



Cold Ashby Golf Club, Cold Ashby, Northampton NN6 6EP

HOWKINS &  
HARRISON



# Cold Ashby Golf Club, Cold Ashby, Northampton NN6 6EP

Welford 3 miles, Market Harborough 9 miles Rugby 12 miles,  
Northampton 12 miles, (distances approximate).

An attractive golf complex set in rolling countryside with potential for alternative leisure uses complete with 18 hole golf course, clubhouse, driving range, 4 bedroom house in all extending to approximately 200 acres.

For sale as part freehold, part leasehold.

## Features

- 18 hole golf course in 2 loops of 9 holes
- Clubhouse extending to approximately 7000 sq.ft
- 9 bay covered driving range
- Practice area
- Machinery and maintenance compound
- 4 bedroom house
- The golf complex extends to approximately 200 acres

## Situation

Cold Ashby golf course is located off Stanford Road on the outskirts of the village of Cold Ashby and close to the villages of Thornby, Elkington and Naseby. The larger conurbations of Welford, Market Harborough, Northampton and Rugby are all no further than 12 miles away providing a wide range of everyday services, facilities, amenities and employment opportunities as well as urban catchments for members and players. The property is strategically located for access to the midland motorway network with A14 junction 1 being approximately 2 miles to the north providing access to the M6 and M1 motorways. Northampton has a direct train service to London taking about 1 hour.





## Description

Cold Ashby golf course was opened in 1974 and is popular with golfers of all abilities, designed with 2 loops of 9 holes. Latterly the addition of a 9 hole foot golf course provides diversity during off-peak periods.

The golf course is extremely well landscaped with a number of water hazards including lakes and ponds as well as some challenging undulating countryside and conveniently located pockets of woodland.

There is irrigation to the greens as well as an abstraction licence to draw from an on-site reservoir to ensure that the course is maintained throughout the year.

The property is for sale part freehold part leasehold with the majority of the golf course being under a leasehold agreement (full copy can be requested via the agents) and is being maintained in a good condition with a dedicated team of green staff utilising a full and up to date compliment of machinery stored on-site in the machinery and maintenance compound.

There is a practice open area along with a 9 bay covered driving range as well as two further putting greens near the clubhouse.

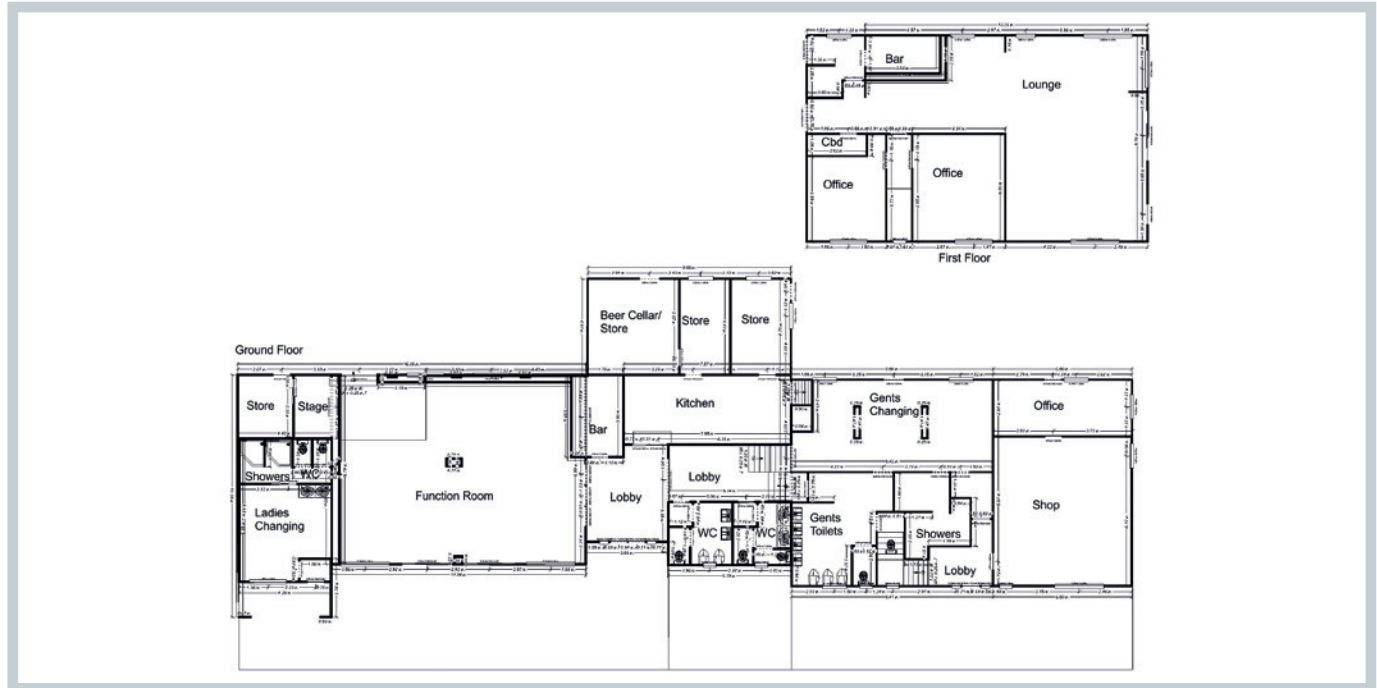
Subject to Landlord's consent the property provides a fantastic opportunity for alternative leisure activities.

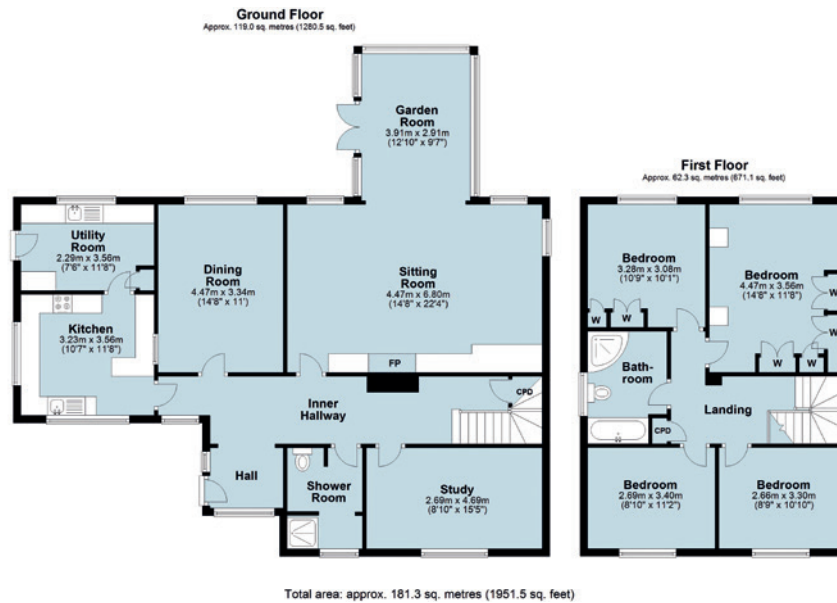
## The Clubhouse

The clubhouse extends to approximately 7000 sq.ft arranged on two floors and comprises the following accommodation; male and female changing rooms, Pro shop, offices, Function room, Large bar and kitchen.

There is a car park available for approximately 100 vehicles with a further overflow car park.

The machinery compound situated in the middle of the golf course extends to approximately 2020 sq.ft providing a secure storage area for machinery and chemicals. Within the compound is a green keepers office and mess room as well as a machinery wash down area with ample hard standing for sand, soil, top dressing storage together with the staff car park.





The residential element is a 4 bedroom house constructed in 1982 and comprises the following accommodation;

- Hall
- Utility Room
- Kitchen
- Garden Room
- Sitting Room
- Shower Room
- Dining Room
- Study
- Bathroom
- 4 bedrooms

Externally the property has a lawned garden and parking for several cars. This property is located in the heart of the golf course in close proximity to the clubhouse.

## General Information

### Tenure and Possession

The property is offered for sale part freehold with vacant possession and part leasehold. The 4 bedroom house and land shaded blue on the attached plan are available freehold with the land extending to approximately 20 acres.

The remaining land is leasehold with a full copy of the lease available to view via the agents and provides permitted use as a golf complex or alternative leisure uses, Subject to Landlord's consent

### EPC Rating

The current EPC rating for the house is F27 with a potential to increase to C69.

The non domestic EPC rating for the clubhouse is C71.

### Council Tax

Cold Ashby Golf Course is registered for business rates with a rateable value of £58,500, current rates payable are £28,021.50.

The residential property is within council tax band E with an amount payable for 2018/19 being £2161.37.

### Licences

The property benefits from a 'full-on' premises licence and a water abstraction licence for the irrigation of the golf course.

### Services

The property benefits from mains water supply, mains electricity and private drainage system.

None of the above services have been tested and the purchaser should know that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity and drainage services.

### Rights of Way

The property is sold subject to and with the benefits of all Rights of Way, easements and wayleaves that may exist over the same whether disclosed or not.

### Sporting Timber and Mineral Rights

All rights are believed to be held with the freehold owner where applicable and will be included within the sale.

### Boundaries and Fencing

The vendor is not aware of the ownership of the boundaries but has always maintained their side of the boundary and roadside hedges.

### Lotting

The vendor reserves the right to offer the property for sale in any order other than that described in these particulars, to sub-divide, amalgamate or withdraw the property from sale without prior notice.

### Method of Sale

The property will be offered for sale by private treaty as a whole and will be an asset sale including a full compliment of golf course machinery fully owned to include 8 buggies as well as a full inventory of fixtures, fittings and equipment. These will be an addition to the Sale price at valuation on completion (full list available from the vendor's agents).

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

### Plan Area and Description

The plan area and description are believed to be correct in every way but no claim will be entered by the vendor or the agents in respect of any error, omissions or mis-descriptions.

### Viewing

Strictly by prior appointment through the Agents Towcester office on 01327 397979 or email towrural@howkinsandharrison.co.uk









**Howkins & Harrison**

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