



SHERDLEY PARK GOLF COURSE

SHERDLEY ROAD | ST HELENS | WA9 5DE

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A high quality golfing venue commercially located with excellent road access and scope to redevelop the former driving range site

- Recently upgraded 18 hole golf course, 5,884 yards, par 71, founded in 1973
- Recently refurbished modern clubhouse
- CAPEX by the owner since acquisition 5 years ago approaching £2.5m
- Attractive walled garden suitable for alternative uses
- Substantial greenkeeper's area
- Highly profitable operation
- Disused driving range with separate road access and scope for refurbishment and/or redevelopment for alternative leisure uses to include Adventure Golf
- Approximately 161 acres in all
- LONG LEASEHOLD FROM ST. HELENS COUNCIL (144 years). RENT PASSING IS £30,000 PER ANNUM
- FOR SALE AS A WHOLE

www.sherdleyparkgolfcourse.com



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INTRODUCTION

Since the new owners took possession of the complex from St Helens Metropolitan Borough Council in 2018 they have concentrated on improving the quality of both the golf course and clubhouse facilities which are now both in excellent condition. The membership has been impacted by the closure and refurbishment of the five holes and since the golf offering has returned to a full 18 holes in May 2022, there has been strong interest in the club both in terms of membership and pay & play.

LOCATION

The golf course and driving range is centrally located in St Helens. Access to Junction 7 of the M62 is about 4 miles away via the St Helens Linkway (A570).

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Both the clubhouse and the golf course have been substantially upgraded and refurbished over the past few years. The site extends to approximately 150 acres.





GOLF

The main 18 hole course extends to 5,884 yards, par 71. Holes 14,15,16,17 & 18 have all been remodelled and have been open for play for since May 2022.

The course is a good test of golf and is in excellent condition. There are currently approx. 200 members of various categories. The cost for an adult 7 day membership is currently £865 per annum. Green fees are £27.50 weekdays and £33 at weekends.

THE CLUBHOUSE

The modern clubhouse has been fully refurbished and extended. The Park Bar & Kitchen principally offers bar and restaurant facilities. There is also a large terrace in front of the clubhouse catering for about 100 covers. Coley's sports bar offers a relaxing area to watch sporting events and is well used for small functions. The clubhouse has been completely refurbished to create a popular venue. There is also a large professional shop to the rear of the building. The clubhouse benefits from visitors from the surrounding public park as well as from existing golfers.

GREENKEEPER'S COMPOUND

A large area in the middle of the site with a range of buildings, some suitable for alternative uses.



WALLED GARDEN

An attractive area with mature trees and shrubs. This area would make an excellent wedding venue or corporate event space.

THE BUSINESS

The business benefits from strong revenues and is highly profitable. Full financial information is available to interested parties.

THE DRIVING RANGE

The existing driving range has been closed for the last 4 years and requires a complete refurbishment. There are some existing bays and a small shop/maintenance facility currently on site.

The property extends to about 11 acres and has direct access off the A569 Marshalls Cross Road. There is a considerable amount of road frontage and the site could be a fantastic fully independent driving range and Adventure Golf venue.

Alternatively, the site may be suitable for other leisure/development uses, subject to planning.

The site has up to 40 car parking spaces.





NOTE: For identification purposes only. NOT TO SCALE



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GENERAL INFORMATION

SERVICES

The clubhouse is connected to mains electricity (3 phase), water and sewerage.

There is up to 85 car parking spaces around the clubhouse.

LICENCES

Sherdley Park Golf Course has a premises licence until 1am.

RIGHTS OF WAY

There are no footpaths which directly cross the property.

TOWN & COUNTRY PLANNING

The property is within the jurisdiction of St Helens Metropolitan Borough Council.

TENURE

The site is held long leasehold from St Helens Borough Council there being 145 years remaining. The passing rent is £30,000 with a rent review every 10 years to OMV with all Tenant's improvements, works and goodwill to be disregarded at review.

EPC

The Clubhouse: Available in the data room

METHOD OF SALE

The sale is by way of an asset disposal of the assets and goodwill of the business.

The preference is to sell the site as a whole. However the property does divide naturally and with the separate road access for the driving range the owner would consider retaining ownership of the driving range.

Vacant possession will be provided on completion subject only to the annual rights granted to the members.

All stock will be in addition at completion. This includes all bar and catering, golf course materials and stock in the golf shop.

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

PRICE

The guide price is £2.75m as a whole or £2.4m to exclude the driving range.

TUPE

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

FURTHER INFORMATION AND VIEWINGS

HMH Golf & Leisure

+44(0) 7491 1555

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Please contact:

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

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



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Photographs taken 2020-2022.

Sale particulars prepared February 2024.

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IN ASSOCIATION WITH
benallen

