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RICS



Since 1989

**** Exciting Business Opportunity ** Holiday Glamping Park set in 17 Acres or thereabouts **
West Wales Cardigan Bay Coastal Region ****



**Teifi Valley Camping Pods & Parc Maerdy Glamping Holiday Pentregat, Nr Llangrannog, Ceredigion.
SA44 6HE.**

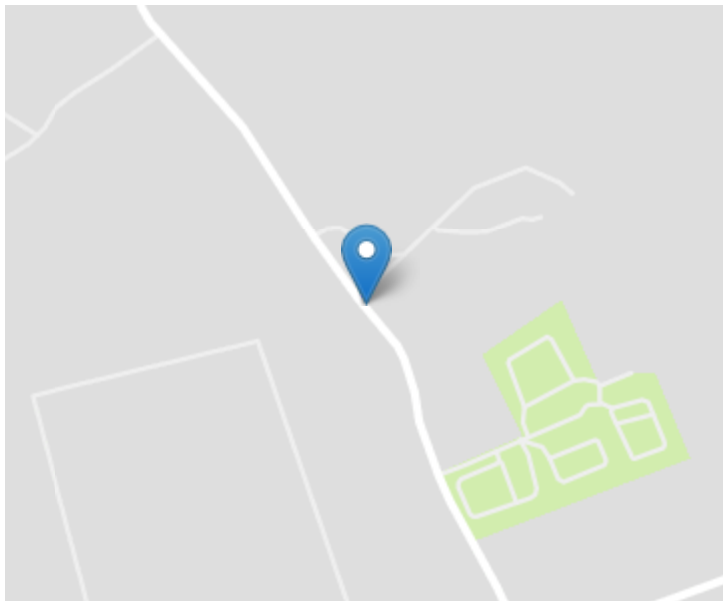
C/2247/DD

£785,000

****Great business opportunity for those looking for a Lifestyle change**Glamping Pod Park with exceptional potential for further expansion** 1st phase with 13 Glamping Pods plus toilets and kitchen with permission for a further 2, and a 2nd phase of a further 11 Pods**Lovely country setting**A few miles inland from the Coast**In total 17 Acres with 3 lakes**Stone barn considered to have potential for conversion to some form of residential accommodation/managers residence (stc)**2,400 square foot workshop which had been used for a Glamping Pod Manufacturing Business which could easily be resurrected****

An opportunity to continue and further develop this exciting business with immense future possibilities.

Located on the Sea side of the main A487 Coast road and only a couple of miles from sandy beaches at nearby Llangrannog, Aberporth, Tresaith, Mwnt etc. ¼ hour drive from New Quay. Easy access to the All Wales Ceredigion Coastal path with its 65 miles of routes to roam! Cardigan Town is 20 minutes drive and Carmarthen with its link road to the M4 motorway and railway station some 20 miles.



GENERAL

Teifi Valley Camping Pods / Parc Maerdy Glamping Holidays was developed over a 10 year period by two partners, but sadly in very recent times, one of the business partners passed away and due to these sad circumstances the property was sold. The current owners live a considerable distance away and it is not ideal, logistically for running this business and indeed developing it further.

The previous owners also ran a business of manufacturing glamping pods and were, in fact, renowned manufacturers, but this side of the business was closed when the partner passed away. There is, however, great potential to resurrect this business. At that time the pods were manufactured and sent to all parts of the UK and Ireland with prices ranging from £10,000 - £23,000 depending on size and specification.

Maerdy Farm

This property formed part of the original farm homestead. The main homestead and farmhouse was separated many years ago. One of the original stone buildings/barn/cow shed is within the boundaries of this property and remains in-situ and is considered to have planning permission potential for some form of residential use/managers residence. Detailed plans have been prepared and are available from the Agents office.

A static caravan is in situ with services connected used as a Caretaker/Warden's accommodation.

The Workshop Building

The workshop building which is of steel frame construction measures approx. 60' x 40' with concrete floors, large shutter

door to main entrance and with rear store room/staff room. To the side is a detached glamping unit which is currently used as office and staff room/toilets/kitchen.

Outside spacious hard surface yard.



Websites -

www.teifivalleycampingpods.co.uk
parcmaerdyglampingholidays.co.uk

THE GLAMPING PARK

Gated entrance drive leads down to the Park.

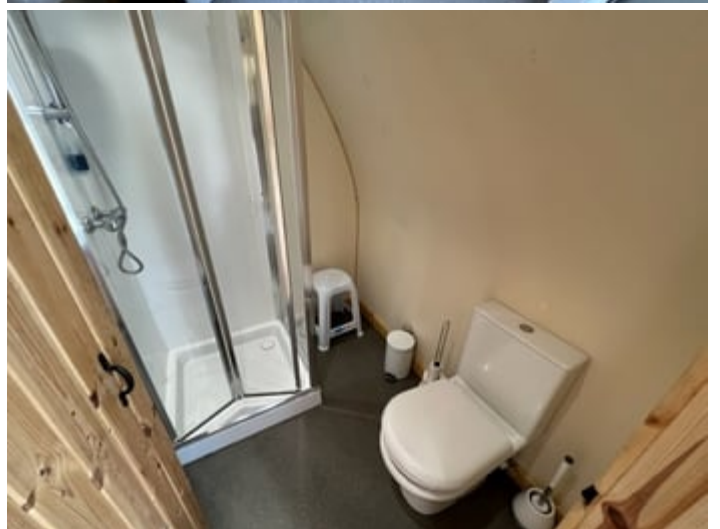
Currently there are 13 Glamping Pods in-situ, arranged around a central, circular feature pond.

Many of these Pods have en-suite showers and there are 2 Hot Tubs.

There is also a communal shower and toilet block constructed in the form of a Pod and providing 2 separate showers and toilets.

In addition there is also a kitchen Pod for communal use.









2nd Phase of the Development -

Has planning permission to provide a further 11 Glamping Pods and beyond are 2 large lakes. (Ceredigion Planning Ref A190469 agreed 16.04.20).

All the property, we believe extends to 17 acres thereabouts which also includes 5 pasture paddocks.





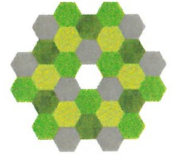
Services

Mains electricity. Private water supply.

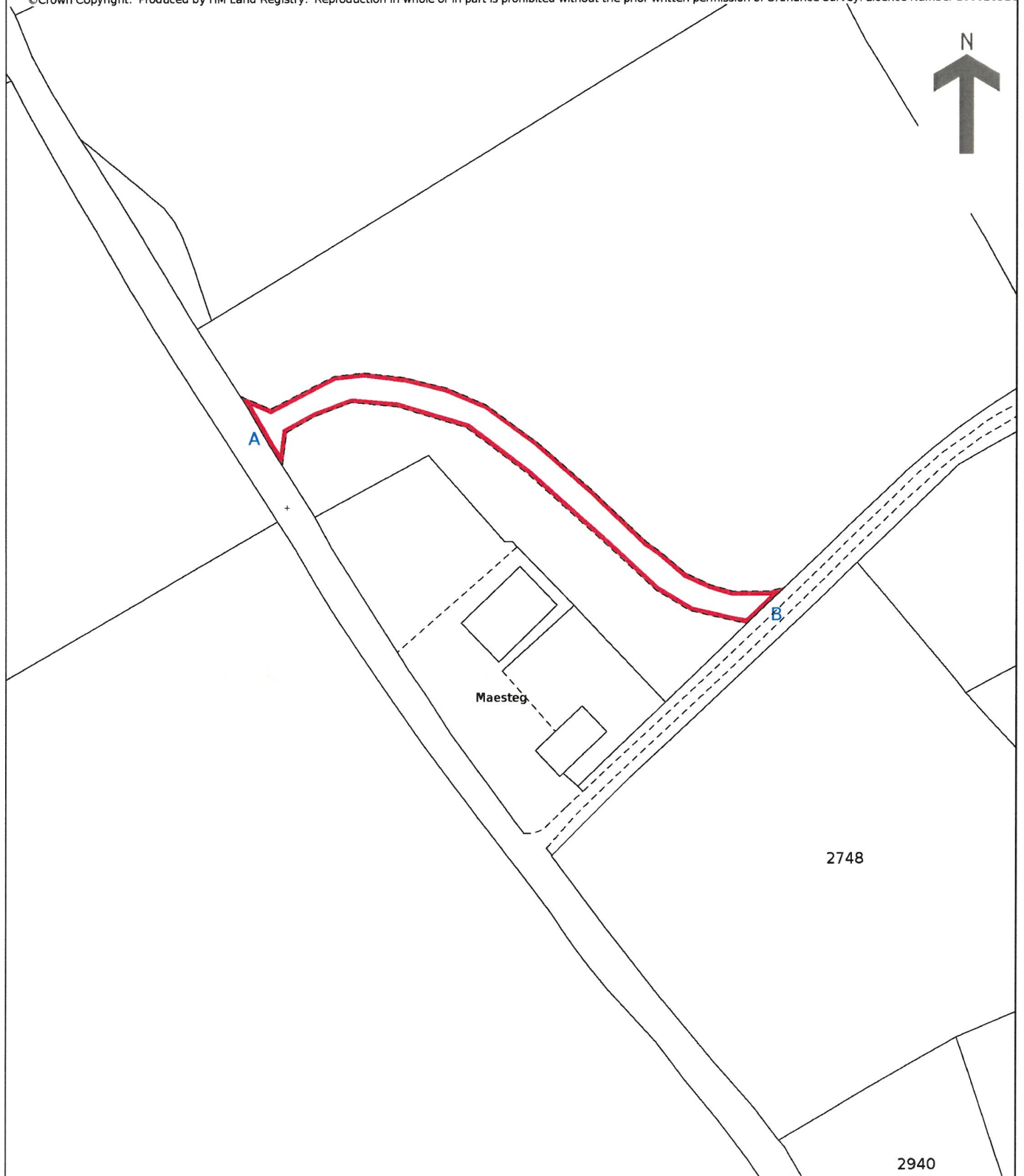
Directions

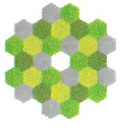
From Aberaeron, proceed South West on the main A487 Coast road for some 10 miles to the village of Pentregat. At Pentregat crossroads turn right. Proceed down this road passing Greenfield Holiday Park on the right hand side then a detached house. A concealed driveway will then be seen on the right hand side just before a detached bungalow. We should point out there is also a 2nd entrance.





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HM Land Registry
Official copy of
title plan

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