



Leisure Facility & Golf Course

1,252.19 SQ FT (13,479 SQ M) - ON APPROX. 85 ACRE SITE

📍 THE LAURELS, PRESTON ROAD, CHARNOCK RICHARD, CHORLEY, PR7 5LE

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Leisure facility, most recently utilised as a wedding venue and restaurant premises
- Site extends to approximately 85 acres
- 68 acres held Freehold, with 16.9 acres held Long Leasehold
- Located in the affluent village of Charnock Richard
- Good transport links to the National Motorway Network
- Fully fitted restaurant and event facility available for immediate use/operation
- 9-hole golf course plus commitment to future 9-holes being completed following course re-modelling
- Green Keeping equipment and staff included within sale
- Exciting opportunity with potential for redevelopment - subject to planning permission
- Offers in the Region of £3,000,000



LOCATION

The property is situated in a rural location within the affluent village of Charnock Richard, fronting the A59 Preston Road.

Access to the site is via the A59 via an attractive driveway entrance which leads to an extensive car park. The site is conveniently accessed via the A59, which in-turn provides access to the national motorway network and beyond within as little as a 2 minute drive.

DESCRIPTION

The site extends to approximately 85 acres in total and consists of a superb golf course and large detached restaurant and events facility, known as The Laurels.

The Laurels has most recently been used as a high-class wedding venue and restaurant. The building is detached in nature, measuring just short of 10,000 sq ft. The facility benefits from good quality fixtures and fittings throughout and is well appointed with a state of the art commercial kitchen.

The restaurant is to be sold as seen, including tables, chairs, bar and pump equipment.

The site includes a private 9-hole golf course, which was originally designed as a full 18-hole course. Work to the course has started to include the re-modelling of the second 9-holes and these are to be contracted to be finished as part of the sale.

There is a large Green Keeper's Barn, which extends to approximately 3,500 sq ft GIA.

The golf course is in immaculate condition and incorporates a number of exciting water features and well maintained greens.

See existing floor plan below.

SERVICES

The mains services connected to the property include water supply, gas supply, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Gross Internal Areas:

Description/Floor	Sq M	Sq Ft
The Laurels	922.4	9,929
Barn/Green Keeper's Unit	325.8	3,507
Golf Hut	3.99	43
Total	1,252.19	13,479

SALE PRICE

Offers in the Region of £3,000,000.

VAT

We understand that VAT may be applicable and if so, will be charged at the prevailing rate.

TITLE/TENURE

68 acres held Freehold (Title Number LAN143434), 16.9 acres Long Leasehold (Title Number LAN56993), totalling approximately 85 acres. The Leasehold Title is subject to ground rent. The site is subject to an Overage Agreement in favour of development until 2038. A copy is available on request.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £57,500, with effect from 1st April 2023. The 2024/2025 Business Rates Multiplier is 54.6 pence in the £ and the Small Business Rates Relief Multiplier is 49.9 pence in the £.

PLANNING

The property may suit a range of uses, subject to obtaining the necessary planning consents. Interested parties are advised to enquire directly with the Local Authority (Chorley Council).

LEGAL COSTS

Each party are to be responsible for their own legal costs involved in the transaction.

EPC

An Energy Performance Certificate (EPC) has been commissioned and full copy of the Report is available on request.

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

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EXISTING FLOOR PLAN

