

TRACY PARK ESTATE

GOLF | COUNTRY HOTEL | WEDDINGS | EVENTS





'One of the last remaining genuine leisure development opportunities in the South West'



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BATH, ENGLAND

A magnificent Country House Hotel with a 36 hole golf club situated close to the Bath World Heritage Site.

- Grade II Listed Jacobean and Georgian Country House with additions.
 - 40 bedrooms and suites.
 - 2 bedroom Manager's House.
 - Two championship 18 hole golf courses with a separate clubhouse.
 - Practice area.
 - Valuable planning consents achieved in the form of a 820 sq.m. walled garden wedding venue and a substantial new greenkeepers compound, extending to over 1,000 sq.m.
- Positive pre-app response from South Gloucestershire Council for further bedrooms and leisure facilities.
 - Capital expenditure over the past 3 years totalling £2,250,000.
 - Circa. 220 acres.
 - FREEHOLD.
 - www.tracypark.co.uk

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INTRODUCTION

Tracy Park which takes its name from the Tracye family who owned the property for 300 years was a private house and estate until c. 45 years ago. In 1974 the property was developed into a magnificent golf hotel.

The main House was converted to cater for weddings and banquets, with 42 bedrooms created from adjacent period buildings. The

surrounding parkland, which wraps around the House, provides the setting for the two 18 hole golf courses.

Substantial refurbishment works have taken place in the House and on the two courses over the past 3 years, and some valuable and as yet un-implemented planning consents granted.

LOCATION

The Property is close to J18 of the M4 Motorway.

Bath Railway Station provides direct trains to London Paddington every 30 minutes with a journey time of 90 minutes.

The City of Bath is designated as a World Heritage Site and is the only one in Britain.

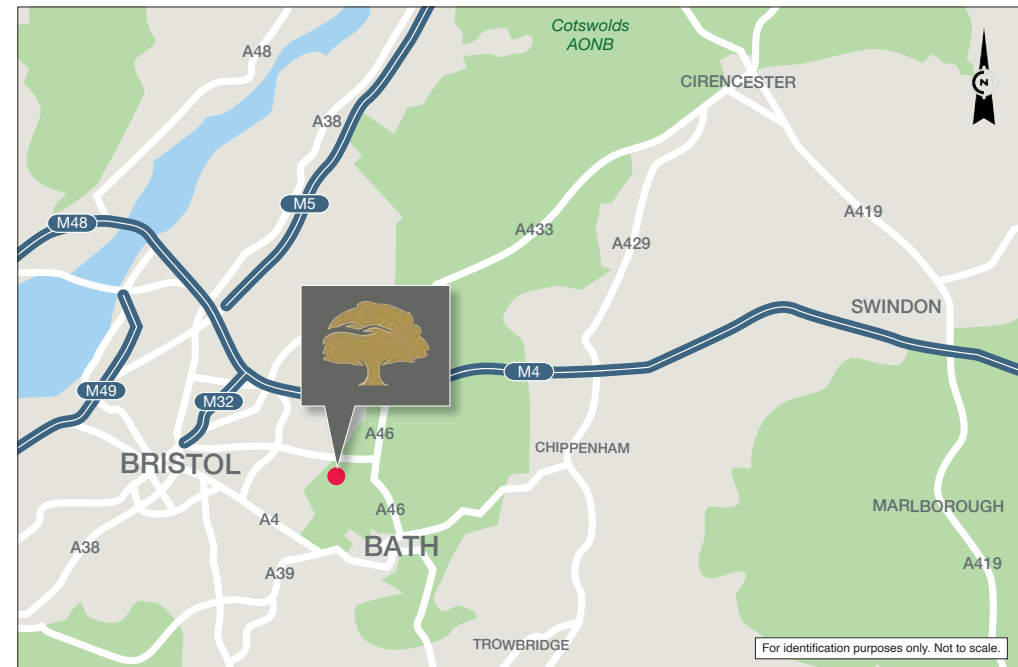
Approximately 3.8 million tourists visit Bath each year and an additional 1 million stay a minimum of one night.

Bath is well known for its classical 18th century Georgian architecture such as the Royal Crescent, the Circus and Pulteney Bridge.

Shopping in Bath is also very popular with the Southgate scheme featuring numerous shops and restaurants.



LOCATION	DISTANCE
Bath	5 miles
Bristol	8 miles
Oxford	66 miles
London	111 miles





TRACY PARK ESTATE



FUTURE DEVELOPMENT

Planning permission P19/16654/F was granted in February 2020 for the erection of an extension to the greenkeepers building (class D2). The existing footprint is 366 sq.m. and there is consent for a further 750 sq.m. of building.

Planning Permission P21/00974/F was also granted in June 2021 for a glazed wedding venue in the walled garden. This extends to approximately 820 sq.m. of space to include entrance hall, main function room, kitchens and stores. The exterior will be formally landscaped with paths and a water feature. The main function room will cater for 400 covers standing.

Subsequent to this, a Pre Application notice PRE22/0710 was submitted in November 2022 for the redevelopment of the site to include minor amendments to the mansion, a series of new buildings to provide a total of 148 bedrooms, new conference facilities, ballroom, restaurant, spa & health club, additional car parking and staff accommodation.

The Pre Application response from South Gloucestershire Council was received in February 2023. The indications were that some of the development would be acceptable subject to the submission of a full planning application. Possibilities included converting the mansion into a high quality clubhouse,

a new standalone 130 bedroom block with conferencing but stopping short of any large scale development down the drive. Full details are available on request.

Computer Generated Image



Computer Generated Image







THE HOUSE

The Grade II listed House is the centrepiece of the estate and is of historic importance. The accommodation includes;

On the Ground Floor;

- Reception & WC's.
- Bar & Lounge area.
- Kitchens.
- Fleet and Garden function rooms.
- Masons Hall - a multi-functional space for restaurant, functions and wedding ceremonies (40 covers seated and licenced for up to 80 covers theatre style).

On the First Floor;

- The Manor Room (120 delegates) with kitchen.
- 2 additional conference rooms.
- 2 staff offices.

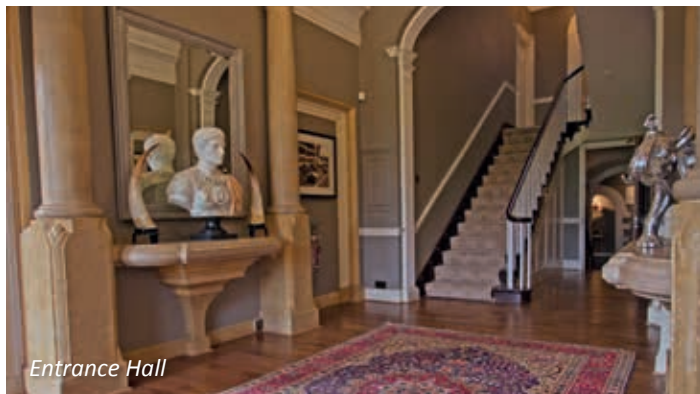
Basement;

- The Cellar provides general storage.

Externally;

The House and hotel is accessed from the Bath road via a long sweeping drive.

A walled garden, which extends to just over an acre, is located to the east of the House, in close proximity to the greenkeepers compound.



Entrance Hall



Drawing Room



Bar



Windsor Suite



Masons Hall



Conference Room



Fleet Function Room

THE BEDROOMS

The 40 bedrooms are located in the former outbuildings to the House. All of the rooms and suites have been sympathetically created and retain much of their character.

22 of the bedrooms and suites are situated in the courtyard and coach house.

18 rooms lie within Carriages which opened at the end of 2012.



Carriages Accommodation



Courtyard & Coach House Accommodation



GOLF

The two magnificent 18 hole courses have been laid out through the parkland that surrounds the House, and incorporate the natural features of this historic landscape.

THE CROWN COURSE

Opened in 1976, the course extends to 6,201 yards (par 69) and is located to the North of the property.

THE CROMWELL COURSE

Opened in 1974 the course extends to 6157 (par 71) and is located to the South of the property.

Both courses have recently had their irrigation systems replaced at a cost of circa. £300,000.





RECEPTION

Of modern construction and recently built, the reception is arranged on two floors. The design incorporates a period style with a modern twist.

The accommodation comprises;

- Reception area.
- Male & Female Toilets.
- Proshop.
- Staff offices on the mezzanine floor.

THE CLUBHOUSE

Currently a temporary portacabin style building comprising;

- Restaurant and bar.
- Male & Female changing rooms.

PRACTICE FACILITIES

A practice range and a putting green are located close to the clubhouse.



Reception



Reception



Proshop





GENERAL NOTICE

Please note that the current business caters for golfers and wedding guests only. Wedding guests stay in the hotel but otherwise the hotel is not available for general use. This is so that the owners can concentrate on the planning and future development of the site.

THE BUSINESS

Further information is available to interested parties.

SERVICES

The property is connected to mains water, electricity, gas and drainage.

TOWN AND COUNTRY PLANNING

The property is within the jurisdiction of South Gloucestershire Council. Please note that no approaches are to be made to SGC without the Vendor's consent.

LICENCES

The property benefits from a Premises Licence and a Civil Marriage Licence.

RIGHTS OF WAY

There are a number of footpaths which traverse the property.

TENURE

The site is held freehold.

METHOD OF SALE

The sale is by way of the disposal of the entire issued share capital of Tracy Park (Holdings) Ltd. Vacant possession will be provided on completion subject only to the annual rights granted to the members and any existing rental agreements in place at the time of the sale. Importantly the resort is offered free of any hotel management/operator agreements. A data room is available to interested parties.

TUPE

Purchasers will be required to comply with the relevant legislation in respect of current employees of the Resort in its entirety.

EPC

Manor House	D80
Crown Rooms	D84
Courtyard Bedrooms South	C74
Courtyard Bedrooms South	D85
Pro Shop	C54

FURTHER INFORMATION AND VIEWINGS

HMH Golf & Leisure

www.hmhgolfandleisure.com

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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.
 5. Any area measurements or distances referred to herein are approximate only.
 6. 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.
 7. 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.
 8. HMH Golf & Leisure will not be liable, in negligence or otherwise, for any injury or loss arising from the use of these particulars.
- The property is offered for sale subject to contract and availability.
Sales particulars prepared May 2024 using archived photography.



