



TALGERREG
NR NEW QUAY, SA44

CASTELL HOWELL HOLIDAY PARK, TALGERREG

Exciting lifestyle change opportunity •
Established holiday & leisure park • Substantial
8/9 bed farmhouse • 10 self-contained cottages
• Leisure complex with bar & restaurant •
Heated indoor pool, 2 squash courts, tennis court
• Outbuildings. Paddock & woodland • In all
about 11 acres (stms) • Option to purchase
further land

Situation

Castell Howell enjoys an idyllic location in west Wales in an unspoilt rural area between the picturesque Cardigan Bay Coast at the seaside resort of New Quay (about 9 miles to the north west) and the famous Teifi River valley at Llandysul (about 6 miles to the south west). The peaceful villages of Pontsian and Talgerreg are nearby while local towns are within easy reach including Cardigan (about 20 miles to the west), the university town of Lampeter (about 11 miles to the east) and Carmarthen and the A48 M4 link road (about 20 miles to the south) taking you onto Swansea (about 47 miles), Cardiff (about 87 miles) the Severn Bridge and beyond.

Description

The placing of Castell Howell on the open market provides prospective purchasers with an opportunity of acquiring an excellent family run lifestyle business opportunity. Significant improvement works have been carried out at the property over recent years and it now offers excellent earning potential. The property includes an excellent leisure complex that has benefitted from refurbishment and includes a bar, restaurant, commercial kitchen, heated indoor swimming pool, changing facilities, 2 squash courts and an outdoor all weather tennis court. In addition there are extensive landscaped grounds, some woodland and a pasture paddock. In addition there are stabling, and a modern general purpose outbuilding that has the potential to be reinstated as an indoor equestrian arena. The property has a diverse range of appeal to any prospective buyer seeking a lucrative primary or secondary income and would be a valuable bolt on business to an existing enterprise.

Accommodation Farmhouse Ground Floor

The attractive Grade II Listed farmhouse provides extensive accommodation with 3 reception rooms and 8/9 bedrooms set over the first floor and attic floor. The house has had some refurbishment work done and provides the opportunity for a purchaser to come in and make their own mark on what is a large period house.

Photographs taken 2016/17.





The Cottages

In the past, a range of traditional farm buildings have been converted to 10 separate dwellings. Each cottage benefits from general kitchen and bathroom and, whilst the cottages benefit from unrestricted residential use, in recent times many of the cottages have been utilised as holiday cottages, providing a useful income.

Leisure Centre

The Leisure Centre has recently benefited from complete refurbishment and is run as a commercial enterprise by the current vendor. The Complex includes a bar, restaurant and a commercial kitchen which has recently been fitted. The other leisure facilities include a heated indoor swimming pool, plus former sauna, ladies changing room with two showers, gents changing room with two showers, and 2 squash courts. Outside, there is a large lawned area used as a recreation/football area and a hard tennis court beyond the cottages. There is a large car park for visitors and clientele.

The Outbuildings

Stables and Yard

Adjoining to the rear of the house are a set of 8 stable buildings and a yard.

General purpose outbuilding

Located on the opposite side of the farmstead is a substantial farm building, approximately 120' x 100', of modern steel framed construction under a fibre cement roof and cladding, with concrete floor in part. The building is suitable for livestock or storage and also houses three of the new bio mass boilers which heat the various properties. The building, in the past, has been used as a riding arena/manège.

Grounds, gardens & the land

The property includes extensive landscaped grounds and gardens with mature trees, pond, area of woodland and a pasture paddock. In all the property extends to about 11 acres (stms). The area is cross hatched in blue on the land identification plan.

Services

Services include mains electricity, mains water, private drainage, 5 biomass wood pellet boilers which provide all necessary heating and hot water for the farmhouse, cottages and Leisure Centre, including the swimming pool.

Biomass System

In recent years 5 biomass wood pellet boilers have been installed at the property and these provide all the necessary heating and hot water for the farmhouse, cottages and leisure centre, including the swimming pool. In the 2015-16 financial year the Biomass system produced an income of approximately £24,000. We have been informed by the sellers that the system has a capability of producing approximately £32,000 - £35,000 per annum if run at capacity. At the time of writing (2017) we have been informed that there are approximately 18 years remaining on the current RHI scheme.

Option: Further land

There is an option to purchase further pastureland and land by separate negotiation. In all, there is about 72 acres (stms) available. The area is cross hatched in green on the land identification plan. The land is predominately laid to permanent pasture in a delightful valley, with a couple of fields mowed for forage. In the main the land is utilised for the grazing of livestock, with stock proof fencing and natural hedge rows, and the majority of which is accessed via a good hard core road.

Motor cycle/cross country track

The section of the steeper valley land to the east of this optional land has been utilised as a successful and challenging motor cycle/cross country track that also provides additional income with the hosting of successful events.

General Remarks and Stipulations

Value Added Tax

Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

Trade Fixtures & Fittings

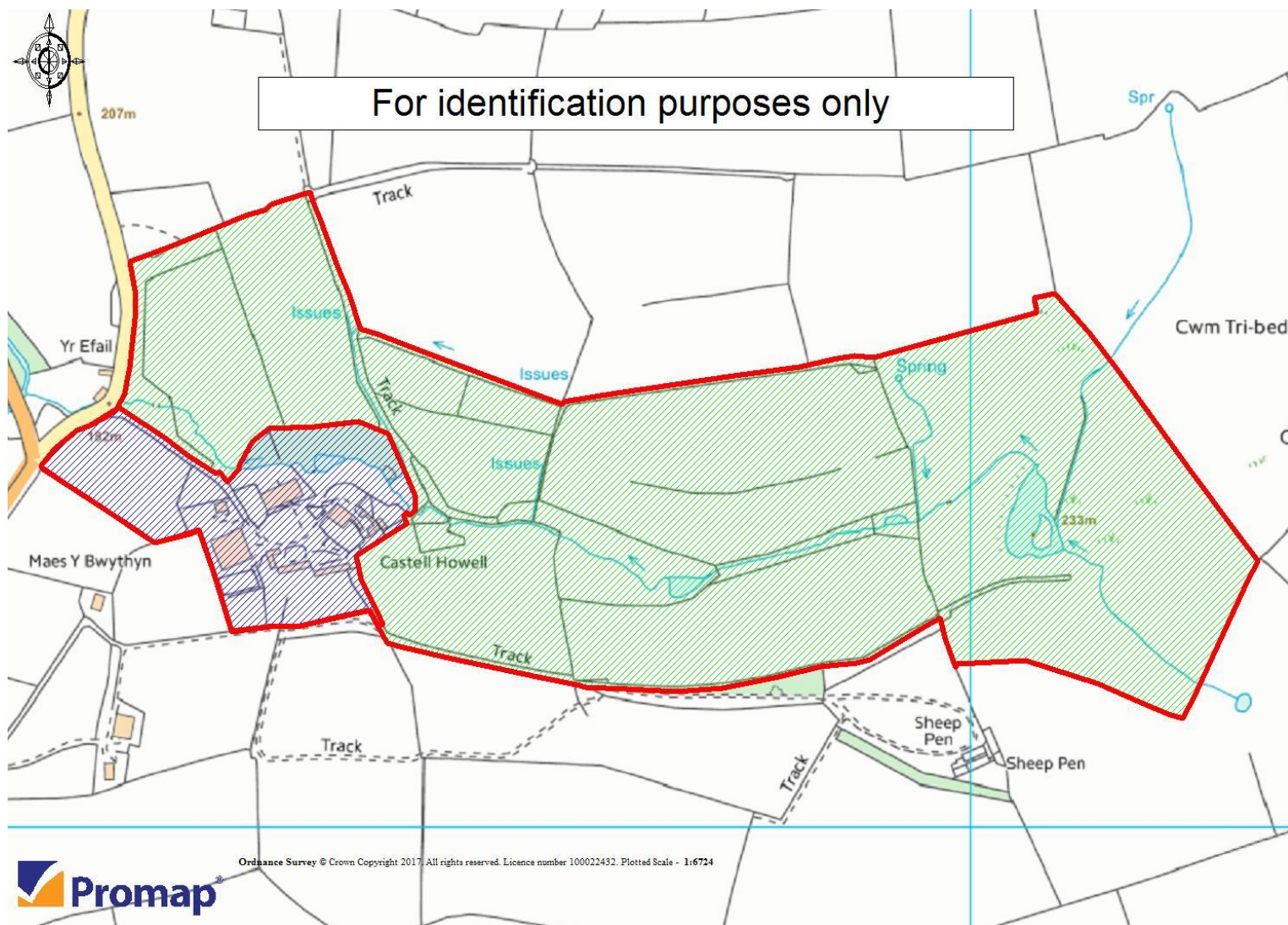
Trade fixtures, fittings, furniture and equipment will be included in the sale should the purchasers wish to purchase the property as a going concern.

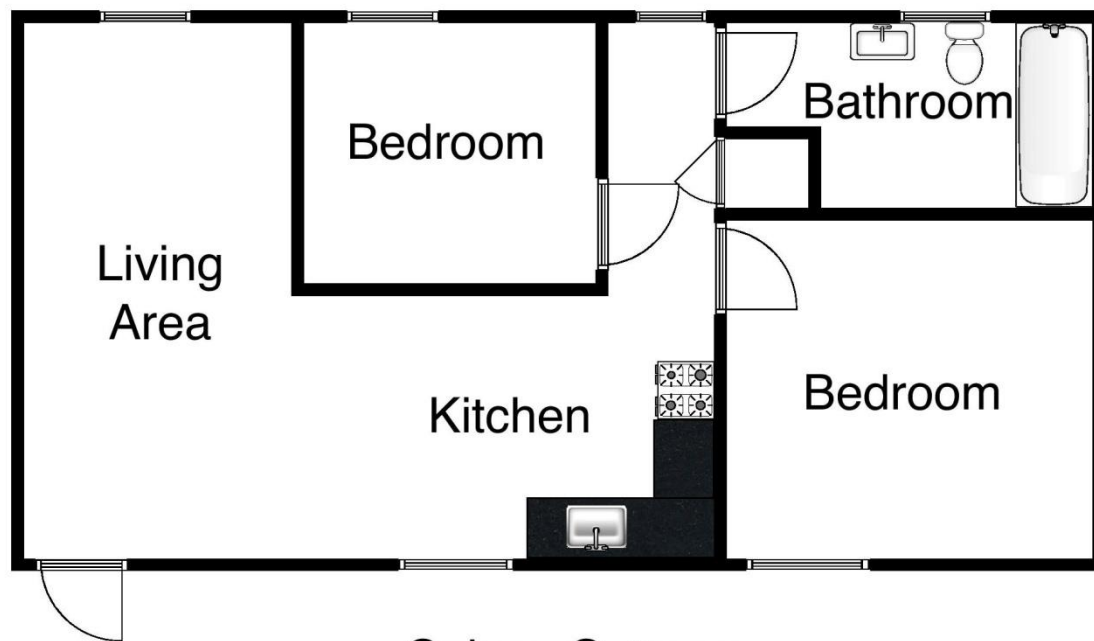
Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale or not. Please check with the Highways Department at the local County Council for the exact location of public footpaths/ bridleways.

Plans, Areas and Schedules

Any available plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied himself as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.





Calves Cottage



Cart House

Wool Clip

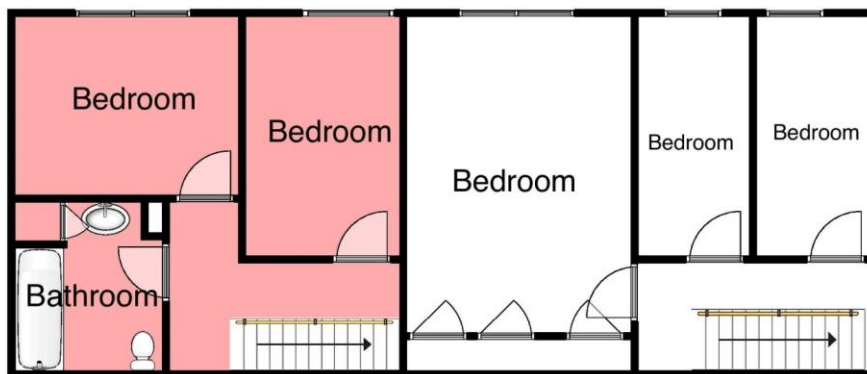
Waterwheel

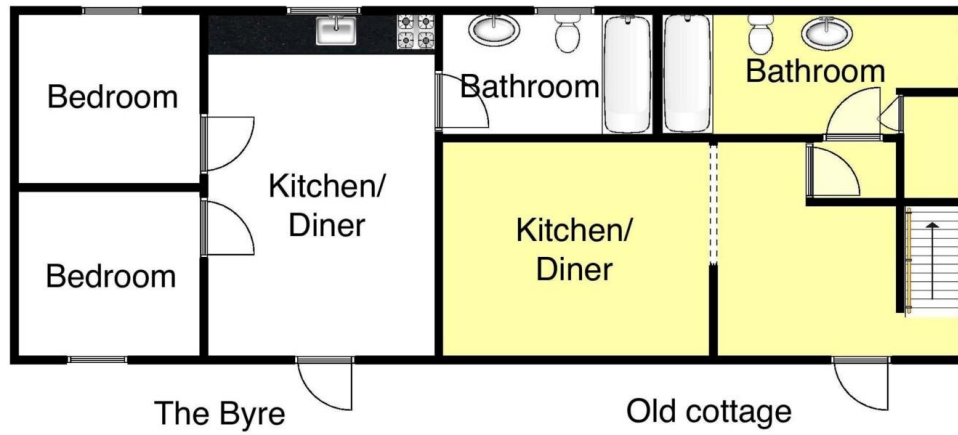


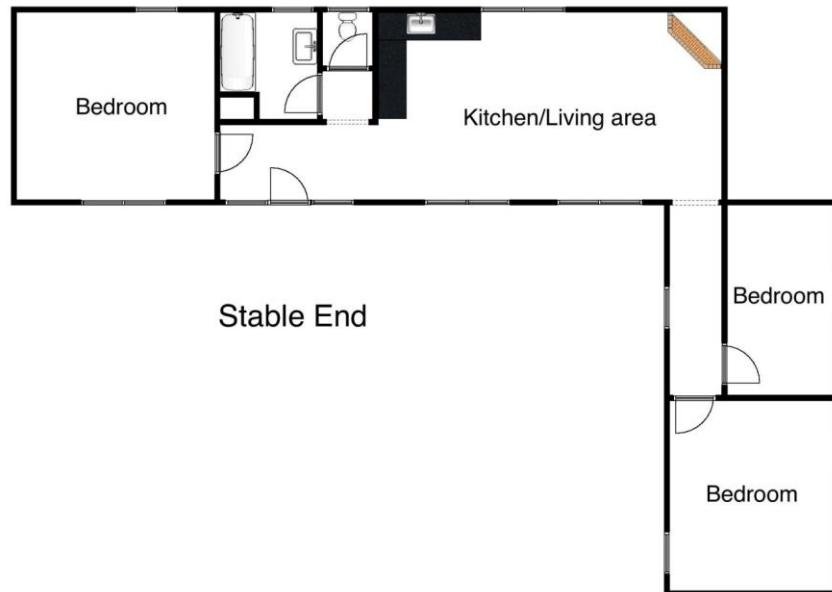
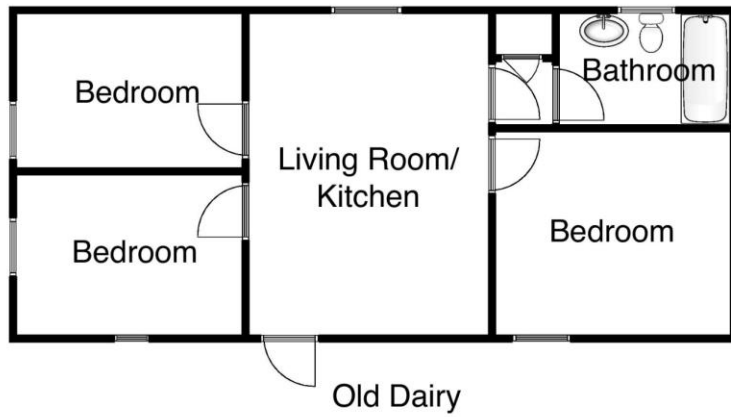


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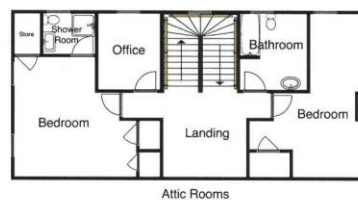
Shearers







Ground Floor: 2,130 sq/ft (198 sq/m)
First Floor: 2,022 sq/ft (188 sq/m)
Second Floor: 851 sq/ft (79 sq/m)
Total: 5,003 sq/ft (465 sq/m)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	72	36
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	36	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	