

Regulated by:



RICS



Since 1989

**** Exciting Business Opportunity ** Holiday Glamping Park, also a Camping Pod manufacturing business ** All set in 17 Acres ** West Wales Cardigan Bay Coastal Region ****



Teifi Valley Camping Pods & Parc Maerdy Glamping Holiday Parc Maerdy Farm, Pentregat, Llandysul, Ceredigion. SA44 6HE.

Ref C/2150/DD

£625,000

****Looking for a Lifestyle change**Glamping Pod Park and Manufacturing Business with exceptional potential**Developed over the past 10 years**1st phase with 11 Glamping Pods completed with permission for the 2nd phase of a further 11 Pods**Lovely Setting**A few miles inland from the Coast**In total 17 Acres with 3 lakes**Established Glamping Pod manufacturing business**2,400 square foot workshop**Stone Barn with potential for conversion to residential/holiday accommodation** An opportunity to continue and further develop this exciting business of immense future possibilities.**

Located on the Seaside 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 has been developed with the hard work of the owners over a 10 year period. Sadly in very recent times, a Business Partner passed away and the remaining Business Partner, due to the sad circumstances has decided to dispose of the Business and premises and pass it on to new enthusiastic and conscientious owners to develop further this successful Business with immense further potential.

The manufacturing of Glamping Pods started 10 years or so ago. It was quickly established as a renowned manufacturers of high quality Glamping Pods. Deliveries of a completed product went to all parts of the UK and Ireland with prices ranging from £10,000 - £23,000 depending on size and specification. The manufacturing side was carried out by the 2 business partners, due to the circumstances the manufacturing side has been put on hold even though there were forward orders for 9 new Glamping Pods. The Pods range in size, some with En-suite facilities, some not, but in all cases the quality of workmanship and materials has been the best.

Maerdy Farm

Comprises of the old former homestead with much of the buildings having now been demolished.

There is a 2 storey stone and slated Barn which remains in situ and is ripe for redevelopment. In the past we understand planning permission approval was given for 2 or 3 holiday cottages but this has since lapsed (Council Ref A060523) It is considered that this building certainly has potential for conversion to some form of accommodation be-it for holiday use, residential or indeed a possibility for a Managers residence for the property and business (STC).

The Workshop Building

Which is of steel frame construction provides approximately 60' x 40' with concrete floors, large over shutter door to main entrance and with a lean-to storeroom / staff room. To the side is a steel frame former shipping container which is used as an office with toilet.

Outside spacious yard.



Websites -

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

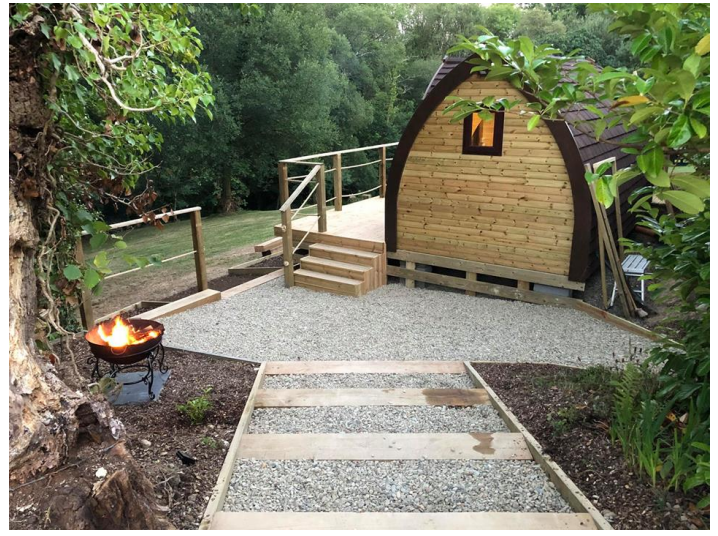
THE GLAMPING PARK

Gated entrance drive leads down to the Camping Park. Currently there are 11 Glamping Pods in situ as ranged around a circular pond (phase 1).

5 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.





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.

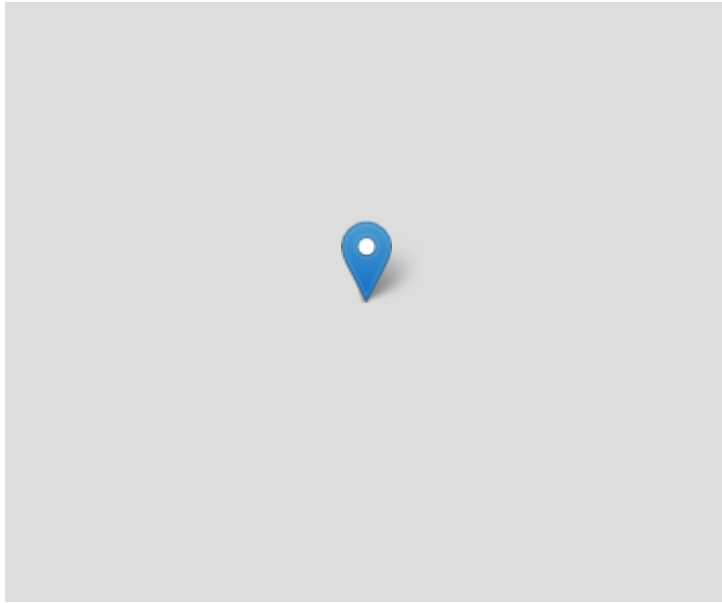


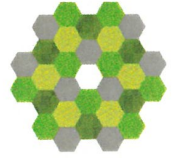
Services

Mains electricity and water. Private septic tanks for drainage.

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.





©Crown Copyright. Produced by HM Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316

