

NORTHOP COUNTRY PARK GOLF COURSE

Mold, Flintshire CH7 6WA

FOR SALE

LET GOLF COURSE INVESTMENT OPPORTUNITY



A rare opportunity to acquire a well located freehold golf course investment forming part of Northop Country Park.

NORTHOP COUNTRY PARK GOLF COURSE

Mold, Flintshire CH7 6WA



- ◆ Freehold 55.5 hectares (137 acres)
- ◆ 18 hole 6,394 yard (par 72) parkland golf course originally designed by former Ryder Cup player John Jacobs
- ◆ Practice ground
- ◆ Two practice putting greens
- ◆ Two practice chipping greens
- ◆ Currently let to Northop Golf Club Ltd (a private members' club)
- ◆ 25 year lease commencing 1st April 2020

- ◆ Excluded from L&T Act 1954 Security of Tenure provisions
- ◆ Rent £61,200 per annum
- ◆ Insurance rent and 14.4% maintenance charge payable in addition
- ◆ 3 yearly 2.5% rent reviews
- ◆ Clubhouse building owned by Tenant, but reverts to Landlord at end of the current Lease.

Offers invited in excess of £1,500,000



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“Set in stunning parkland and designed by former Ryder Cup player John Jacobs, Northop Golf Club is among the most celebrated golfing venues in North Wales.”



“The Clubhouse has a fully licensed bar which holds up to 100 people comfortably and caters for any type of function.”





*"A warm welcome is always extended to visitors
& visiting parties at Northop Golf Club"*



“One of the few true golf and residential developments in the UK, with an exclusive collection of 45 homes nestling amidst the front nine holes of the golf course”



“The clubhouse offers good outside space for the summer with views of the 10th hole.”



Introduction

Northop Country Park is one of the few true golf and residential developments in the UK. The Country Park comprises Northop Country Park Golf Course, an exclusive development of 45 homes that nestle amidst the front nine holes of the golf course, the highly regarded Celtic Arms Restaurant, and the offices of ENI UK Liverpool Bay.

Northop Country Park Golf Course has been successfully operated under lease by the current Tenant since 2014. This freehold golf course investment is now being offered to the market as the Vendor / Landlord wishes to re-focus on his other business interests.

Location

Northop Country Park Golf Course enjoys commercial trading location close to the English / Welsh border some 15 miles from Chester and Wrexham, and 23 miles from Liverpool city centre. The northern boundary of the Club adjoins Northop village and the property is easily accessed from the A55 dual carriageway (with the final approach being over a private roadway).

◆ Chester	13 miles	◆ Manchester	47 miles
◆ Wrexham	15 miles	◆ London	200 miles
◆ Liverpool	23 miles		



The Property

Northop Country Park Golf Course is laid out over c. 55.5 hectares (137 acres) of undulating parkland that provides a fine setting for golf. Opening in 1992, the golf course was originally designed by the former Ryder Cup player, and renowned golf course architect, John Jacobs. The course wraps around 45 homes that lie in the heart of Northop Country Park and makes the most of its highly attractive setting.

Golf course

Arranged in two loops of 9 holes starting and finishing close to the clubhouse, the course comprises four par 3s, ten par 4s and four par 5s. With greens and tees constructed to USGA specification and automated irrigation laid to greens, tees and approaches, the course presents to a high standard. The course layout has been revised marginally over time to improve playability.

Practice facilities

The practice facilities comprise a dedicated practice ground (suitable for irons only), two practice putting greens and two practice chipping greens, all of which are positioned in close proximity to the clubhouse.

Clubhouse

The purpose built clubhouse is situated towards the centre of the golf course overlooking the surrounding course / parkland and the Celtic Arms (which is situated across the car park).

The building, which is of steel frame construction with mainly cedar and glass elevations under a modern flat roof, provides appropriately sized facilities for a business of this scale. The accommodation extends to c. 318 sq m (3,420 sq ft) and includes:

- ◆ Entrance lobby
- ◆ Golf professional's shop
- ◆ Lounge bar
- ◆ Kitchen (commercially fitted and equipped)
- ◆ Ladies changing rooms with showers and WCs
- ◆ Gents changing rooms with showers and WCs
- ◆ Office
- ◆ Storage



A large tarmac surfaced car park (with parking for c 140 cars) adjoins the clubhouse.

Greenkeeping facility

The greenkeeping facility adjoins the clubhouse. The building (originally a former driving range) is of steel frame construction under a profiled sheet roof, and is subject to ongoing improvements by the Tenant.

Tenure & Possession

The property is freehold.

The property is leased to Northop Golf Club Ltd (a private members golf club) under the terms of a Lease dated 14th January 2022 (NB albeit the Club has successfully operated the business under a previous lease since 2014). The principal terms of the new Lease are summarised to the right.

The clubhouse was constructed by the Tenant on land that forms part of the Lease. The clubhouse reverts to the Landlord at the end of the Lease or in the event of default.

Landlord	Baling Wire Products Ltd
Tenant	Northop Golf Club Ltd
Term	25 years w.e.f. 1st April 2020 (expiring 31st March 2045)
Initial rent	£61,200 (plus insurance rent and common parts maintenance contribution)
Rent review	1st April 2023 and 3 yearly thereafter
Review mechanism	Fixed 2.5% increase
User	A private golf course and a clubhouse associated with a golf course
Repairs	Tenant
Alienation	Assignment of whole permitted with Landlord's consent (not to be unreasonably withheld)
Forfeiture	Non payment of rent, breach of covenant or administration / insolvency / liquidation

The Lease is excluded from the Landlord & Tenant Act 1954 s. 24-28 Security of Tenure provisions, meaning that vacant possession of the property will be available in 2045.





The Business

The property is currently operated by Northop Golf Club Ltd. (Company number 08916271 - incorporated 28th February 2014). For background on the Club please visit:

<https://www.northopgolfclub.co.uk>

The 7 day full membership fee is currently £650.00

The weekday (weekend) green fee is currently £25.00 (£30.00)

The Club operates as a Community Amateur Sports Club (CASC).

Fixtures, Fittings & Equipment

All clubhouse fixtures, fittings and equipment and all of the golf course maintenance equipment are owned by the Tenant and are thus excluded from the sale.

Services

Mains water, electricity, gas and drainage are connected to the property.

The property has the benefit of Water Abstraction Licence for golf course irrigation purposes.

Energy Performance Certificate

The EPC ratings for the Clubhouse is B 36

Town & Country Planning

The property falls under the jurisdiction of Flintshire County Council. FCC is currently preparing the Flintshire Unitary Development Plan and the Local Development Plan – Flintshire, which will replace the current adopted FUDP (2000-2015) and the existing LDP-F. For further detail please see www.flintshire.gov.uk

FCC granted planning permission for the original Northop Country Park development in c. 1990 and permission for the new clubhouse in c. 2010.



Basis of Disposal

Offers in excess of £1,500,000 are invited for the freehold property. The sale contract will **not** include an overage clause.

Further Information & Viewing

For further information, to request access to the data room (subject to an NDA) or to arrange an inspection of the property please contact:



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Important Notice

The Agents for themselves and for the Vendors of this property and business for whom they act give notice that:

- 1 These particulars are prepared for the guidance only of prospective 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 text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
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- 10 These particulars were first produced in September 2022.

