

FOR SALE
COUNTRY HOTEL, WEDDING VENUE AND GOLF CENTRE



GARSTANG COUNTRY HOTEL, WEDDING VENUE & GOLF CENTRE
Bowgreave Drive, Bowgreave, Garstang, Preston, Lancashire, PR3 1YE

Find out more at www.g-s.co.uk

- ✚ Impressive purpose built full service country hotel
- ✚ 18 hole, 6,115 yard, par 68 parkland golf course
- ✚ 33 ensuite letting bedrooms
- ✚ Impressive conference and banqueting facilities for up to 300 guests
- ✚ Situated on the edge of the picturesque market town of Garstang
- ✚ Bradbeer Bar + Restaurant (80 covers)
- ✚ Kingfisher Lounge Bar + Restaurant (115 covers)
- ✚ Fabulous gardens and grounds of approximately 120 acres (49 hectares)
- ✚ Car park, approximately 170 spaces
- ✚ Net turnover £1,665,515 Y/E 31/3/2026



INTRODUCTION

The Garstang Country Hotel, Wedding Venue and Golf Centre is situated in a prime trading location on the edge of the picturesque market town of Garstang, within the Wyre Borough of Lancashire. Our client's family originally used the land as a dairy farm since the 17th Century before the purpose built hotel was constructed and developed by our clients from stone that previously formed the original farm house. The hotel, which was subsequently purpose built and developed by our clients, who have owned and operated the business since 1995 and are now looking to retire. The hotel currently trades as an independent, white label, full service hotel, wedding venue and 18 hole golf course.

LOCATION

The Garstang Country Hotel is situated in a prime trading location set back from the B6430 on the edge of the market town of Garstang which is surrounded by the beautiful Lancashire Countryside including the Forest of Bowland which was designated as an area of outstanding natural beauty and which attracts many leisure visitors including walkers and cyclists.

Within the town of Garstang there is a range of retail and leisure facilities including shops, cafes, bars and restaurants.

The hotel is located 8 miles from junction 32 of the M6 motorway and 7 miles from the M55. Preston is approximately 10 miles distant, Lancaster City Centre is approximately 12 miles away and Manchester is approximately 42 miles away.



THE PROPERTY

The detached 2 storey building was purpose built in 1995 as a hotel in 2 wings with a central reception lobby and 33 ensuite letting bedrooms, conference and banqueting facilities, bars, restaurants and a professional golf shop. The building has attractive characterful stone faced elevations beneath pitched slate tiled rooves. The hotel benefits from fabulous views over the parkland golf course to the rear of the hotel and views over the landscaped gardens to the front of the property.

PUBLIC AREAS

Ground Floor

The hotel is approached from its main entrance via the car park which leads to a large and spacious reception lobby. There is access to all of the ground floor public areas and bedrooms with various staircases and a passenger lift providing access to the first floor bedrooms and meeting rooms.

Bradbeer Bar + Restaurant

An informal dining area and bar with approximately 80 covers with formal and informal dining options as well as a wide selection of beers, lagers, ciders and other drinks.

Kingfisher Lounge Bar + Restaurant

The Kingfisher Lounge bar has comfortable seating for 115 as well as a charming fire place and views of the parkland golf course.

Golf Pro Shop

With independent access from the car park and the hotel, the golf shop is fitted out with a range of shelving and display equipment having a range of golf related merchandise and a reception desk.

Conference + Banqueting Facilities

The hotel has a wide range of conference and banqueting facilities which can cater for weddings, meetings, events, parties and functions from 30 - 300 guests comprising:

Facility	Description	Capacity
The Kingfisher Suite	Ground floor suite with adjacent bar and WCs, stunning views of the golf course	200
The Kirkland Suite	Ground floor air-conditioned suite with direct access to outdoor terrace, adjacent bar and WCs, stunning views over the golf course	150
Calder Suite	Ground floor suite with adjacent bar and WCs	30
Dimples Suite	First floor air-conditioned suite with stunning views over the gold course, self- contained with bar facility and adjacent WCs	300
Barnacre Suite	First floor air-conditioned suite with stunning views over the golf course with adjacent WCs	100
Bleasdale Suite	First floor air-conditioned suite with separate WCs on the same floor and stunning views over the golf course	200
Brock Suite	First floor suite with stunning views over the golf course	100

Letting Bedrooms

The hotel provides 33 ensuite letting bedrooms that are located on the ground and first floors and are accessible by various staircases and a passenger lifts. All of the rooms are well presented and include a flat screen digital freeview TV, direct dial telephone, hospitality tray and hairdryer. Many of the rooms have stunning views across the parkland golf course whilst the others look out over the landscaped gardens to the front of the property. The bedrooms comprise:

Bedroom Type	Quantity
Standard Twin / Double zip + link	18
Twin Accessible	2
Classic King	9
Executive	3
Suites	1
Total	33

ANCILLARY AREAS

The hotel has a wide range of back of house facilities and amenities to support the day to day running of the business including:

- Ladies, gents and accessible WCs
- Commercial catering kitchen including preparation, still and wash-up areas
- Cold and dry store facilities
- Beer cellar with spirits and wine store
- Administration and management offices
- Housekeeping office and stores
- Laundry and linen stores
- Boiler and plant room



EXTERNAL AREAS

The property is approach by a long private tarmacadam driveway leading to an extensive car park with approximately 172 parking spaces. The hotel is situated on a plot that extends to approximately 120 acres (49 hectares) and comprises attractive landscaped gardens and grounds. The hotel also boasts an established 18 hole, 6,115 yard, par 68 parkland golf course which was designed by former PGA Captain Richard Bradbeer. The parkland course is set on the banks of 2 rivers, The Wyre and The Calder. In addition, there is a useful recently built greenkeepers equipment and storage workshop unit, measuring 15m x 37m, 575 sq. m., 4.6m to eaves plus mezzanine, which is located in a screened position away from the hotel.

SERVICES

At the time of our inspection the property was connected to mains gas, electricity, water and drainage.









LICENCES

We understand that the property trades with the benefit of a premises licence and a wedding licence.

FIXTURES FITTINGS + EQUIPMENT

We are advised that all of the fixtures, fittings and other items associated with the running of the business will be included in the sale, with the exception of any items that might be leased or on finance, details of which can be provided on request. Prospective purchasers should satisfy themselves that all equipment is in full working order before completion.

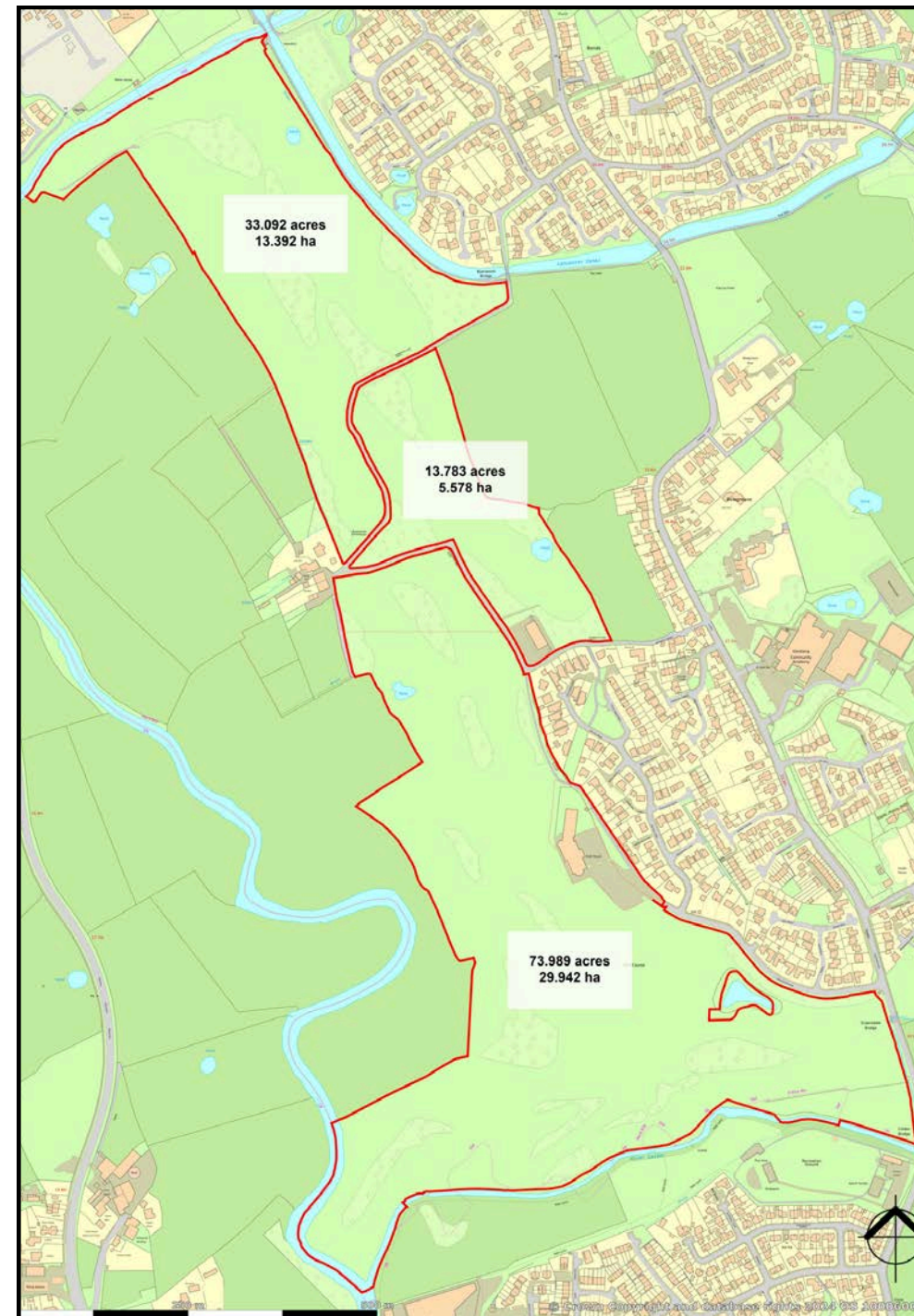
TENURE

Freehold

PLEASE NOTE: The golf course is subject to an existing restrictive covenant not to use the same for any purposes other than as a golf course, and will be sold subject to this covenant.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an energy performance certificate rating of 37 (B).





FURTHER INFORMATION

Further information about the property, business and location can be found on the hotel website at: <https://www.garstanghotelandgolf.com>

ASKING PRICE/SALE STRUCTURE

Offers are invited in the region of £2,750,000 for the freehold interest as an asset sale of a going concern hotel and golf business.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be payable at the prevailing rate where applicable. Prospective purchasers should consult their accountant/ solicitor for professional advice in this respect.

ANTI-MONEY LAUNDERING (AML)

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

VIEWING ARRANGEMENTS

Viewing arrangements are strictly via a prior appointment through the owners sole agents Graham + Sibbald. Under no circumstances should any party make a direct approach to the business, the staff or the management of the hotel.

To arrange a viewing please contact:



Martin Davis
Senior Director - Hotel + Leisure
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07840 022 259



Alex Warburton
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Date published: **September 2026**

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