

SPOFFORTH GOLF COURSE/MANOR FARM

Follifoot | Harrogate | North Yorkshire



H·M·H
Golf & Leisure
IN ASSOCIATION WITH
benallen



**Lister
Haigh**



SPOFFORTH GOLF COURSE/MANOR FARM

Haggs Road, Follifoot, Harrogate, HG3 1EQ

Harrogate 4 miles, Knaresborough 5 miles, Wetherby 5.4 miles
Leeds 14.8 miles, Leeds Bradford Airport 11 miles
(All distances are approximate)

MANOR FARM IS AN IMPRESSIVE RESIDENTIAL AND LEISURE PROPERTY PRINCIPALLY CREATED AND RUN AS SPOFFORTH GOLF COURSE. SUPERBLY LOCATED JUST SOUTH OF HARROGATE, THE PROPERTY OFFERS IMMENSE POTENTIAL FOR EXPANSION AS A GOLF, SPORTS AND LEISURE BUSINESS, TO CREATE AN IMPRESSIVE DWELLING IN A COUNTRYSIDE SETTING OR FOR ALTERNATIVE USE.

IN ALL EXTENDING TO 130 ACRES (52.7 HA) APPROX.



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Location

This property is superbly located being close to a number of sought after residential villages as well as being a short distance from Harrogate. Spofforth is a fashionable village to the south side of Harrogate. Well placed for daily commuting to Yorkshire's principal business districts. Village amenities include a popular primary school, village shop and post office, church, two public houses and a cricket club.

The spa town of Harrogate is approximately four miles from Manor Farm where there are plenty of shopping facilities with a wide range of independent retailers as well as the larger supermarkets. The nearby A1(M) ensures easy access to both the north and south of the country, as do the excellent links from Pannal and Harrogate train station.

Description

Spofforth Golf Course, originally a family farm, has been developed over a number of years into a successful lifestyle business with excellent residential elements and golf facilities, as well as an extensive range of agricultural buildings (with a footprint of c. 12,564 sq ft (1167 sq m).

Opened in 1994, the stunning 18 hole 6,176 yard (par 72) golf course has been laid out over a beautiful, undulating and partly wooded landscape that extends to c. 52.7 hectares (130 acres). The golf course is complemented by a 6 bay driving range, 135 sq m (1,456 sq ft) single storey clubhouse, greenkeeping complex and an extensive car park.



The Dwellings

Manor Farm

Sitting room, kitchen, lounge/diner, 4 bedrooms, bathroom, garden, garage and private drive.

Upon entry to Manor Farm, you will be greeted by a well thought out utility which provides a seamless transition from outdoor to indoor living, leading from this you enter into the kitchen and subsequently the lounge and reception rooms. The bungalow offers four generously sized bedrooms each with large windows providing natural light and frame the stunning surrounding views of the golf course.

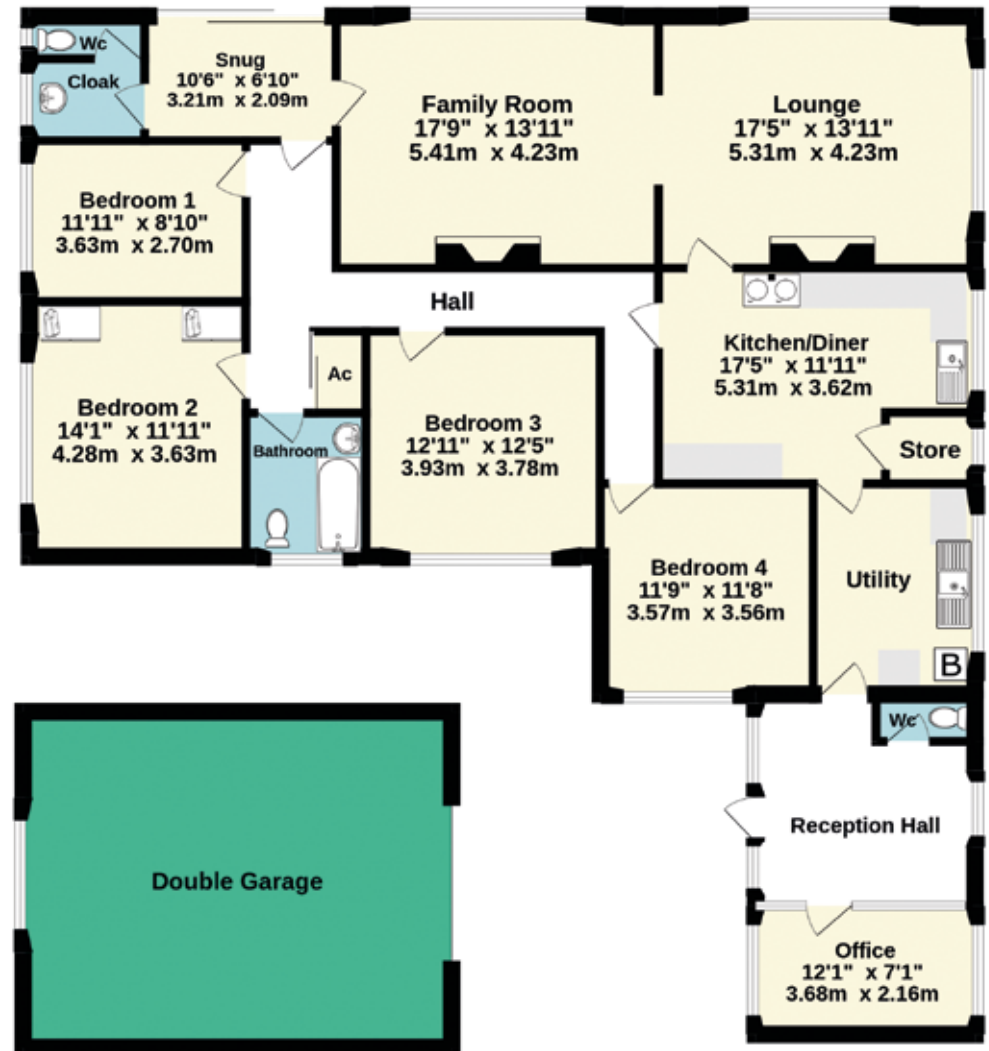
Externally there is a garage, providing secure parking and additional storage space. The private drive allows for ample parking for residents and guests.



Manor Farm

Approximate Gross Internal Floor Area:
1914sq ft/ 177.8m²

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



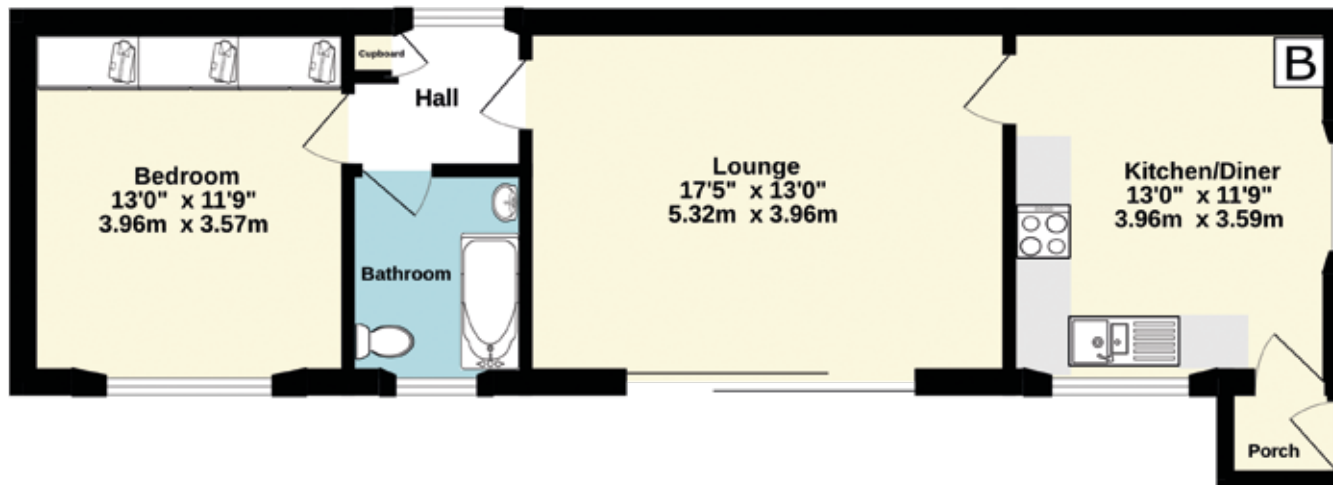
The Stables Annex

The Stables annex is a 1 bedroom property that only enhances the golf course's appeal. The annex would allow for staff accommodation or separate guest accommodation dependant on the purchaser's requirements.

The Stables Annex

Approximate Gross Internal Floor Area:
628sq ft/ 58.4m²

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The accommodation comprises a kitchen, lounge, bathroom and spacious double bedroom. The property benefits from large French doors that open onto the patio and into the garden to allow for utilisation of the external space.

Golf Buildings

Clubhouse and shop, greenkeeping facilities and stores, farm buildings (see attached plan): The clubhouse provides accommodation that is ideally suited to the current golfing operation. The facilities comprise a café, kitchenette with storeroom, ladies' and gents' changing room/WCs, and a covered deck. The greenkeeping facilities comprise part of an extensive range of general-purpose farm buildings and their associated yard.

Golf Business

Spofforth Golf Course is operated as a pay & play golf facility (without any memberships). Whilst the business is currently operated on a low-key basis to suit the current owners' lifestyles, the potential for commercialisation is obvious. Full trading information/information on the business is available in an online data room and will be shared with interested parties on signing an NDA. The current headline green fee charges for 18 (9) holes are £18.00 (£13.00) weekday and £20.00 (£13.00) weekends.

Website

The business' website is: [Spofforth Golf Club](#)







Building number	Building Name	Description	Gross Internal Area (approx.)
1	Manor Farm	A 4 bedroom property subject to an agricultural occupancy restriction. Constructed of brick under a tiled roof.	1914sq ft/117.8m ²
2	Manor Farm Garage	Constructed of brick under sheet metal roof.	434 sq ft/40.32m ²
3	The Stables	A 1 bedroom property with kitchen, sitting room and house bathroom. Constructed of brick under a tiled roof.	628sq ft/58.4m ²
4	Clubhouse/office	A timber portal framed building	1456sq ft/135.3m ²
5	Covered Driving Range	A timber portal framed building	911 sq ft/84.6m ²
6,7,8,9	Greenkeeping buildings/ General Farm Buildings	Timber portal framed buildings	12564 sq ft/1167m ²



Additional Information

Planning

Manor Farm, the 4 bedroom bungalow, is subject to an Agricultural Occupancy Restriction stating that “The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed in the locality in agriculture as defined in section 290 (1) of the Town and Country Planning Act 1971 or in forestry (including any dependents of such a person residing with him) and or a widow or widower of such a person”.

Development Potential

There is potential for further development (subject to necessary planning consents). The property is to be sold subject to an overage, the precise terms of which are to be agreed between the parties.

Wayleaves, Easements, Rights of Way

The property is sold subject to all Rights of Way, public and private, which may affect the property. There is a public footpath through the property.

Restrictive Covenants

The property is sold subject to and with the benefit of all restrictive covenants both public and private, whether mentioned in these particulars or not.

Mineral Rights

The mineral rights are included in the sale so far as they are owned or exist.

Sporting Rights

The sporting rights are included in the sale so far as they are owned or exist.

Tenure

Freehold with vacant possession on completion.

Services

Mains water and electricity. Drainage to septic tanks. Telecommunications

Council Tax

Manor Farm: Band G

EPC

Manor Farm: 42 E

The Stables: 55 D

Data Room

Further information on the property is available in an online data room, access to which is available on signing an NDA.

Viewing

Strictly by appointment through the joint selling agents, Lister Haigh or HMH Golf & Leisure.

Directions

From Harrogate town centre proceed south on the A61 for approximately 2 miles until you arrive in the village of Pannal. Once in the village turn left onto Follifoot road which transitions into Pannal road and continue for approximately 1 mile then turn right onto Hags Road. Briefly continue south along Hags Road and turn right onto the A658 (John Metcalf Way) almost immediately again turn left and continue on Hags Road for 0.8 miles and the property will be on your right as marked by the course sign.







Disclaimer "Messrs Lister Haigh for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. The particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; 2. All description, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them; 3. No person in the employment of Messrs Lister Haigh has any authority to make or give representation or warranty whatever in relation to this property." Regulated by the RICS. Brochure prepared July 2023. Brochure by wordperfectprint.com



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