

FREEHOLD FOR SALE



CHIRK GOLF COURSE Chirk, Wrexham, LL14 5AD

- Par 72, 7281 yards (white tees)
- Highly regarded mature parkland course
- Par 3 Academy course and modern clubhouse
- Good catchment area, exciting opportunity to acquire one of the best regarded courses in the area

**Offers Invited - Closing date for
Offers - 12 Noon Friday 28 September**

CONTACT US

Viewing is strictly by prior appointment with Colliers International through:

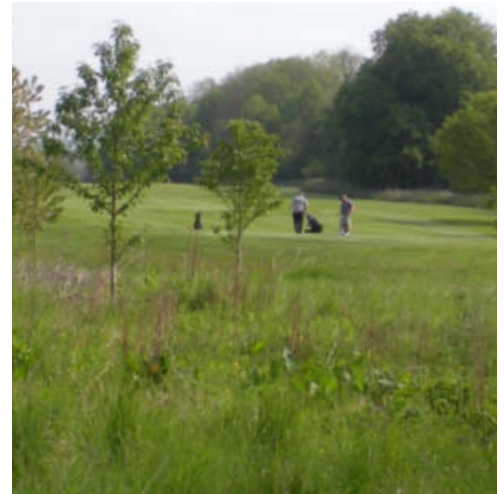
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Property Ref: Leeds 21840

BY ORDER OF THE JOINT ADMINISTRATORS, NIGEL PRICE AND JOHN KELLY OF BEGBIES TRAYNOR

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Chirk Golf Course, Chirk, Wrexham LL14 5AD



INTRODUCTION

An exciting opportunity to acquire an established and highly regarded 18 hole parkland golf course in an attractive rural setting, including a well presented commercially configured clubhouse, 9 hole academy course and driving range.

LOCATION

Chirk Golf Club is located on the outskirts of Chirk which is a small town in the Welsh borders, approximately 9 miles south of Wrexham and 6 miles north of Oswestry. Chester is located approximately 21 miles to the north with Liverpool 50 miles north. Whilst in a rural location, it benefits from railway access with a station located at Chirk and almost direct access from the A5 trunk road. Chirk Golf Course forms part of the original grounds of Chirk Castle and is bordered by the Llangollen canal and marina providing an attractive back-drop.

ACCOMMODATION

The course provides a well-designed and well planned 18 hole course known as Captain David's, a 9 hole academy course, putting green, a clubhouse and machine buildings.

THE CLUBHOUSE

An attractive two storey modern building under a pitched slate tile covered roof providing attractive and modern trading accommodation including a large timber central bar servery, carpeted lounge/bar area with timber tables and chairs and a further lounge/dining area beyond, together with a good sized patio area providing views over the golf course and marina. Located off is a private dining room/conferencing room which provides flexible accommodation for a variety of uses. A wide staircase leads down to the lower ground floor which provides ladies and gents changing accommodation, which is clean and attractively presented with a range of lockers, showers, WC's and hand wash basin. The central corridor then leads on to a small member's room and a reasonably sized, well stocked professional's shop.

A timber built buggy store is located to one side containing a range of electric buggies available for hire.

The clubhouse is presented in an attractive landscaped garden surrounding it, including a high quality well-kept practice green to the front. There is car parking for approximately 80 cars on a gravel car park screened with plantings located to one side.

THE ACADEMY COURSE

This is an attractive course which provides 9 Par 3 holes and laid out amongst mature trees and plantings. Unlike many other Par 3 courses this is well tended and whilst not overly challenging (as one would expect for a Par 3 course), provides interesting golfing wide fairways, large well-kept greens, a number of bunkers and a challenging drive on the 9th.

CAPTAIN DAVID'S COURSE

"The greens are brilliant, well maintained and run true."

This is a highly regarded course which achieves 5 stars in the UK Golf Guide and numerous on-line reviews refer to it as being a challenging and interesting course.

This 18 hole Par 72 was formed within the former grounds of Chirk Castle and was built in 1990, originally with the 9 hole course but then extended in 1992 to provide the present attractive 18 hole facility.

The result is a challenging and mature course laid out on gently undulating greens, sloping down towards the Llangollen canal which provides an attractive backdrop.

There are extensive and mature broadleaf and evergreen trees which are utilised to give the course a character very much akin to a 1930's Mackenzie design.

Raised drained tees with tee signs and furniture look out onto well-kept graded fairways with a minimum of 2 graded cuts into the rough

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alongside.

The fairways are in excellent condition with full drainage and contain a number of bunkers and water hazards.

There are a number of well-maintained greens, all of which are in excellent condition and have pop-up irrigation.

The course suits a range of abilities and extensive use has been made of fairway bunkers and a range of water features including lakes and streams. When played from the yellow tees it can be a testing 6541 yards, however played from the white championship tees it is a very challenging 7281 yards including the famous Par 5 9th, measuring some 664 yards, making it one of the longest in Europe.

PLANNING

The property has planning permission for use as a golf course and the clubhouse can be used for a range of events and functions.

RATING

The 2010 rateable value as taken from the Valuation Office Agency website is £35,210.

TENURE

Freehold. The site plan is indicative and subject to final confirmation.

THE BUSINESS

Chirk Golf Course has been a proprietary members course for approximately 22 years. The club offers a range of membership options and has approximately 300 current members in total. Full membership costs between £475 for a 7 day membership down to £50 for juniors and the average membership cost per head is around £260. Green fees are available at a cost of between £25 and £30 per head (lower for Par 3 visitors) and society golf is particularly popular. The clubhouse operates

with a full licence and offers a range of bar snacks and meals including an evening menu. The function room offers a valuable opportunity to develop presently modest wedding and special events functions.

TRADING

Full trading information is available to seriously interested parties, however the turnover in 2009 was £376,000 and in 2010 was £345,000 and £337,000 in 2011. Income from golfing operations has been consistent averaging around £180,000 per annum but, as we previously mentioned, there is excellent potential to generate valuable secondary income.

LEGAL NOTICE

The property and business is to be sold by Administrators of Myddelton Leisure Ltd. Neither the Administrators nor Colliers International can give any warranty to the trading information or documentation supplied. Any buyer must undertake their own due diligence.

ASKING PRICE

Offers invited. A full information memorandum is available to genuinely interested parties. The property is offered as a trading golf course for a limited period. Our clients reserve the right to close the business. Potential purchasers are requested to consider this when submitting a bid.

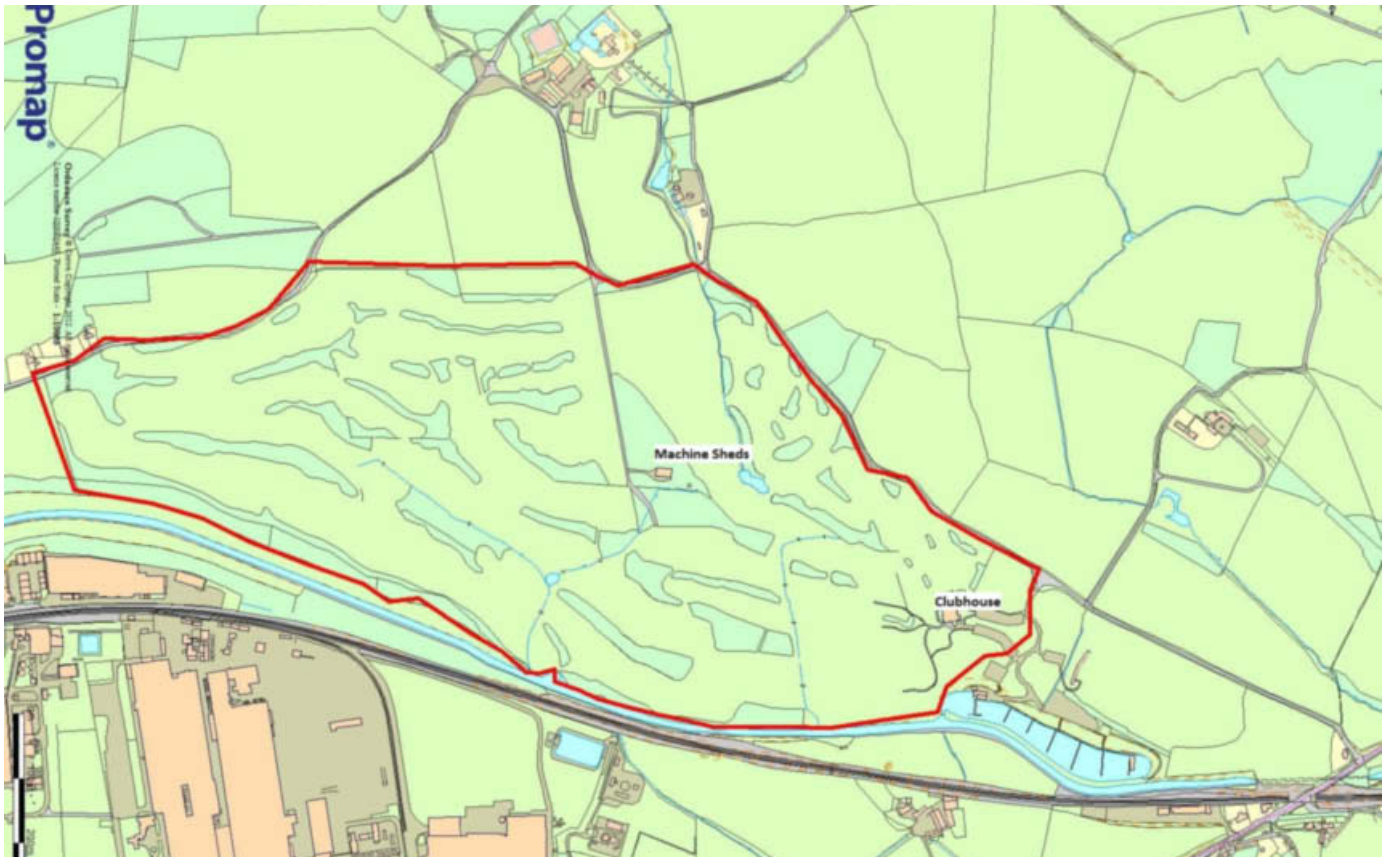
FINANCE

Colliers International is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

TO VIEW

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.

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Energy Performance Certificate

Non-Domestic Building



CLUBHOUSE
Chirk Golf Club
Chirk
WREXHAM
LL14 5AD

Certificate Reference Number:
0021-0432-1779-6991-1006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ **95**

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Oil
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	739
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	261.97

Benchmarks

Buildings similar to this one could have rating as follows:

49 If newly built

130 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.