

LONG TERM LAYOUT IMPROVEMENT RECOMMENDATIONS
REAY GOLF CLUB
MAY 2026



MACKENZIE & EBERT
INTERNATIONAL GOLF COURSE ARCHITECTS



INTRODUCTION



INTRODUCTION - LONG TERM LAYOUT IMPROVEMENT PROPOSALS



Introduction - Long Term Layout Improvement Proposals

This section of the report mainly focuses on looking at ways to make the best of the terrain that the Club owns. There may well be restrictions because of the SSSI designations and archaeology, but it is worth looking at every option to see what is possible.

The most radical plan is dropping out the 1st. It has to be a candidate for the hardest opening hole in golf and that is not a good thing. The plan involves the existing 2nd becoming the new 1st - extending it to become a short par 5 for everyone. The lost hole is replaced with a new short hole which plays from the back right of the existing 2nd green to a new green near the 4th green which then looks out over the beach towards Orkney. That is the box office view and many visitors must miss it, as it is only just in view on the walk from the 4th to the 5th. That involves shortening the existing 4th to a more manageable par 5.

It is proposed that players move from the new 1st and play the new par three as the 2nd before rejoining the current layout at the 5th and playing around to the existing 17th which becomes the 15th. Players then walk towards the clubhouse and play a new par 3 as the 16th with a new green west of the existing 1st tees. The new 17th is a re-aligned version of the 4th with new tees on the high ground south of the existing 6th fairway playing to a new green that sits short of the existing one (to create room for the new par 3 2nd). It is set on the edge of a deep hollow with lots of interesting crumples and folds in the fairway to give the green lots of character.

The existing 3rd becomes the 18th with a new green in front of the clubhouse. The approach shot will sweep around the drop away that sits left of the current approach to the 3rd. It will be an excellent finishing hole. This new sequence strengthens the finish to the round greatly.

Included in this plan is a plan to move the 10th green left, so that it sits at an angle in the valley left of the current green. The latter is a difficult target, but it is rather crude in its shape and, as with the 1st and 3rd greens, having two flags of the same colour in the same backdrop is distracting and rather confusing. The pylons do not improve the backdrop either. This will improve the hole greatly.

The final proposal is to create a new 13th hole which plays at 90 degrees to the line of the existing 15th hole. The existing hole is fine, but it is less links in character than more of the holes and, playing slightly uphill, it is one of the weaker holes on the course. There are lovely dunes and a plateau that looks ideally suited for a green. It is recognised that there is archaeology in this area, so further investigation will be needed. Again, this would be an excellent new hole and another big single improvement.

PROPOSAL TO REMOVE EXISTING 1ST WITH 17TH & 18TH WEST OF CLUBHOUSE & NEW 16TH



Reay Golf Club - Major Improvement Masterplan

Reay Golf Club - Proposed Major Adjustment Card of the Course					
Hole	White	Yellow	Men's Par	Red	Ladies' Par
1	498 Yds	440 Yds	Par 5	436 Yds	Par 5
2	150 Yds	144 Yds	Par 3	98 Yds	Par 3
3	144 Yds	141 Yds	Par 3	139 Yds	Par 3
4	500 Yds	442 Yds	Par 5	442 Yds	Par 5
5	196 Yds	166 Yds	Par 3	122 Yds	Par 3
6	399 Yds	380 Yds	Par 4	383 Yds	Par 4
7	176 Yds	162 Yds	Par 3	162 Yds	Par 3
8	330 Yds	324 Yds	Par 4	288 Yds	Par 4
9	406 Yds	401 Yds	Par 4	320 Yds	Par 4
Out	2799 Yds	2600 Yds	Par 34	2390 Yds	Par 34
10	348 Yds	342 Yds	Par 4	333 Yds	Par 4
11	305 Yds	295 Yds	Par 4	238 Yds	Par 4
12	476 Yds	470 Yds	Par 5	429 Yds	Par 5
13	137 Yds	126 Yds	Par 3	126 Yds	Par 3
14	314 Yds	309 Yds	Par 4	268 Yds	Par 4
15	328 Yds	318 Yds	Par 4	269 Yds	Par 4
16	151 Yds	145 Yds	Par 3	128 Yds	Par 3
17	523 Yds	493 Yds	Par 5	454 Yds	Par 5
18	417 Yds	403 Yds	Par 4	381 Yds	Par 4
In	2999 Yds	2901 Yds	Par 36	2626 Yds	Par 36
Out	2799 Yds	2600 Yds	Par 34	2390 Yds	Par 34
Total	5799 Yds	5501 Yds	Par 70	5016 Yds	Par 70

Comment

Existing 2nd Played As Par 5

New Par 3 To Green In Area of Existing 4th Green

Existing 5th

Existing 6th

Existing 7th with New Forward Tee

Existing 8th

Existing 9th

Existing 10th to New Green

Existing 11th

Existing 12th

Existing 13th

Existing 14th

New Par 3

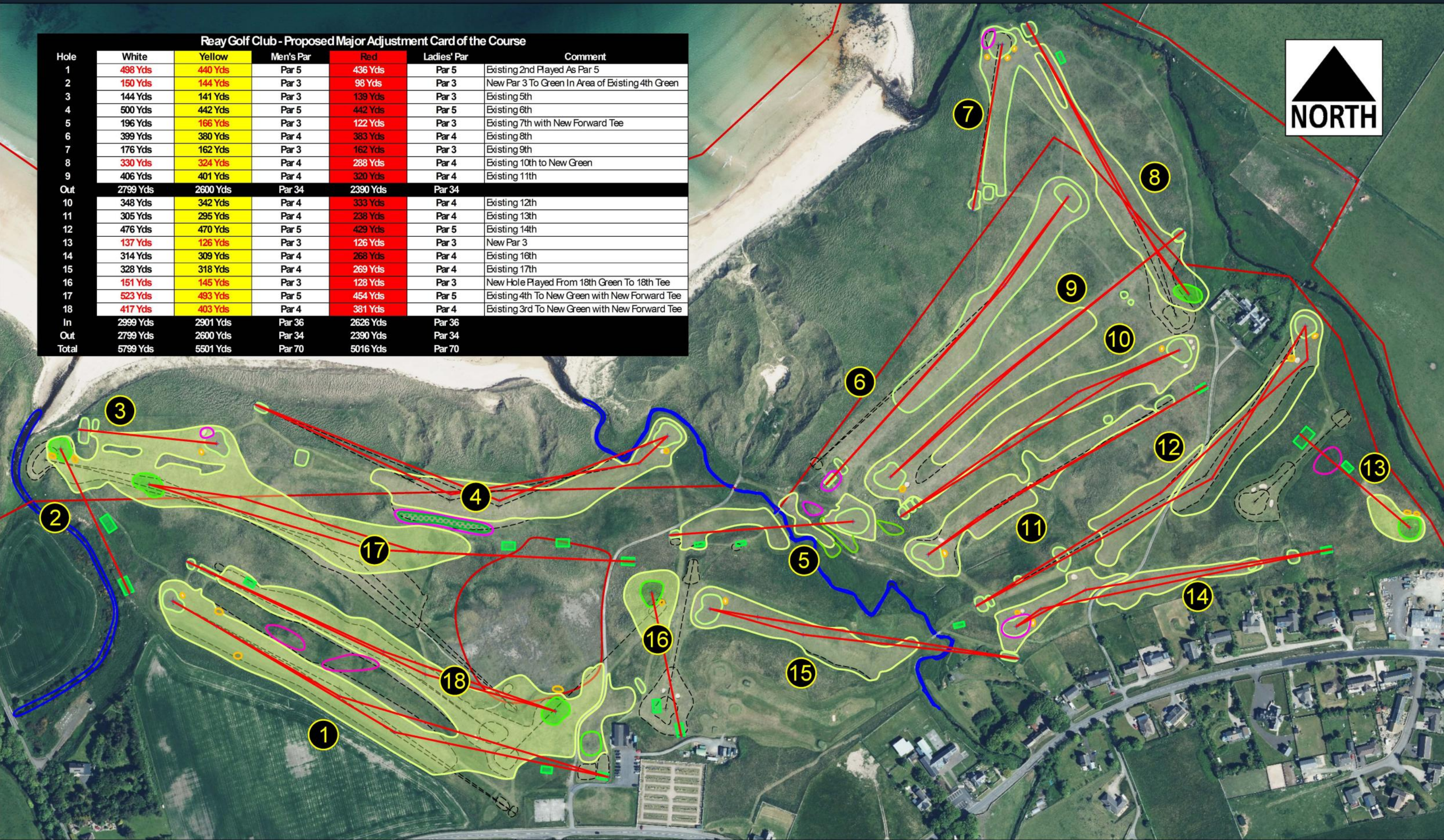
Existing 16th

Existing 17th

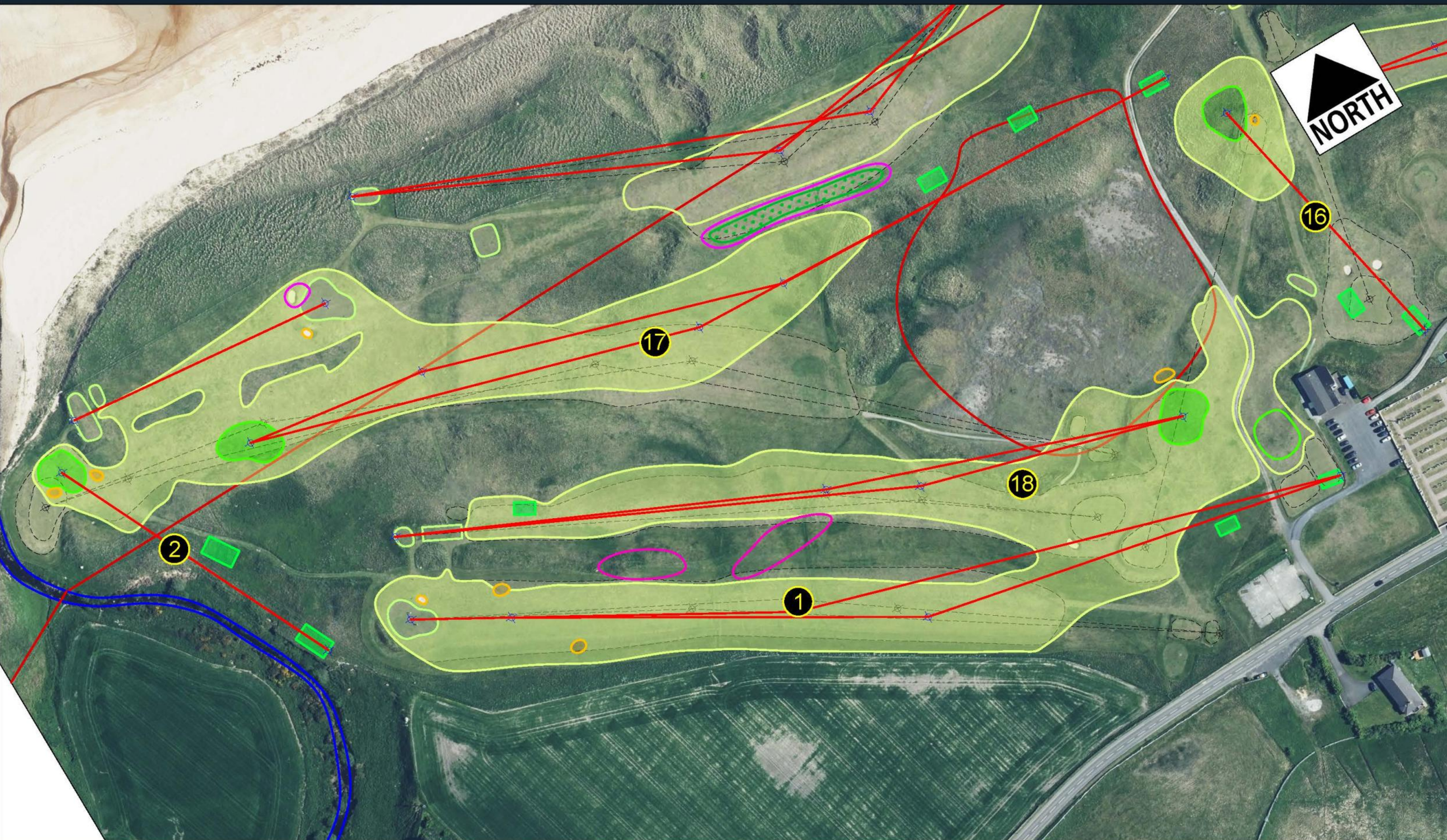
New Hole Played From 18th Green To 18th Tee

Existing 4th To New Green with New Forward Tee

Existing 3rd To New Green with New Forward Tee



Reay Golf Club - The New 1st, 2nd, 16th, 17th & 18th



1ST HOLE - EXISTING 2ND EXTENDED

Existing	235 Yds	225 Yds	165 Yds	Par 3
Proposed	496 Yds	440 Yds	436 Yds	Par 5



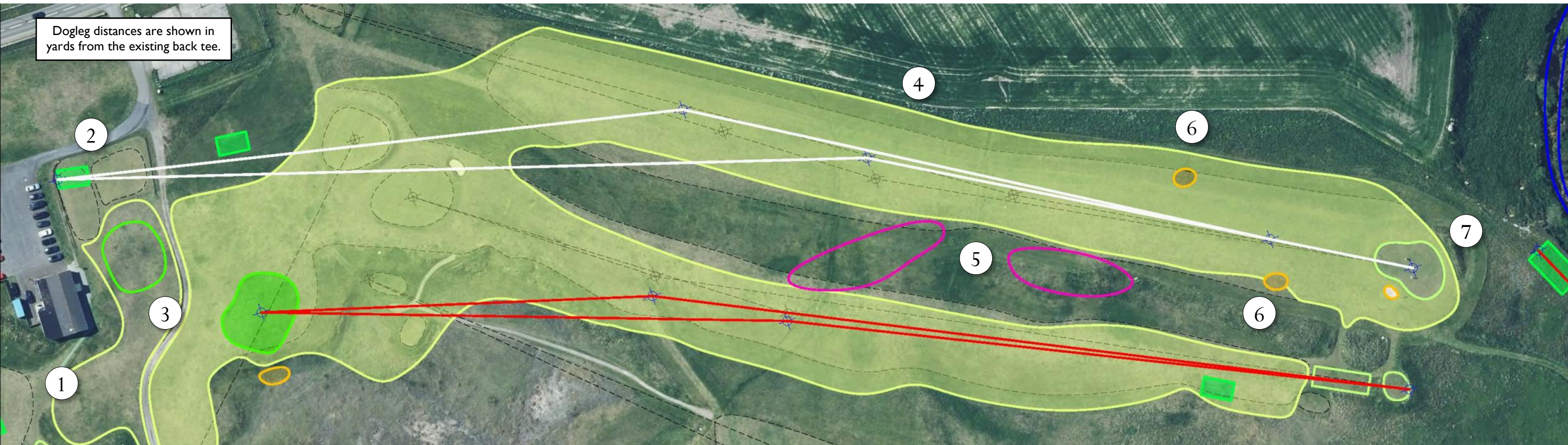
1ST HOLE - EXISTING 2ND EXTENDED - PROPOSALS

Existing	235 Yds	225 Yds	165 Yds	Par 3
Proposed	496 Yds	440 Yds	436 Yds	Par 5



Recommendations

1. The current 1st is one of the hardest opening holes in golf, and that is unfortunately not a compliment. Playing 235 yards into wind makes it an extremely difficult opening hole and, therefore, it is proposed that the 1st is changed to a par 5, playing to the current 2nd green.
2. The new tee is positioned where the existing putting green is, making it into a 496 yard par 5.
3. A new putting green is positioned right of the new tee.
4. The fairway recommendation is the same as that in the Minor Adjustments Report, bringing the boundary fence more into play.
5. A series of mounds is added between the 1st and 18th fairways to add variation as in the Minor Adjustments Report.
6. 2 new approach bunkers are added to create options when playing the second shot, making this an interesting and challenging opening par 5.
7. The existing 2nd green and surrounds will be kept the same.



2ND HOLE - NEW PAR 3 TO REPLACE EXISTING 1ST

Existing	428 Yds	418 Yds	409 Yds	Par 4
Proposed	150 Yds	144 Yds	98 Yds	Par 3



2ND HOLE - NEW PAR 3 TO REPLACE EXISTING 1ST - PROPOSALS

Existing	428 Yds	418 Yds	409 Yds	Par 4
Proposed	150 Yds	144 Yds	98 Yds	Par 3



Recommendations

1. To accommodate the loss of the 1st hole, it is proposed that a new par 3 is added in which plays toward the sea. The tees are sited behind the current 2nd green.
2. The dune, sea and distant views create a dramatic backdrop that utilises the fantastic natural scenery.
3. The green is positioned between the current 4th green and the dune behind the current 5th tee.
4. This is the only spot currently on the course where players can see the majestic cliffs on Orkney. Money cannot buy that sort of view and this proposal makes much more of it as a feature.



8TH HOLE - EXISTING 10TH

Existing	399 Yds	380 Yds	383 Yds	Par 4
Proposed	330 Yds	324 Yds	288 Yds	Par 4



8TH HOLE - EXISTING 10TH - PROPOSALS

Existing	399 Yds	380 Yds	383 Yds	Par 4
Proposed	330 Yds	324 Yds	288 Yds	Par 4



Recommendations

1. This is an attractive tee shot, which is beautifully shaped by the natural mounding on each side of the fairway.
2. A new tee should be added on the higher land to provide a better view of the hole.
3. The green feels perched up artificially and the backdrop is marred by the flag on the existing 12th being in the background along with the power pylons. It is proposed, therefore, to move the green left so that it sits in the natural saddle to the left of the green. A dune will guard the front left of the green, which will be like a half-pipe, allowing a variety of running approach shots to be played, an addition to the test that the course offers. The backdrop to the green will be the wall and the house, which is a big improvement.



13TH HOLE - EXISTING 15TH

Existing	305 Yds	295 Yds	238 Yds	Par 4
Proposed	137 Yds	126 Yds	98 Yds	Par 3



13TH HOLE - EXISTING 15TH - PROPOSALS

Existing	305 Yds	295 Yds	238 Yds	Par 4
Proposed	137 Yds	126 Yds	98 Yds	Par 3



Recommendations

1. The area to the left of the current 15th has space for an attractive par 3, which plays downhill with the green set on a plateau.
2. The new main tee would be located on the current path with a forward tee further into the rough grass, meaning the hole will play a similar distance as the existing hole.
3. The ground in front of the tee will need to be lowered slightly to give a clear view of the green.
4. It is acknowledged that there is archaeology not far from this area, which might be a complication, so preliminary investigation is needed before advancing plans too far.



16TH HOLE - EXISTING 18TH

Existing	314 Yds	309 Yds	268 Yds	Par 4
Proposed	151 Yds	145 Yds	128 Yds	Par 3



16TH HOLE - EXISTING 18TH

Existing	314 Yds	309 Yds	268 Yds	Par 4
Proposed	151 Yds	145 Yds	128 Yds	Par 3



Recommendations

1. The existing 18th hole is a difficult par 3 up the hill for most players. Playing the hole back down the hill will help the hole play slightly easier, whilst also improving the traffic to the new 17th tees.
2. New back tee position to the right of the existing 18th green.
3. Forward tees will be to the left side of the 18th green.
4. The new green will be built just past the existing first tee, and a small bunker will protect the front right half.

NOTE - This report was done with no topographic information such as LiDAR available. In the interests of keeping costs down for the Club no such survey was requested. The precise detail of this hole and the 17th tees need to be verified as the design develops once the survey has been done. In other words, please do not take the plan too literally.



17TH HOLE - EXISTING 4TH

Existing	328 Yds	318 Yds	292 Yds	Par 4
Proposed	523 Yds	493 Yds	454 Yds	Par 5



17TH HOLE - EXISTING 4TH

Existing	328 Yds	318 Yds	292 Yds	Par 4
Proposed	523 Yds	493 Yds	454 Yds	Par 5



Recommendations

1. New tee position off to the right.
2. Forward tees in the SSSI area if permission can be gained.
3. The fairway will be cut further right, away from the proposed 18th (the existing 3rd) hole.
4. The insertion of the new par 3 2nd to replace the existing 1st means that the green on this hole is moved back into the approach. It sits alongside a lovely hollow with lots of natural crumples and folds in the fairway to give it feature.



18TH HOLE - EXISTING 3RD

Existing	162 Yds	152 Yds	141 Yds	Par 3
Proposed	417 Yds	403 Yds	355 Yds	Par 4



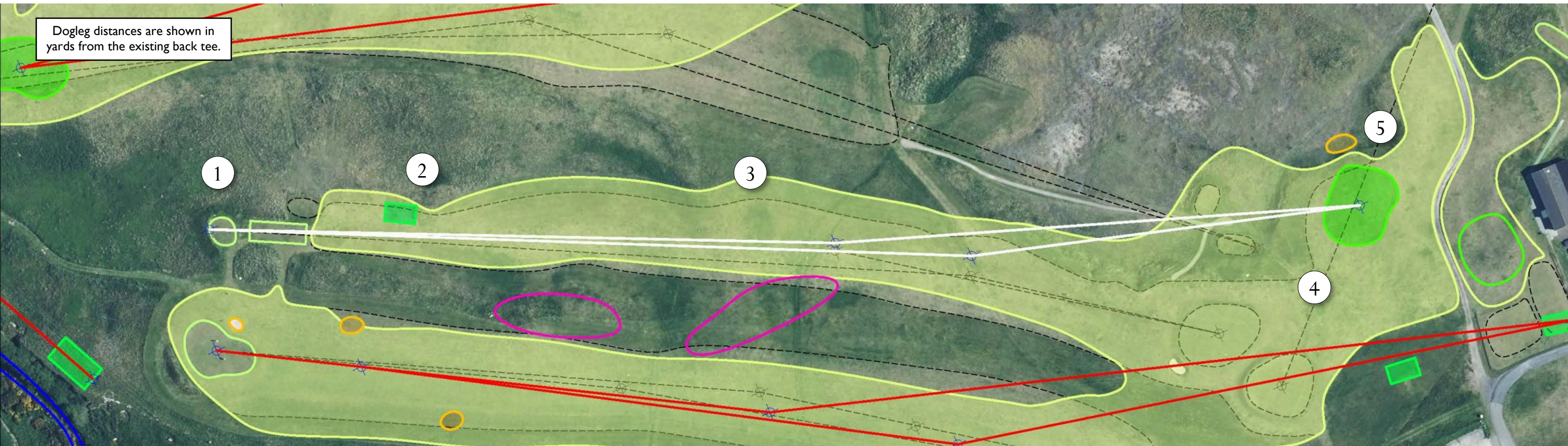
18TH HOLE - EXISTING 3RD - PROPOSALS

Existing	162 Yds	152 Yds	141 Yds	Par 3
Proposed	417 Yds	403 Yds	355 Yds	Par 4



Recommendations

1. The existing tees are retained.
2. A forward tee is added which plays around 355 yards which is the female equivalent of 410 yards.
3. The fairway will be mown towards the new 17th (existing 4th) hole, creating more space between the 1st and 18th fairways.
4. The new green position is proposed which brings in the lovely drop off to the left of the existing green into play creating an excellent and challenging finishing hole. The green is also immediately in front of the clubhouse and is a much better finishing hole than the current 18th.
5. A new bunker will be added, set into the ridge on the left side of the new green.



EXISTING & PROPOSED CARD OF THE COURSE

EXISTING & PROPOSED CARD OF THE COURSE

Reay Golf Club - Existing & Proposed Major Adjustment Card of the Course										
Hole Number	Existing White	Proposed White	Existing Yellow	Proposed Yellow	Existing Par	Proposed Par	Existing Red	Proposed Red	Par	Ladies' Par
1	235 Yds	498 Yds	225 Yds	440 Yds	Par 3	Par 5	165 Yds	436 Yds	Par 3	Par 5
2	428 Yds	150 Yds	418 Yds	144 Yds	Par 4	Par 3	409 Yds	98 Yds	Par 5	Par 3
3	369 Yds	144 Yds	344 Yds	141 Yds	Par 4	Par 3	337 Yds	139 Yds	Par 4	Par 3
4	581 Yds	500 Yds	566 Yds	442 Yds	Par 5	Par 5	434 Yds	442 Yds	Par 5	Par 5
5	144 Yds	196 Yds	141 Yds	166 Yds	Par 3	Par 3	139 Yds	122 Yds	Par 3	Par 3
6	500 Yds	399 Yds	442 Yds	380 Yds	Par 5	Par 4	442 Yds	383 Yds	Par 5	Par 4
7	196 Yds	176 Yds	166 Yds	162 Yds	Par 3	Par 3	131 Yds	162 Yds	Par 3	Par 3
8	399 Yds	330 Yds	380 Yds	324 Yds	Par 4	Par 4	383 Yds	288 Yds	Par 4	Par 4
9	176 Yds	406 Yds	162 Yds	401 Yds	Par 3	Par 4	162 Yds	320 Yds	Par 3	Par 4
Out	3028	2799 Yds	2844	2600 Yds	Par 34	Par 34	2602	2390 Yds	Par 35	Par 34
10	351 Yds	348 Yds	345 Yds	342 Yds	Par 4	Par 4	340 Yds	333 Yds	Par 4	Par 4
11	406 Yds	305 Yds	401 Yds	295 Yds	Par 4	Par 4	320 Yds	238 Yds	Par 4	Par 4
12	348 Yds	476 Yds	342 Yds	470 Yds	Par 4	Par 5	333 Yds	429 Yds	Par 4	Par 5
13	305 Yds	137 Yds	295 Yds	126 Yds	Par 4	Par 3	238 Yds	98 Yds	Par 4	Par 3
14	476 Yds	314 Yds	470 Yds	309 Yds	Par 5	Par 4	429 Yds	268 Yds	Par 5	Par 4
15	136 Yds	328 Yds	126 Yds	318 Yds	Par 3	Par 4	127 Yds	269 Yds	Par 3	Par 4
16	314 Yds	151 Yds	309 Yds	145 Yds	Par 4	Par 3	268 Yds	128 Yds	Par 4	Par 3
17	328 Yds	523 Yds	318 Yds	493 Yds	Par 4	Par 5	292 Yds	454 Yds	Par 4	Par 5
18	162 Yds	417 Yds	152 Yds	403 Yds	Par 3	Par 4	141 Yds	355 Yds	Par 3	Par 4
In	2826 Yds	2999 Yds	2758 Yds	2901 Yds	Par 35	Par 36	2488 Yds	2572 Yds	Par 35	Par 36
Out	3028 Yds	2799 Yds	2844 Yds	2600 Yds	Par 34	Par 34	2602 Yds	2390 Yds	Par 35	Par 34
Total	5854 Yds	5799 Yds	5602 Yds	5501 Yds	Par 69	Par 70	5090 Yds	4962 Yds	Par 70	Par 70



POSSIBLE NEW 6TH & 7TH HOLES IF SSSI CONSENT CAN BE GAINED

POTENTIAL LAYOUT IMPROVEMENT IDEAS - 8 & 9

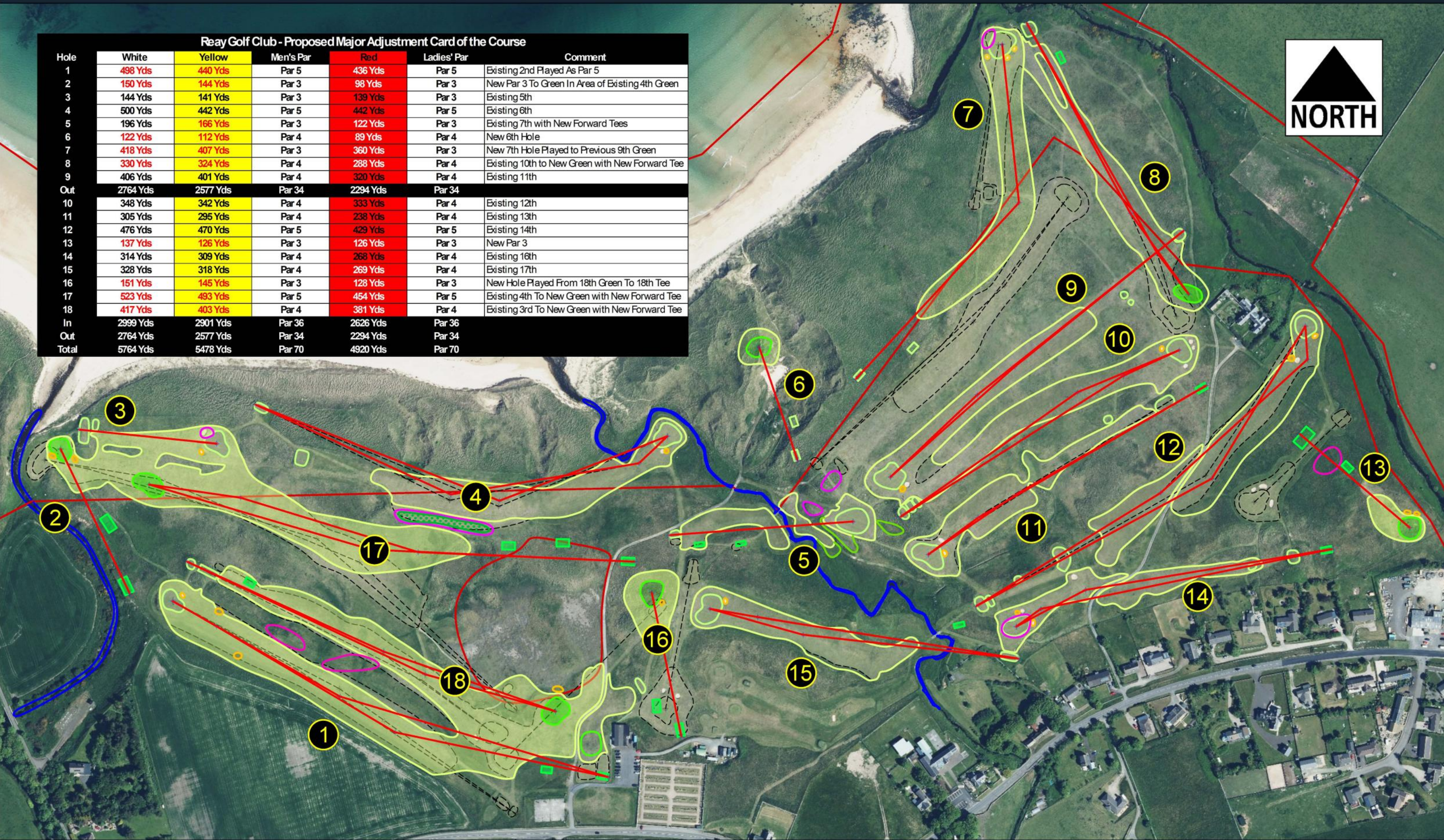


Potential Changes to 8 & 9

Another plan which is independent of the main proposal is to alter the existing 8th and 9th holes, so that there is a new par 3 after the 7th which plays into the old sand quarry and then to play the 9th as a par 4 from high in the dunes to the existing 9th green. It would make more use of the dunes, but it is unlikely that consent for new holes deep inside the SSSI would be granted.

Reay Golf Club - Major Improvement Masterplan With Revised 6th & 7th

Reay Golf Club - Proposed Major Adjustment Card of the Course					
Hole	White	Yellow	Men's Par	Red	Ladies' Par
1	498 Yds	440 Yds	Par 5	436 Yds	Par 5
2	150 Yds	144 Yds	Par 3	98 Yds	Par 3
3	144 Yds	141 Yds	Par 3	139 Yds	Par 3
4	500 Yds	442 Yds	Par 5	442 Yds	Par 5
5	196 Yds	166 Yds	Par 3	122 Yds	Par 3
6	122 Yds	112 Yds	Par 4	89 Yds	Par 4
7	418 Yds	407 Yds	Par 3	360 Yds	Par 3
8	330 Yds	324 Yds	Par 4	288 Yds	Par 4
9	406 Yds	401 Yds	Par 4	320 Yds	Par 4
Out	2764 Yds	2577 Yds	Par 34	2294 Yds	Par 34
10	348 Yds	342 Yds	Par 4	333 Yds	Par 4
11	305 Yds	295 Yds	Par 4	238 Yds	Par 4
12	476 Yds	470 Yds	Par 5	429 Yds	Par 5
13	137 Yds	126 Yds	Par 3	126 Yds	Par 3
14	314 Yds	309 Yds	Par 4	268 Yds	Par 4
15	328 Yds	318 Yds	Par 4	269 Yds	Par 4
16	151 Yds	145 Yds	Par 3	128 Yds	Par 3
17	523 Yds	493 Yds	Par 5	454 Yds	Par 5
18	417 Yds	403 Yds	Par 4	381 Yds	Par 4
In	2999 Yds	2901 Yds	Par 36	2626 Yds	Par 36
Out	2764 Yds	2577 Yds	Par 34	2294 Yds	Par 34
Total	5764 Yds	5478 Yds	Par 70	4920 Yds	Par 70



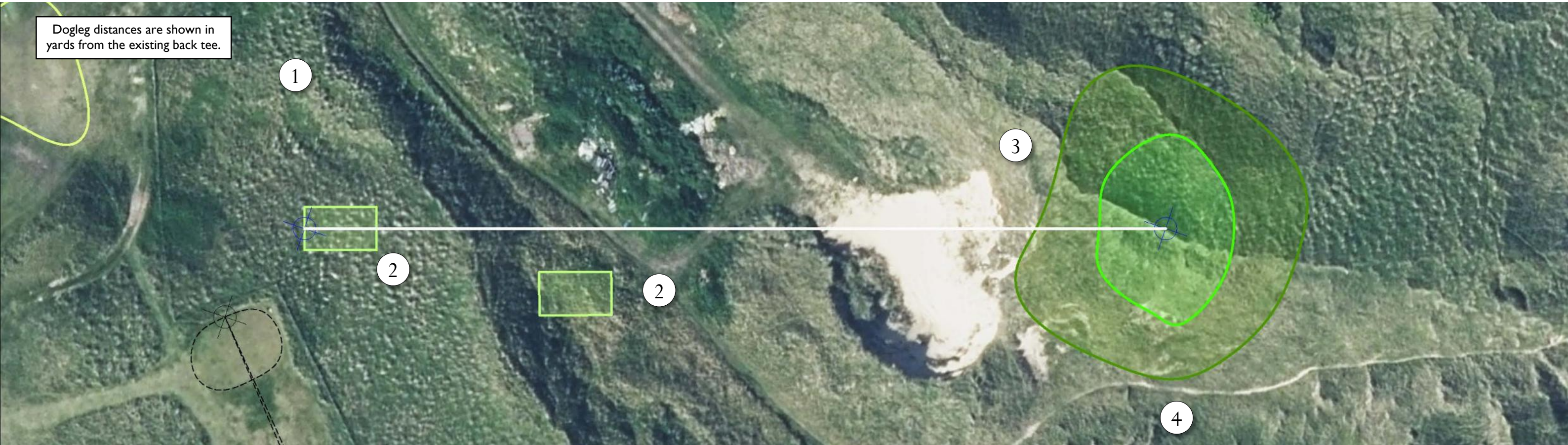
6TH HOLE - REPLACEMENT FOR EXISTING 8TH - PROPOSALS

Existing	399 Yds	380 Yds	383 Yds	Par 4
Proposed	122 Yds	112 Yds	89 Yds	Par 3



Recommendations

1. This new Par 3 would be played up into the dunes that separate the beach with the course.
2. The White tees would be played just to the left of the of the existing 8th White tees, with forward tees added further up the dune.
3. The green would sit just beyond the old quarry, which would be used as a natural hazard for players.
4. The natural landscapes of the dunes would create a very unique par 3 for the course.



7TH HOLE - REPLACEMENT FOR EXISTING 9TH - PROPOSALS

Existing	176 Yds	162 Yds	162 Yds	Par 3
Proposed	418 Yds	407 Yds	360 Yds	Par 4



Recommendations

1. There are currently only 2 Par 4s that measure over 400 yards at Reay, therefore it is proposed that a new 7th hole is introduced to add another longer par 4.
2. The tees would be located up in the dunes, giving yet another opportunity to see the fantastic views on offer at Reay.
3. The fairway would dogleg from right to left, using elements of the previous 8th and 9th fairways.
4. The proposed green from the Minor Adjustment report would be used, as the existing 9th is one of the most interesting on the course.



EXISTING & PROPOSED CARD OF THE COURSE WITH NEW 6TH & 7TH

Reay Golf Club - Existing & Proposed Major Adjustment Card of the Course With New 6th & 7th

Hole Number	Existing White	Proposed White	Existing Yellow	Proposed Yellow	Existing Par	Proposed Par	Existing Red	Proposed Red	Par	Ladies' Par
1	235 Yds	498 Yds	225 Yds	440 Yds	Par 3	Par 5	165 Yds	436 Yds	Par 3	Par 5
2	428 Yds	150 Yds	418 Yds	144 Yds	Par 4	Par 3	409 Yds	98 Yds	Par 5	Par 3
3	369 Yds	144 Yds	344 Yds	141 Yds	Par 4	Par 3	337 Yds	139 Yds	Par 4	Par 3
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6	500 Yds	122 Yds	442 Yds	112 Yds	Par 5	Par 3	442 Yds	89 Yds	Par 5	Par 3
7	196 Yds	418 Yds	166 Yds	407 Yds	Par 3	Par 4	131 Yds	360 Yds	Par 3	Par 4
8	399 Yds	330 Yds	380 Yds	324 Yds	Par 4	Par 4	383 Yds	288 Yds	Par 4	Par 4
9	176 Yds	406 Yds	162 Yds	401 Yds	Par 3	Par 4	162 Yds	320 Yds	Par 3	Par 4
Out	3028	2764 Yds	2844	2577 Yds	Par 34	Par 34	2602	2294 Yds	Par 35	Par 34
10	351 Yds	348 Yds	345 Yds	342 Yds	Par 4	Par 4	340 Yds	333 Yds	Par 4	Par 4
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Total	5854 Yds	5764 Yds	5602 Yds	5478 Yds	Par 69	Par 70	5090 Yds	4866 Yds	Par 70	Par 70



CONCLUSIONS ON LONG TERM COURSE PROPOSALS

Conclusion

These proposals are ambitious and may not be within immediate grasp, but the Club's founders started with no course or clubhouse. This plan is possible even if it takes years to achieve. One thing is for sure and that is that the potential for increasing revenue has never been greater in the Club's history and telling the golf world about your improvement will draw in more visitors, bringing in more revenue. This improvement is an investment for the future.

Some of these projects can be done independently, while the existing holes remain in play. They can be grown in fully before the existing holes are retired.

Two of the suggestions involve consecutive par threes. Some may criticise this, but the new holes are much better holes than the ones that they are replacing and will be memorable additions to the layout. Bear in

mind that arguably the best course in the world is Cypress Point which has back to back par 5s, short par 4s and par 3s which has hardly hindered it. Donald Steel's home club (and that of Tom Mackenzie) has three par 3s in four holes and no-one even mentions it other than the fact that they are all excellent holes. West Sussex is in the Top 30 in England.

These proposals are all about giving Reay the best eighteen holes possible. Had this report been produced 10 years ago, plans like these would have been unthinkable. The new links golf market and the NC500 allow the Club to consider seriously ways to elevate the course considerably. This is the legacy of the members past and present who have put Reay on the map. It is already lovely but it can be even better.



MACKENZIE & EBERT

INTERNATIONAL GOLF COURSE ARCHITECTS

METRO HOUSE, NORTHGATE, CHICHESTER, WEST SUSSEX, PO19 1BE, ENGLAND - TEL: +44 (0) 1243 531901
EMAIL: PITCHANDRUN18@AOL.COM - WEBSITE: WWW.MACKENZIEANDEBERT.COM