, DEVON, EX22 6LP





**HOLSWORTHY GOLF CLUB, HOLSWORTHY, DEVON, EX22 6LP**

*A lifestyle golf business situated on the Devon / Cornwall border close to iconic Bude*

*Freehold 33 hectares (82 acres)*

***Offers invited in the region of £1.25 million***



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Tom Marriott MRICS

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*A lifestyle golf business situated on the Devon / Cornwall border close to iconic Bude*

- Attractive 18 hole 6,032 yard (par 70) golf course established in 1937
- Practice ground with 3 covered bays
- Practice putting green
- 543 sq m (5,849 sq ft) clubhouse with golf shop and spacious function / event rooms
- Greenkeeping building
- Large car park
- Established profitable business – a former private members' golf club
- Good scope for further commercialisation
- Popular tourist location within easy reach of the renowned North Devon and Cornwall coastline
- Freehold 33 hectares (82 acres)
- Genuine retirement sale

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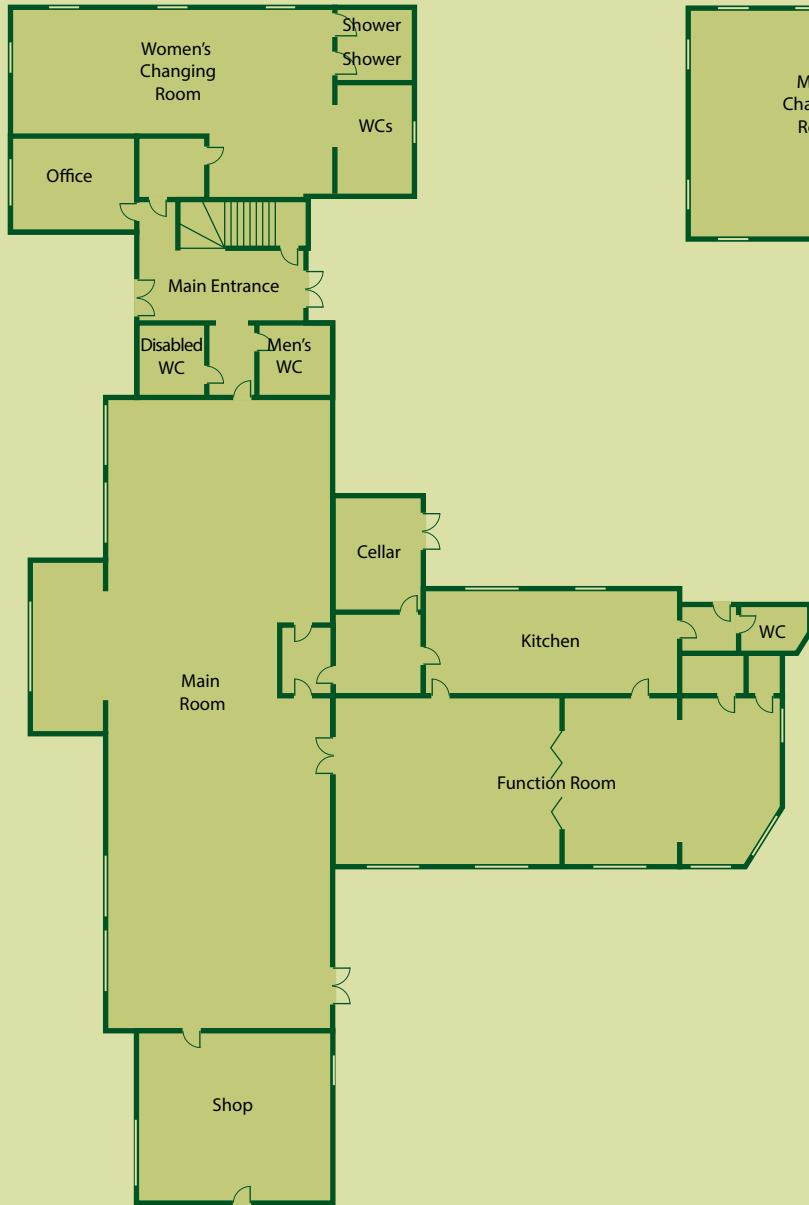




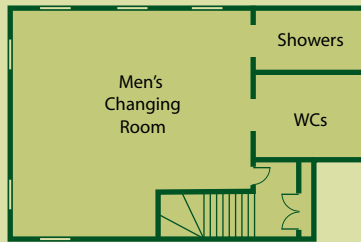




Ground Floor



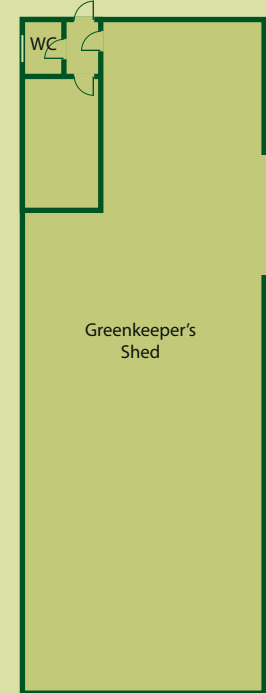
First Floor

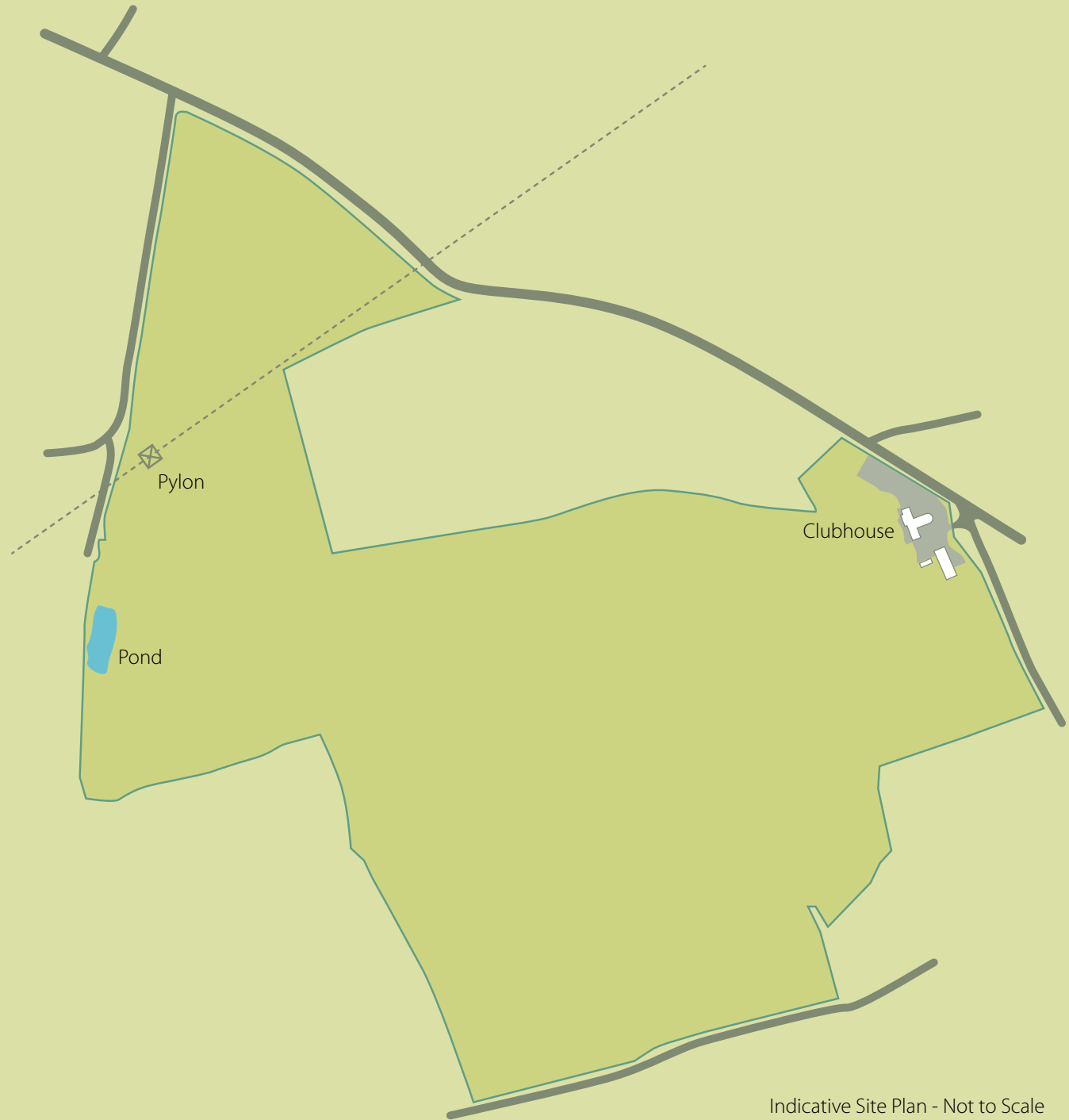
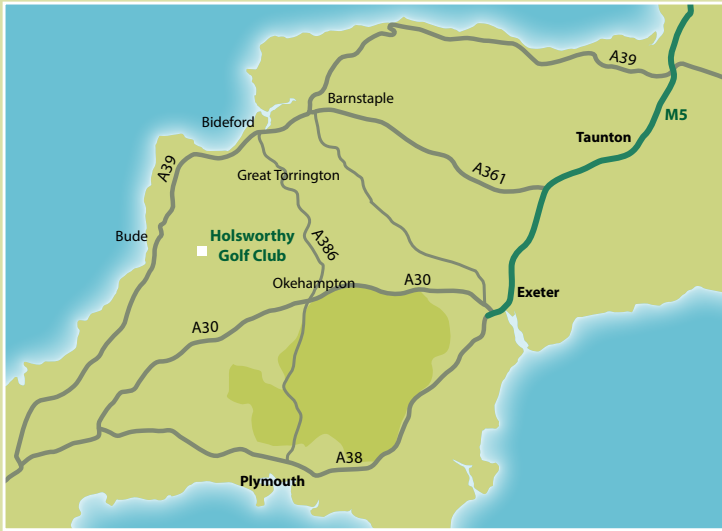


Driving Range



Ground Floor





Indicative Site Plan - Not to Scale

## Tenure

Freehold

## Energy Performance Certificate

Clubhouse rating 9 A

## Licences

Premises Licence (reference TDPR0292)

## Services

- Mains water and electricity. Private drainage (septic tank).
- Bio fuel wood pellet heating system.
- PLG gas and electric cooking.
- Solar panels

## Rateable Value

Golf course & premises £37,000 (w.e.f. 1st April 2023)

## Planning

Torrige District Council  
<https://www.torrige.gov.uk>  
01237 428 700

## Website

[www.holsworthygolfclub.co.uk](http://www.holsworthygolfclub.co.uk)

## Basis of Disposal

Offers are invited in the region of £1.25 million for the freehold property fully fitted and equipped.

Consumable stocks are to be taken over by the purchaser at valuation on completion of the sale.

The sale contract will include an overage clause reserving a percentage of future residential development value to the vendors, the precise terms of which are to be agreed between the 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. 4. Any area measurements or distances referred to herein are approximate only. 5. 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. 6. 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. 7. HMH Golf & Leisure will not be liable, in negligence or otherwise, for any injury or loss arising from the use of these particulars. 8. The property is offered for sale subject to contract and availability. 9. Sales particulars produced in May 2024.



## Further Information & Viewing

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

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