



Longyard Golf Course & The Mill Tavern, Greg Norman Drive, Hillvue, NSW 2340

Longyard Golf's Windmill Tavern (The Mill) adjoins Tamworth's Sporting Precinct beside Tamworth's highest growth residential area (Arcadia development). It features a full hotel licence, bistro, lounge area, outdoor seating, and a kids' playground. Included in the sale is a 7.5% share in the adjacent 99-lot MHE development which incorporates the land, the development profits of the initial build, plus management profits in perpetuity. Furthermore, 3 hectares (approx.) of surrounding land is approved for subdivision, prime for masterplanning of premium golf course-frontage residential &/ or resort accommodation - Tamworth Regional Council supports rezoning to R1, including for 3-storey apartment living (rezoning proposal for which is included in TRC's new 2022 LEP). This parcel offers the last remaining piece of golf course-frontage land available for development in Tamworth. In addition, there are 3 luxury townhouses with secure gated entry & golf course views - 2 x doublestorey 4 bedroom/3 bathroom & 1 x single-storey 2 bedroom/1 bathroom - currently utilised as owner accommodation & 2 private rentals. The Longyard Golf Course is currently zoned RE2, suitable for immediate build of resort-style accommodation. It is an 18-hole championship course, Par 72, designed by Greg Norman & Bob Harrison, with a reputation as one of New South Wales best regional courses. It includes; Thorny's Putt-Putt, an 18-hole mini golf facility adjoining the Windmill Tavern. This incredibly rare opportunity is being sold by Expression of Interest, closing Thursday 11 November 2021 at 4pm, unless sold prior

63.00 ha

Price	EOI
Property Type	Commercial
Property ID	86
Land Area	63.00 ha
Office Area	1 m2

Agent Details

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