



FOR SALE

PORTHPEAN GOLF CLUB

PORTHPEAN, CORNWALL, PL26 6AY



PORTHPEAN GOLF CLUB, PORTHPEAN, CORNWALL, PL26 6AY

Retirement Sale

A freehold leisure lifestyle business in an idyllic setting overlooking St. Austell Bay

Freehold 35.3 hectares (87 acres)

Offers invited in excess of £1,250,000



Ben Allen BSc (Hons) MRICS

07887 80 44 30

ben@hmgolf.com

Tom Marriott MRICS

07900 67 20 45

tom@hmgolf.com



A freehold leisure lifestyle business in an idyllic setting overlooking St. Austell Bay

- 18 hole 5,253 yard (par 67) golf course playing through part woodland and part coastal setting
- 231 sq m (2,486sq ft) single storey clubhouse offering an open plan setting with far reaching views over St Austell Bay
- Deck area with coastal views
- Greenkeeping building with complement of greenkeeping equipment
- Car park
- Commercial trading location on the outskirts of St Austell in a renowned tourist hotspot
- All aspects of the business operated in hand
- 270 members
- Profitable lifestyle business with obvious scope for further commercialisation
- Premises Licence
- Currently trading as Porthpean Golf Club Limited
- Freehold 35.3 hectares (87 acres)
- Adjoining land available by separate negotiation
- Retirement sale

Offers invited in excess of £1,250,000

















PORTHPEAN GOLF CLUB

PORTHPEAN, CORNWALL, PL26 6AY



Indicative Site Plan - Not To Scale.



Energy Performance Certificate

Clubhouse rating 63 C

Licences

Premises Licence (reference C2_PL0552)

Services

Mains water and electricity. Private drainage (septic tank). Oil fired heating.

Rateable Value

Golf course & premises £27,250 (w.e.f. 1st April 2023)

Planning

Cornwall County Council

<https://www.cornwall.gov.uk>

0300 1234 151 (Planning Department)

Website

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

Basis of Disposal

Offers invited in excess of £1,250,000.

The vendors preference is to achieve the disposal through the sale of the entire issued share capital of Porthpean Golf Club Limited (Company number 05498604).

Overage

The sale contract will include an overage clause reserving a percentage of future development value to the vendors, the precise terms of which are to be agreed between the parties.

Further Information & Viewing

For further information on the property, or to arrange a viewing, please contact Ben Allen or Tom Marriott.

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 August 2023.



Contact

Ben Allen BSc (Hons) MRICS

07887 80 44 30

ben@hmgolf.com

Tom Marriott MRICS

07900 67 20 45

tom@hmgolf.com



17 Clifford Street
London W1S 3RQ

Tel: +44 (0)20 7491 1555
www.hmgolfandleisure.com

