

A beautifully situated holiday park with 47 static caravans, Public House and Restaurant plus 3 detached residences, Close to Cardigan Bay, West Wales



**Maesbangor Caravan Park, Capel Bangor, Aberystwyth, Ceredigion.
SY23 3LT.**

£1,800,000 Guide Price

C/2316/AM

***A beautifully situated holiday park with 47 static caravans *** Public House and Restaurant *** 3 Detached residences
*** Close to Cardigan Bay *** The property is located in a picturesque valley and known for its qualities and close to the
prospering town of Aberystwyth *** The site is beautifully maintained with tarmac infrastructure *** Fully equipped and
operational office and stores *** An ideal expansion or starter opportunity within the sector *** The property is offered
for sale on retirement of the existing owner after successfully having owned and managed the property for many years ***

Maes Bangor Caravan site has 3 detached, quality residential bungalows and 47 static pitches, plus a well established fully let
Public House and restaurant with a good reputation, set off the A44 just east of Aberystwyth and on the edge of the village
of Capel Bangor.



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LOCATION

Maes Bangor Caravan Park is located on the A44 trunk road 3 miles east of the University town, coastal resort and administrative centre of Aberystwyth, which is located on the Cardigan Bay coastline. The resorts of Borth, Clarach, Aberystwyth, Aberaeron and New Quay are all within easy travelling distance, the property being located on the edge of the Cambrian Mountains offering an extensive range of outdoor pursuits.

GENERAL

The placing Maes Bangor Caravan Park including Tafarn Y Maes pub and restaurant on the open market provides prospective purchasers with an opportunity of acquiring a delightfully positioned and rarely available coastal caravan park. The property is located in a picturesque valley and known for its qualities and close to the prospering town of Aberystwyth being the main business and tourism hub of this central area of the Cardigan Bay coast.

The many coastal centres of the region and the 'great outdoors' all lie with a stone's throw appealing to visitors and tourists throughout the year, Aberystwyth town is also a noted University town, seasonally boosted by demand for visitors and as a prospering student population.

Maes Bangor Caravan site has 3 detached, quality residential bungalows and 47 static pitches, plus a well established fully let Public House and restaurant with a good reputation, set off the A44 just east of Aberystwyth and on the edge of the village of Capel Bangor.

The site is beautifully maintained with tarmac infrastructure, fully equipped and operational office and stores and is a ideal expansion or starter opportunity within the sector capable of providing a lucrative income stream from an established high reputation in the sector.

Further details regarding the business, which is being for sale on retirement, is available from the sole selling Agents.



TAFARN Y MAES PUBLIC HOUSE AND RESTAURANT

GENERAL

A detached Public House with extensive restaurant and catering facilities and a self-contained 2 double bed roomed apartment, current let on Lease and providing a lucrative secondary income stream.

Alternatively the property could be operated in hand but the property being sold at present subject to the existing Leasehold occupiers tenure.

The accommodation which is characterful, well maintained and has the benefit of oil fired central heating and double glazing, provides more particularly as follows:-



FRONT ELEVATIONS



MAIN RESTAURANT

18' 4" x 24' 3" (5.59m x 7.39m) Via entrance door to restaurant with 30 covers. Exposed beams and stone features.



MANAGEMENT THROUGH AREA

Set just off the restaurant, with computer facilities.

CATERING KITCHEN

16' 2" x 13' 5" (4.93m x 4.09m) fully equipped with usual

stainless steel appliances including large extractor canopy, gas ovens, etc.

PUBLIC BAR AREA

18' 5" x 16' 7" (5.61m x 5.05m) with further 14 covers and fitted bar servery with usual facilities.



SNUG BAR

13' 4" x 11' 2" (4.06m x 3.40m) with further 12 covers. Patio doors to external beer patio area.

SIDE HALLWAY

Serving Ladies' toilets, with 2 w.c.s, wash hand basin and radiator.

ABOVE GROUND CELLAR

10' 7" x 5' 7" (3.23m x 1.70m) located just off the bar is this cellar, with usual beer distribution and bottle storage facility.

GENTS' TOILETS

With low level flush w.c, stainless steel urinal, pedestal wash hand basin.

REAR PORCHWAY

BEER GARDEN AND PLAYGROUND AREA



TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

The property is listed under the Local Authority of Ceredigion County Council.

FIRST FLOOR FLAT

Access

This is accessed via its own front entrance porch from front elevation and is accessed via an internal staircase.

Kitchen

Ground floor kitchen (14'2 x 11'9) with fitted floor and wall cupboards, plumbing and space for washing machine. Single drainer sink unit.

Separate Side Hall

FIRST FLOOR

Landing

Approached from ground floor. Further accommodation comprising:-

Bathroom

8' 7" x 6' 7" (2.62m x 2.01m) with panelled bath, low level flush w.c., pedestal wash hand basin. Separate shower cubicle with electric shower and radiator.

Lounge

18' 10" x 11' 5" (5.74m x 3.48m) with radiator.

Bedroom 1

13' 1" x 7' 7" (3.99m x 2.31m) with radiator.

Bedroom 2

12' 9" x 10' 4" (3.89m x 3.15m) with radiator.

EXTERNALLY

OUTSIDE STORAGE ROOM

Extensive terraced patio area and Beer Garden. Tarmacadam car park to side, with small front forecourt and access to a lower level playground, garden and paddock area. which adjoins the Caravan Park.

RESIDENTIAL PROPERTIES

General

Included as part of the premises are 3 self-contained residential bungalows which are located to the north-eastern side of the property, each set within its own grounds and currently let on periodic tenancies. These provide a lucrative additional income stream, but alternatively could be utilised either for family occupation, or indeed, refurbished for Air BnB / Holiday letting purposes for which there is more than adequate demand given the location and proximity to the coast, mountains and to the easy commuting distance to Aberystwyth itself.

NEW ZEALAND HOUSE

General

A detached bungalow with brick elevations under an interlocking concrete tiled roof, benefits from UPVC double glazing and oil fired central heating and provides the following accommodation:-



Porch/Hallway

Via UPVC entrance door and porch. Build in cupboard.

Lounge

17' 4" x 12' 7" (5.28m x 3.84m) with fireplace.

Kitchen/Diner

17' 5" x 11' 1" (5.31m x 3.38m) with fitted floor and wall cupboards. Single drainer sink unit, plumbing for automatic washing machine. Fitted Hotpoint oven and 4 ring hob.

Family Bathroom

8' 1" x 8' 0" (2.46m x 2.44m) with 3 piece suite.

Bedroom 1

7' 2" x 10' 5" (2.18m x 3.17m) with radiator.

Bedroom 2

10' 3" x 10' 6" (3.12m x 3.20m) with radiator

Bedroom 3

10' 4" x 11' 2" (3.15m x 3.40m) with radiator.

Bedroom 4

10' 6" x 8' 7" (3.20m x 2.62m) with radiator.

Externally

There is a rear parking area and rear enclosed garden.

NEW BUNGALOW**General**

A well maintained detached bungalow offering oil fired central heating, UPVC double glazing and providing the following accommodation:-

**Entrance Hall**

Via front entry door. Built in cupboards. Built in airing cupboard located just off the hallway.

Lounge

17' 0" x 15' 3" (5.18m x 4.65m) with double panelled radiator.

KIitchen/Diner

15' 4" x 9' 3" (4.67m x 2.82m) with single drainer sink unit, oil fired central heating boiler. Fitted floor and wall cupboards, Usual appliance spaces.

Side Hallway

With separate walk-in shelved pantry.

Cloakroom

With w.c., and wash hand basin.

Family Bathroom

8' 4" x 6' 3" (2.54m x 1.91m) with pedestal wash hand basin, low level flush w.c. Panelled bath with electric shower over.

Bedroom 1

11' 9" x 10' 5" (3.58m x 3.17m) with

Bedroom 2

11' 9" x 11' 2" (3.58m x 3.40m)

Externally

Side parking area. Rear patio and garden with cedar wood shed. Backing onto stream.

ISGAER

General

A detached bungalow, deserving if sympathetic improvement and upgrading and currently providing the following 3 bedroomed accommodation:-



Reception Hall

Via entrance porch.

Lounge

16' 3" x 9' 7" (4.95m x 2.92m) with tiled fireplace, and store cupboard.

Kitchen/Diner

15' 4" x 9' 3" (4.67m x 2.82m) with double drainer sink unit. Plumbing and space for automatic washing machine, cooker space and point.

Rear entrance porch.

Bedroom 1

13' 8" x 8' 8" (4.17m x 2.64m)

Bedroom 2

10' 9" x 8' 5" (3.28m x 2.57m)

Bedroom 3

8' 3" x 7' 7" (2.51m x 2.31m)

Shower Room

With low level flush w.c, pedestal wash hand basin. Shower cubicle with electric shower.

Externally

There is parking adjacent to small rear area.

MAES BANGOR CARAVAN PARK

General

Maes Bangor Caravan Park is delightfully situated in one of the most ideal locations for a holiday caravan park in that it is located very close to the coastline of the beautiful unspoilt Cardigan Bay region of Central Wales and equally located on the edge of the Cambrian Mountains and the Plynlimon range of mountains. The property is within 40 minutes of Snowdonia National Park and the area renowned for its wide range of resorts, activity centres and tourist destination/visitor attractions.

The placing therefore of this caravan park on the open market as a result of our vendor clients retirement, is a unique opportunity for those seeking a well established and highly reputable leisure business in the sector.

The diversity of the park is not compromised in any fashion, it having an excellent wide entry location off the A44 road with tarmac drive and entrance which serves the site internally which is all well managed, providing an air of professional management and speaks of utmost efficiency and quality in every respect. This can only be fully appreciated on inspection.

The site backs onto open fields, is bordered by a stream and has 47 good sized annual static caravan pitches. The property as mentioned also benefits from a site office and small management suite of timber and clad construction and this having presence at the central area to the site for ease of management.

The site is bordered by mature hedges and is ideally located for those seeking an expansion opportunity in the sector or an entry into this type of business that will be capable of providing a lucrative and diverse income stream from residential, Air BnB and of course, significant ground rent income from the caravan pitches as established presently.

AGENTS' COMMENTS

The property is offered for sale on retirement of the existing owner after successfully having owned and managed the property for many years and a full set of profit and loss accounts are available to bona fide applications, post viewing.

NOTE: a full inventory of the Landlord's fixtures and fittings will be made available to bona fide applicants.

BOUNDARY PLAN



SITE IN VALLEY SETTING



CENTRAL SECTION OF SITE



SITE OFFICE



EASTERN SECTION OF SITE



VIEW OVER SITE TO THE WEST



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

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage to septic tank system. Oil fired central heating to residentials.

Telephone subject to B.T. transfer regulations, good Broadband speeds available.

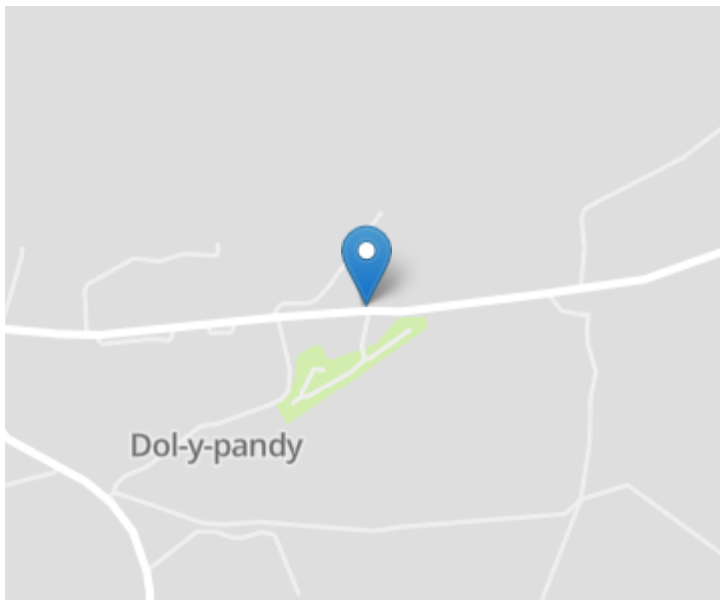
Directions

From Aberystwyth take the A44 east towards Llangurig and continue on for approximately 3 miles into the village of Capel Bangor. Proceeding on the A44, just on leaving Capel Bangor village on the right hand side, you will see the Maes Bangor Caravan Park flats and entrance and Tafarn Y Maes Restaurant and Public House located at the entrance on the right hand side, as identified by the Agents' 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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

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