

***BUSINESS FOR SALE!! 35 pitch static caravan park with clubhouse & managers accommodation
. Near Tregaron and Lampeter, Ceredigion - Close to Cambrian Mountains, West Wales.***



**Hendrewen Caravan Park, Stags Head, Llangeitho, Tregaron, Ceredigion.
SY25 6QU.**

£1,450,000

C/2317/RD

**** 35 static caravan park with 12 month licence ** Licensed club house with all year round local trade** Accompanying owners 2 bed bungalow ** 2 bed residential lodge ** 1.2 acre touring caravan field ** 0.8 acre fishing lake ** Set within a total of 5 acres or thereabouts ** Ideal for those seeking a lifestyle change ** Excellent income potential ** Popular community facility ** For Sale due to Retirement** A unique opportunity within the footfalls of the Cambrian Mountains that must be viewed to be appreciated ****

The property is situated within the rural village of Stags Head with a popular petrol station and village shop. The nearby market town of Tregaron offers a good level of local amenities and services including primary and secondary schools, local shops, cafes, bars and restaurants, leisure facilities and provides access to the nearby Cambrian mountains. The university town of Lampeter is within 15 minutes drive of the property offering industrial estates, supermarkets and traditional high street offerings. The strategic university town of Aberystwyth and the Cardigan Bay coastline is within 30 minutes drive of the property with its Network Rail connections, famous promenade, excellent leisure facilities and employment opportunities. Carmarthen and the M4 are within 45 - 60 minutes drive of the



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

GENERAL

A rare opportunity to purchase a successful caravan park business set in the footall of the Cambrian mountains between the market towns of Tregaron and Lampeter.

The caravan park is strategically placed just off a busy road network and lies some 30 minutes drive from the Cardigan Bay coastline at Aberaeron and Aberystwyth and some 45 - 60 minutes drive from Carmarthen and the M4.

The caravan park offers 2 bedroom owners bungalow as well as a separate 2 bed lodge and the 35 static unit park (with 12 month licence) has been improved in recent times to include tarmacadamed roadways, bin stores, spacing for licensing requirements, decking area overlooking the adjoining fields, shower and toilet block, 1.2 acre field ideal for 56 day touring camping or touring rallies and 0.7 acre fish pond.

The property also includes an active club house and function room facility for those staying on site but also for the wider public to use. The club house enjoys good wet trade.

The accommodation provides more specifically as follows:

CARAVAN PARK

The caravan park is set within some 3.3 acres. The 35 caravans are set in a loop system with connecting central roads all laid to tarmac in recent times providing vehicular access to all static caravans. Fully licensed with 35 caravan holiday homes.

At present all caravans are set on a annual lease agreement between each customer. The rates are:

2024: £2250.00 per pitch

2025: £2500.00 per pitch

More detailed accounts are available to those with a bonefide interest and who have visited the premises in the first instance.

To the side is a designated bin store area. The vendors have recently invested in a timber decking area ideal for BBQ's and for sitting to enjoy the views over the fish pond, the adjoining 1.3 acre paddock and the Cambrian mountains in the distance.







TOURING FIELD

The touring field, not held within the licensed area but ideal for those potential 56 day accommodation within the camping rule or for occasional touring caravan site rallies and tents, accompanying shower block of block construction housing 2 x separate WC's, single wash hand basin and a separate shower.

Under current planning policy guidance there may well be support for introducing permanent touring caravan pitches or glamping pods (STC) to complement the existing park.





FISHING LAKE

Measuring some 0.7 acres and fully stocked located at the quieter, lower end of the park with connecting walkways surrounding the lake.



OWNERS BUNGALOW

We believe is constructed under rendered cavity block construction under a pitch slate roof, the accommodation includes LPG fired central heating throughout comprises of:



Entrance Lobby

With WC off.

Kitchen/Breakfast Room

5.6m x 3m (18' 4" x 9' 10") fitted with a range of wall and base units, Formica worktops, stainless steel sink and drainer

with mixer tap, wall mounted gas boiler, stable door into:

Lounge

5.36m x 4.5m (17' 7" x 14' 9") with feature stone face chimney breast and fireplace with multifuel stove and matching TV surround, stained glass window, patio doors to front.

Inner Hallway

With large airing cupboard off and access to:

Bedroom 1

3.38m x 2.9m (11' 1" x 9' 6") double bedroom, fitted wardrobes, side window.

Bedroom 2

2.63m x 3.46m (8' 8" x 11' 4") double bedroom, fitted wardrobes, side window.

Bathroom

Matching suite comprising single wash hand basin on vanity unit, WC, corner shower unit, corner bath, tiled walls.

LPG Compound

Small garden area with greenhouse to rear or workshop.

GLYN Y MEIR 2 BED LODGE

40' 0" x 20' 0" (12.19m x 6.10m) offering 2 bed accommodation, open plan living and kitchen area, bathroom.



CLUBHOUSE

Of block wall construction under a pitch tiled roof with a side storage area and balcony overlooking the adjoining touring field and lake with distant views to the Cambrian

mountains.

Accommodation provides:



Entrance Porch

External concrete ramp access, hardwood door access to:

His and Hers WC

His - 2 x urinals, single wash hand basin, WC.

Hers - 2 x WC, single wash hand basin.

Bar/Lounge

22' 0" x 55' 0" (6.71m x 16.76m) (max.) offering minimum 35 covers with windows to side, space for pool table, 2 x TVs, side dart board area, custom made oak bar with 8 beer pumps, range of under-larder glass fronted fridges, multiple sockets, connecting door to kitchen and also cellar.





Cellar

With modern cooler unit and ice machine.

Function Room

26' 0" x 14' 5" (7.92m x 4.39m) useful function facility currently used by local clubs and for events held at the clubhouse with external windows and doors to balcony with distant views to the Cambrian mountains, tile effect vinyl flooring, spotlights to ceiling, multiple sockets, connection into:





Commercial Kitchen Area

With high quality 5* food hygiene rating, kitchen with 6 gas hob cooker, Falcon gas oven, 2 x dual deep fat fryers, buffalo pan fryer with commercial extractor hood over, Gram Fridge, Gram freezer, stainless steel sink and drainer with mixer tap, side windows and external door, stainless steel tables and storage shelves, glass washer, side access door into:



Side Prep Room

With stainless steel sink and drainer, connecting door to bar.

Side Garage/Store/Workshop

Block built with steel door to front, multiple sockets.



MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a

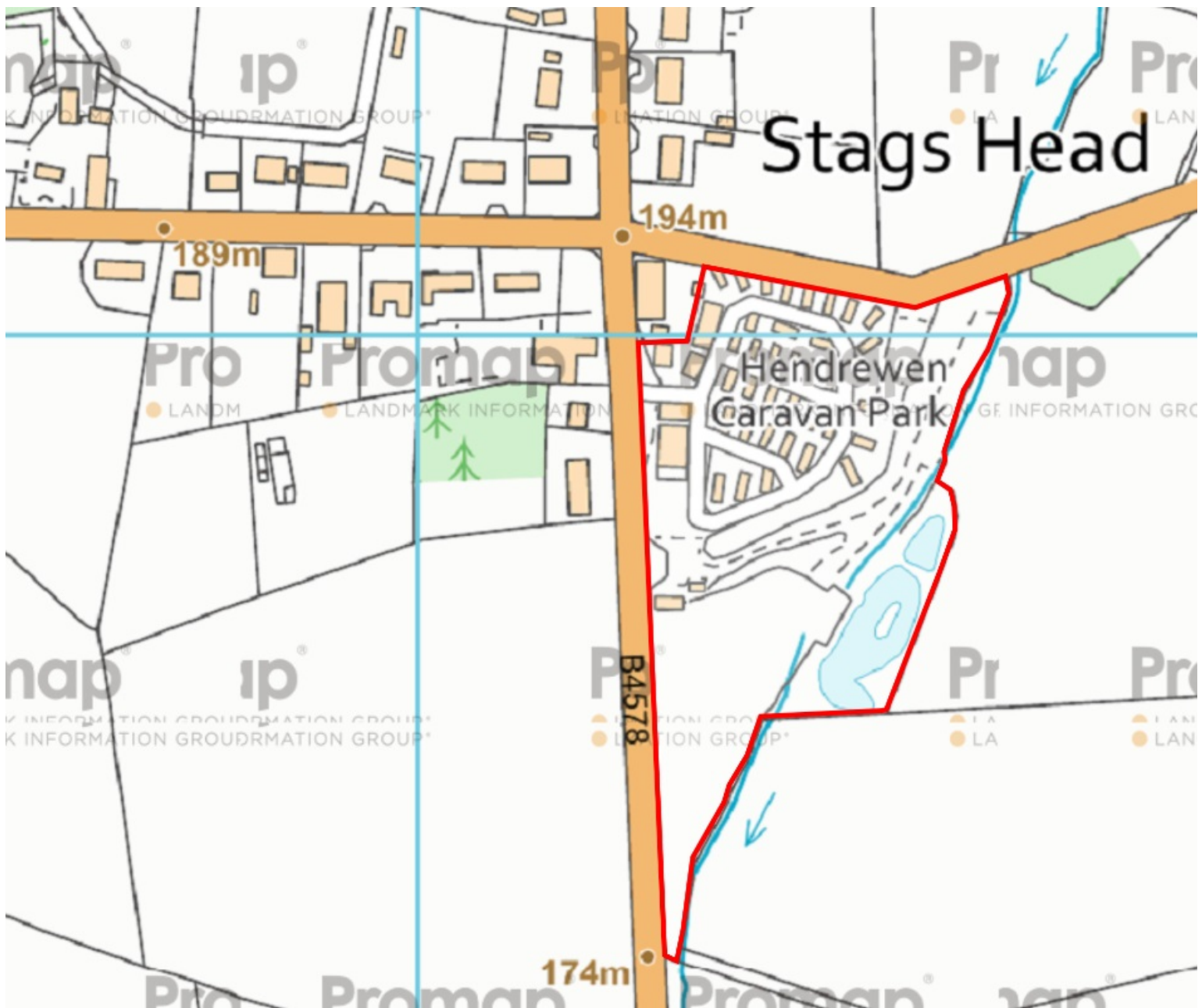
recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

Services

Services - The property is connected to mains underground water and electricity. Drainage to private treatment plan with soakaway. Calor gas supply to the house and static units.

Rateable value: Caravan Park £6,180. Clubhouse £1,575.

Viewing strictly by prior appointment via Morgan and Davies.



MATERIAL INFORMATION

Parking Types: None.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Private Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: E (46)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

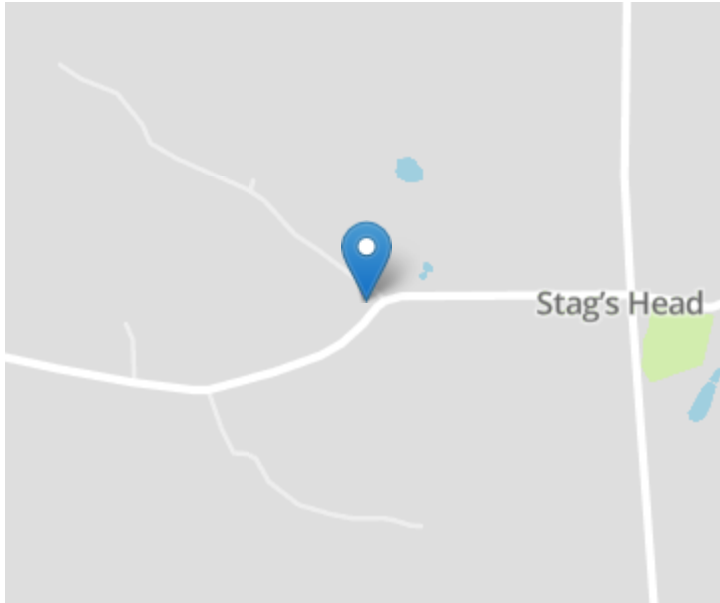
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No


The existence of any public or private right of way? No



Directions

Travelling north from Lampeter on the A485 Tregaon road proceed through the villages of Llangybi and the hamlet of Cox Head and after a further 2 miles you will note the B4578 road signposted Llangeitho and Stags Head. Turn off this road and continue for approximately 2 miles into the village of Stags Head and the property is located on the right hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



Regulated by

RICS