



# 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 either re-open or redevelop the former driving range site*

- Recently upgraded 18 hole golf course, 5,884 yards, par 71, founded in 1973
  - Extensively refurbished modern clubhouse
  - CAPEX by the owner since acquisition approaching £2.5m
- Attractive walled garden suitable for alternative uses to include leisure and hospitality
  - 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 or Padel Tennis Courts (STP)
  - Approximately 161 acres in all
- LONG LEASEHOLD FROM ST. HELENS COUNCIL (143 years). RENT PASSING IS £30,000 PER ANNUM
  - FOR SALE AS A WHOLE
- NET TURNOVER TO YE APRIL 2026 IS £1.5M NET WITH AN EBITDA OF £360,000

[www.sherdleyparkgolfcourse.com](http://www.sherdleyparkgolfcourse.com)



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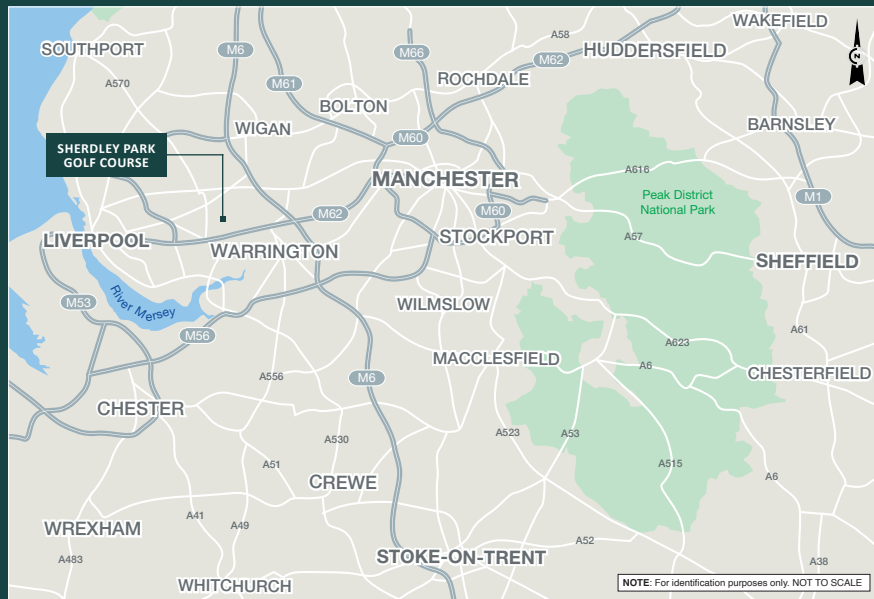


# INTRODUCTION

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.

# 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).



## THE CURRENT BUSINESS AND FUTURE DEVELOPMENT

The property benefits from consistent strong revenues. To the YE 30 April 2026 the Net Turnover was £1.5m, producing an EBITDA of £360,000. The success of the business is in partly down to the location and the variety of income streams.

### Other development opportunities include:

- Further development of the existing membership base.
- Develop out the lower ground floor space in the club house (planning permission is approved for male and female changing rooms).
- Develop out the walled garden area for marquee style weddings and corporate events.
- The Greenkeeper's compound extends to 4 acres and has a large number of permanent buildings on site.
- Redevelop the 11 acre driving range (which has separate access), possibly for a new driving range with adventure golf and padel tennis court (STP).



# SHERDLEY PARK GOLF COURSE

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 fully irrigated.

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 £1,050 per annum. Green fees are £35.00 (Monday, Tuesday, Wednesday and Thursday) and £40.00 (Friday, Saturday and Sunday).

## 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 4 acre 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 DRIVING RANGE

The existing driving range has been closed for the last 6 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.



# GENERAL INFORMATION

## SERVICES

The clubhouse is connected to mains electricity (3 phase), water and sewerage. There are up to 95 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 143 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.

The property is held under two long leasehold titles: MS658895 and MS676898.

## TUPE

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

# FINANCIALS

Year Ending	Net Revenue	EBITDA
04/2024	£1,411,000	£305,000
04/2025	£1,469,712	£341,000
04.2026	£1,500,000	£360,000

## EPC

The Clubhouse: D (100)

## METHOD OF SALE

The preferred method of sale will be of the entire issued share capital of Sherdley Park Golf Trading Limited (company number 11329167) which owns and controls the business and assets. However, the vendor will consider an asset sale where the existing leases will be transferred to the buyer entity.

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

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

## PRICE

The guide price is £2.9m

## DATA ROOM

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

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



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