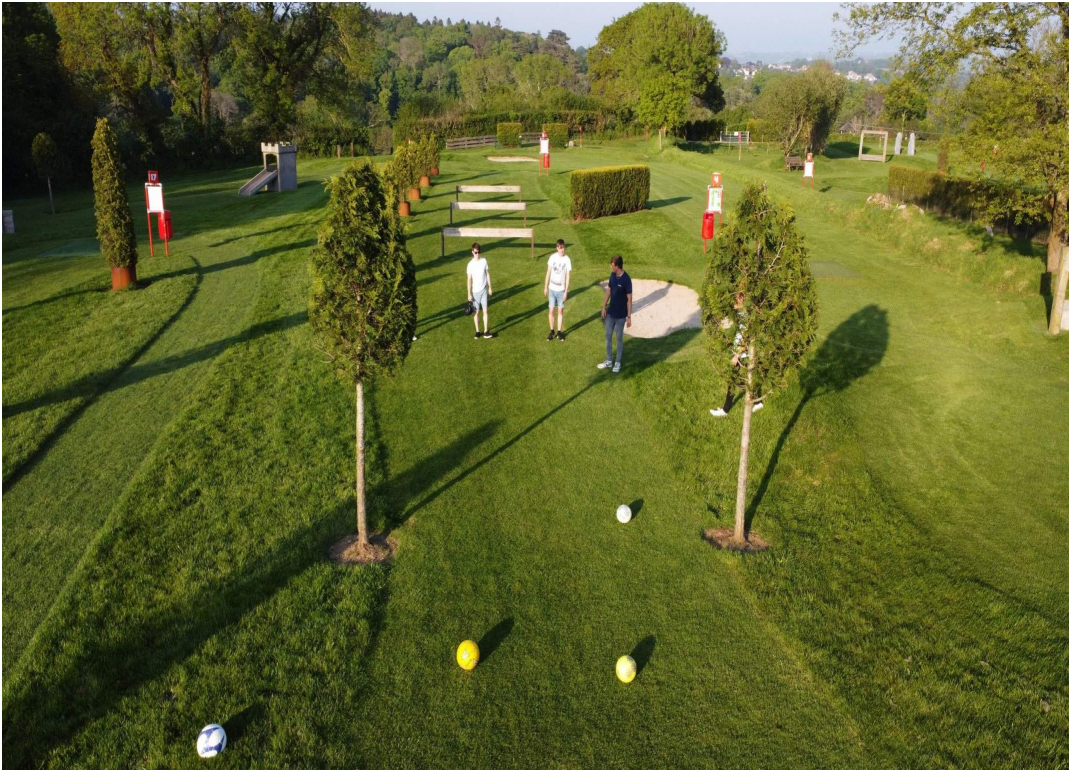


CORNWALL FOOTBALL GOLF PARK, TRENOWAH ROAD, TREGREHAN MILLS, AT AUSTELL PL25 3GD

£1,500,000 FIXED PRICE - FREEHOLD TRANSFER OF GOING CONCERN

Miller Commercial

Chartered Surveyors and Business Property Specialists









SUMMARY:

- LEADING SW LEISURE BUSINESS
- ESTABLISHED 2014
- CHOSEN AS HOST VENUE OF THE 20TH WORLD FOOTBALL GOLF CHAMPIONSHIPS (MAY 2027)
- BUSINESS CAN BE HANDED OVER READY FOR THE MAIN 2027 SEASON
- ESTBABLISHED MEMBER OF CATA - CORNWALL ASSOCIATION OF ATTRACTIONS
- HIGHLY RATED CORNISH ATTRACTION WITH HIGH LEVEL OF 5 STAR REVIEWS
- SET IN C. 14.77 ACRES (ADDITIONAL 2.72 ACRES AVAILABLE)
- WELL APPOINTED LICENSED CLUBHOUSE CAFE / BAR
- EXTANT PERMISSION FOR 4 BEDROOM HOUSE
- CONSISTENT TURNOVER AND PROFITABILITY - (SEASONAL TRADING)
- A RARE OPPORTUNITY, GENUINE SALE
- EPC 27B

LOCATION:

Cornwall Football Golf Park is centrally located near the south coast of Cornwall on the outskirts of the town of St Austell.

The site is close to the Eden Project and is easily accessible off the A30, making this a destination for visitors staying within the County and from further afield.

Cornwall is well established as a sought after holiday destination and as such has a wide assortment of holiday provision.

The major draw is of course the coastline, but also the availability of activities for all age ranges, which forms part of the holiday experience.



BUSINESS:

Our clients have owned the business since 2014 and have just completed their 13th summer season. Regarded as one of the very best Football Golf parks in the world having been chosen to host the world championship in 2019 and now the 20th edition in 2027.

The business is considered a future proof real world experience and is strategically located on the edge of a large town.

The business trades on a seasonal basis, typically for 7 months, therefore offering further potential to expand the opening season should a buyer so wish. Current opening is 7 days per week with varying opening hours to utilise the daylight but opening at 10:00 hours.

The courses are Par 3 to 5 with a Par 2 on the 18th hole. The grass is maintained via 4 robotic programmed cutters. We are advised the business attracts between 40,000 and 45,000 visitors per annum (season).

The business is run by our client with the assistance of 2 full time and 7-8 seasonal staff. The turnover for the year end February 2025 is c. £500k (net) with a GP of 84% and an EBITDA of c. £200k pa.

Detailed profit and loss accounts will be made available to interested parties post viewing or prior upon request and with express permission from the clients.

See our clients website for full details of the courses and prices. www.cornwallfootballgolf.co.uk


EXIT HERE
CHAMPIONS

PROPERTY:

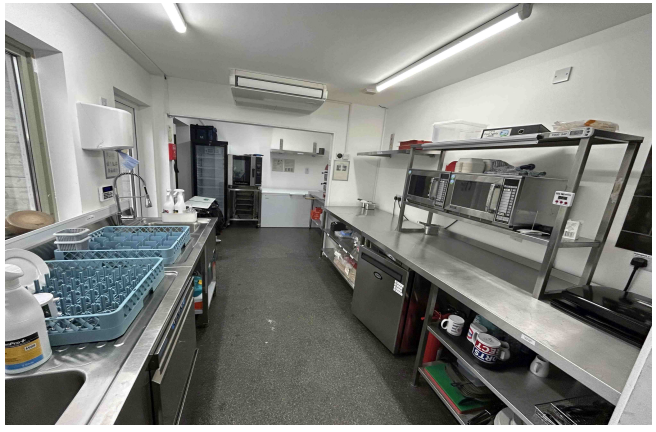
Clubhouse (2007) Two distinct areas;

Rear part: 11.75m x 2.96m, door to rear, kitchen area with commercial equipment, storage and office area, plus additional area (not measured) for large upright commercial fridges;

Second area to the front: 11.75m x 3.87m, comprising the entrance / admissions hatch, retractable windows to the front of the serving counter which has 5 dispensing pumps (barrels below), warming oven and drinks chiller, racking for footballs (various sizes). Door to front.
To the side and rear Ladies / Gents / Disabled W.C.s

Bin store area and staff parking.
Paved terrace to the front of the clubhouse and further covered terrace / patio (approx. 14.3m x 3.9m) with trestle tables.

Additional trestle tables in front of this terrace.



Garage / Store

7.53m x 5.83m, concrete floor, power and water, roller shutter door. Housing water filtration system.

Electric buggy and variety of hand and power tools.

NB : This is the site for the new dwelling as per the Planning Permission noted below.

Garage :

8.05m x 4.26m, double roller shutter door and power connected.

THE SITE:

Extending to c. 14.77 on two Title Deeds, the entry, clubhouse and car park are located at the entrance to the site which largely faces east to west and is level in parts and sloping, with mature trees and shrubs.

The business areas equate to c.10.22 acres being the main site; c.3.09 acres the south side (part of Hillside course) and c.1.465 acres the car park on the south western boundary.

The elevation affords the site some very good far reaching countryside and some coastal views, making this a very pleasant setting.

In addition to the main golf park are two amenity areas equating to c.2.724 acres, the lower part (additional land area 1) having separate vehicular access and entrance, available by separate negotiation if required (marked on plan as Additional Land Areas 1 and 2.

Parking on the south side for 100 vehicles.

METHOD OF SALE:

Transfer of going concern on an Asset Sale basis.

TENURE:

Freehold.





TITLE PLANS & LEGAL EASEMENTS / COVENANTS:
Title Numbers : Main Site CL306873 & Additional Land CL306874.
Advised no public rights of way over the land, easements or restrictive covenants.

PLANNING PERMISSION:
Advised Planning Permission across the current site for all year use.
PA20/100237 / Reserved Matters Application for the construction of a dwelling and double garage (PA17/10037) / Land North East of Cornwall Golf Clubhouse Tregrehan Mills St Austell Cornwall PL25 3GD.

Copies of Permission and Dwelling design available at Cornwall Council Planning Portal (quoting above reference) or via the agents as part of Data Pack.

We are advised the Permission is extant (material start commenced) by virtue of the double garage, which has been erected as part of the original plans.

Interested parties to make their own enquiries and to their satisfaction in this regard.

OPERATING LICENCE(S):
Premises Licence for sale of alcohol for consumption on the premises. Licence No. LI14_003184

SERVICES:
Advised by clients

- Drainage: Septic Tank
- Water: Private supply via borehole, with 20,000 litre water tank
- Electricity: Single phase.
- Gas: None

Interested parties to make own enquiries via statutory providers.

STOCK:
Stock in restaurant / bar at cost price, agreed between seller and buyer on completion.

VAT:
All the above prices/rentals are quoted exclusive of VAT

LEGAL COSTS:
Each party to bear their own costs in regards to this transaction, whether the matter completes or not.

BUSINESS RATES:
We refer you to the government website https://www.tax.service.gov.uk/view-my-valuation/search (by postcode and business address) which shows that the current (effective 1st April 2026) rateable value is £19,250, this is not the rates payable.

INVENTORY OF FIXTURES & FITTINGS:
All trade fixtures and fittings essential to the running of the business are to be transferred free of lease / lien on Completion.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property (The Clubhouse) is B (27).

FINANCE OF PURCHASE:
If you require and advice on a potential purchase of Cornwall Football Golf Club, at no initial cost, please contact Graham Timmins on the details below.

ANTI-MONEY LAUNDERING:
Under the Money Laundering Regulations 2017, Miller Commercial will require any purchaser to provide proof of identity and address prior to exchange.

VIEWING AND CONTACT INFORMATION:
Strictly through Miller Commercial. Please contact either:-

Graham Timmins on 01872 247019
Email gt@miller-commercial.co.uk

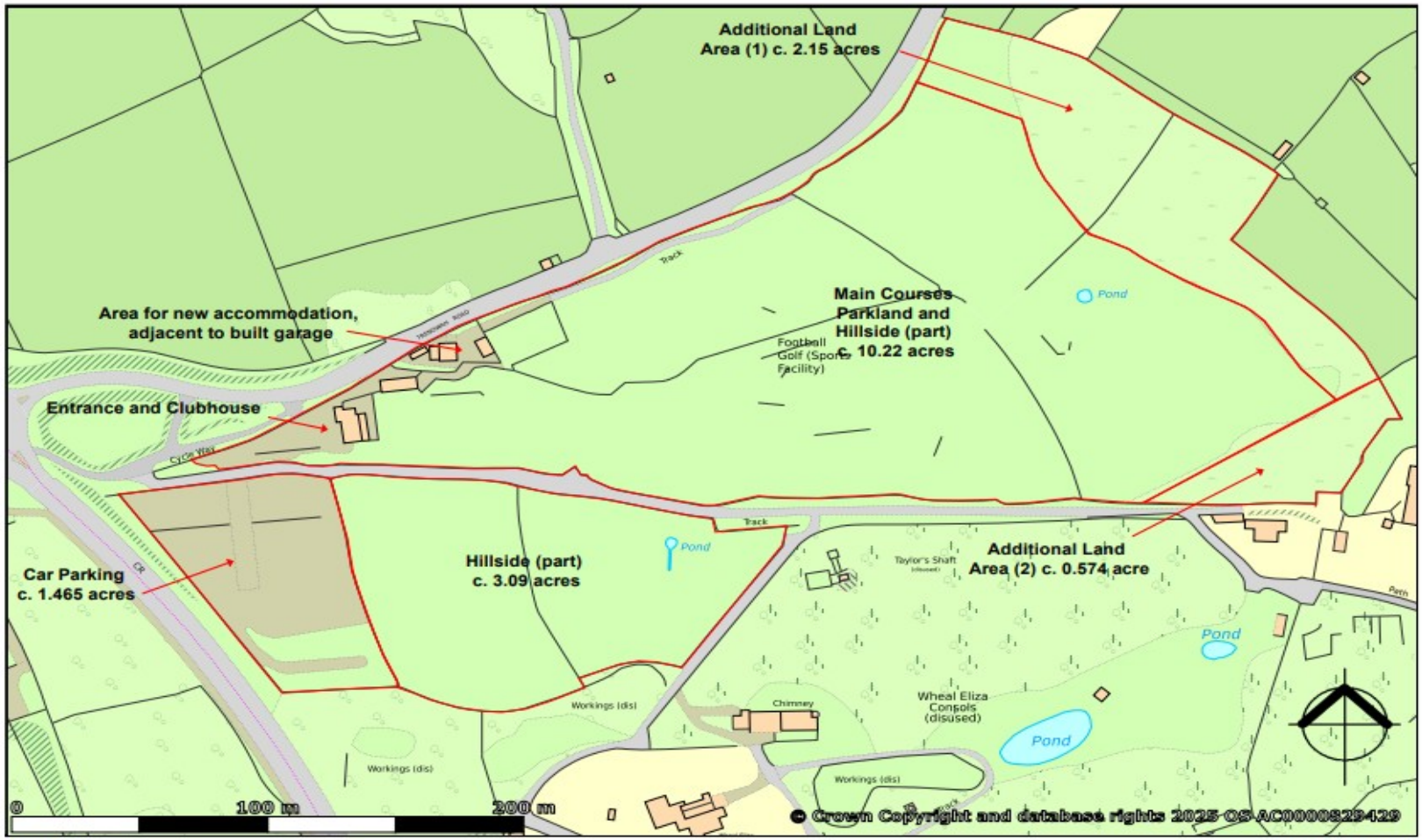
Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk







Cornwall Football Golf, Trenowah Road, Tregrehan Mills, St. Austell, PL25 3GD



created on edozo

Plotted Scale - 1:2,500

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract



AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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