



# Longyard Golf Course & The Mill Tavern

For Sale  
 Contact Agent  
 Expression of Interest

Hotel/Leisure • Land/Development

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

**Floor Area:**

630,000 m<sup>2</sup>

**Land Area:**

63.00ha (155.68 acres) (approx)



## Property Description

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- **Longyard Golf Course**
- **The Mill Tavern**
- **Development land & MHE**

The most exciting and unique regional opportunity to hit the market in 2021!

In conjunction with Moore & Moore Real Estate and Tamworth Property Co, JLL Hotels & Hospitality Group is delighted to exclusively offer for sale the following opportunities in-one-line:

### Longyard Golf Course

- 18-hole (Par 72) championship course designed by Greg Norman and Bob Harrison

### The Mill Tavern

- 578sqm tavern with Hotelier's Licence located metres from the new Tamworth Sporting Precinct, and surrounded by housing developments

### Development Land

- An approved subdivision for a 3-hectare lot on the western side of the Golf Course with approval for resort-style accommodation; a planning proposal has been submitted to rezone to R1 General Residential if deemed better use  
- This site includes 3 existing luxury townhouses with gated entry and golf course views

### Manufactured Housing Estate (MHE)

- Adjoining the southern side of the Mill Tavern site is a parcel of land set for development into a Manufactured Housing Estate by a qualified developer.

Included in this sale is:

7.5% share in ownership of the MHE site

7.5% share in the development profits on the initial build

7.5% share of the management profits in perpetuity

Total site size for sale is 63 hectares.

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## Additional Details

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### Tenure Type

Vacant Possession

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



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**Tamworth Property Co -  
TAMWORTH**

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**JLL - Hotels & Hospitality Group**

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