

CASE STUDY

HOTEL + LEISURE



MARKETING AND DISPOSAL OF THE CLIFTON PARK HOTEL

TEAM

Hotel + Leisure Manchester

LOCATION

The Clifton Park Hotel,
299-301 Clifton Drive South, Lytham
St Anne's, Lancashire, FY8 1HN

CLIENT

Clifton Park Leisure Limited

DATES

October 2025

PROJECT SUMMARY

Graham + Sibbald were instructed to act on behalf of Clifton Park Leisure Limited to market and sell the 49 bedroom Clifton Park Hotel by way of a share sale transaction.

SUMMARY

Graham + Sibbald's Hotel + Leisure team led by Partner Martin Davis were instructed to act on behalf of the Directors of Clifton Park Leisure Limited to market and sell the Clifton Park Hotel by way of a share sale transaction through to a successful completion.





THE OPPORTUNITY

The profitable hotel which is located in the busy seaside resort town of Lytham St Anne's on the Fylde Coast, is situated just half a mile away from the seaside promenade, a mile away from the famous Royal Lytham and St Anne's Golf Course and three miles from the tourist resort of Blackpool with its many tourist attractions.

The established and highly profitable full service hotel comprises 49 individual En Suite letting bedrooms as well as a 1 bedroom owners accommodation. The property also has a wide range of public areas including a bar lounge for 60, a restaurant & function room with a capacity of approximately 100 together with a health and leisure club with a heated indoor swimming pool and a gymnasium.

The business was marketed and sold by way of a share sale transaction for an undisclosed sum off a guide asking price of £2,900,000.

APPROACH

Having owned and operated the hotel for over 25 years our clients decided that the time had come for them to retire, and having known Martin Davis for many years, they instructed him to identify suitable potential buyers for their hotel.

Following a period of low key marketing the hotel opportunity was introduced to existing experienced hoteliers who also own and operate other hotels in the region.

Upon agreeing a sale, we worked with both parties together with their solicitors and accountants to agree the basis of the transaction and helped to overcome a number of issues during the due diligence process to see the transaction through to a successful completion.

WHY G+S

If you are looking to purchase a business then we can help you find the best options that will meet your strategic needs and budget. If you have a business or part of a business that you are looking to sell, we can help you maximise the worth of your assets and optimise your returns.

We are recognised as one of the leaders in this field across the UK. We work across a wide range of business types and sectors, but have particular expertise in the Hotel, Licensed and Leisure sector. As a result, we are retained by many of the UK's leading hospitality and leisure operators and groups to manage the sale and disposal of their business asset portfolios.

Nationwide, Local-wise



Key contacts:



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