

FOR SALE

Colliers

Seiont Manor Hotel
Caernarfon, Gwynedd



Introduction *and Location*

Perched on the edge of Snowdonia National Park in the glorious Welsh countryside, Seiont Manor Hotel offers 28 guest bedrooms, conference and function facilities, indoor heated swimming pool. The hotel sits in 22 acres of rolling grounds, surrounded by farmland, lakes, and rivers, making it formally one of the most popular wedding venues in North Wales.

Seiont Manor hotel is situated on the edge of the Snowdonia National Park and would offer visitors an excellent base for exploring further into North Wales including Snowdon, Cader Idris and the magnificent Welsh coastline. In addition there are many popular local tourist attractions including Caernarfon Castle, Snowdon Mountain Railway, Welsh Highland Railway, Pili Palas nature world on Anglesey, Greenwood Forest Park, Plas Newydd

National Trust property home of the Marquess of Anglesey with spectacular views of Snowdonia, Tree Top Adventure Snowdonia, and Welsh Mountain Zoo.

Seiont Manor was originally built in the 18th Century as a working farmstead that has subsequently become established as a landed estate and Manor House which was the subject of considerable investment. We understand that the estate was acquired in 1986 by a private couple who developed the stone farm building and established Seiont Manor as a hotel. In subsequent years the hotel has seen many extensions and improvements and is presently closed but has been well maintained.

The current owners have sought to assist a new owner to take the property to the “next level” by seeking to obtain planning to reconfigure the hotel and add a lucrative holiday lodge development which would add a new dimension to the property and allow a new owner to recreate the hotel’s former renowned reputation as a destination hotel appealing to corporate and leisure guests throughout the year and one of the most popular wedding and banqueting venues in North Wales; particularly given its spectacular location.



High quality and formally extremely popular hotel environment with the potential to create a renowned hotel and lodge resort in North Wales



28 en suite guest bedrooms and suites



Extensive public areas including conference and banqueting facilities (100)



Indoor heated swimming pool



Set in around 22 acres with Fishing Rights on River Seiont



Significant development potential with planning consent recommended for approval for a further 33 letting bedrooms, leisure facilities and 39 holiday lodges

The *Property*

Seiont Manor is approached along a picturesque private driveway. From the car park the hotel is accessed through the entrance vestibule leading into Reception and lounge with staircases to upper and lower floors.

Public Areas

Lounge bar (10), Snug with fireplace (6), Library (12) leading through to a further lounge with feature open fireplace (20) and Conservatory (40). Llwyn y Brain Restaurant (45).

Conference and Banqueting Rooms

Llewelyn Suite (100) with bar and access to an enclosed garden. Reflections Suite (25), ideal meeting room or private dining.

Staff Accommodation

There is separate staff accommodation on the first floor providing 4 bedrooms, bathroom / W/C, and kitchenette.

Service Areas

Comprehensive commercial catering kitchen and ancillary areas. There is extensive storage and back of house areas including staff facilities. Administration offices to the rear of reception include accounts office, sales/marketing.





Letting *Bedrooms*

28 en suite guest bedrooms and suites arranged over two separate wings across two floors and comprise:

- 4 junior suites
- 2 executive bedrooms
- 2 four poster bedrooms
- 17 classic bedrooms
- 2 family bedrooms
- 1 accessible bedroom



Function Suite

Llewelyn Suite (100) with bar and access to an enclosed garden. Reflections Suite (25), ideal meeting room or private dining.



Leisure Facilities

The hotel offers membership with local residents also using the facilities, subject to a daily rate. There is an 11m indoor heated swimming pool, sauna, ladies & gents changing rooms and small gymnasium.



Manor House

The original Grade II Listed manor house is now disused but offers an excellent opportunity for a future owner to enhance the business with additional accommodation. Located adjacent to the main hotel off the main drive (shaded red on the rear page plan) the property benefits from planning Permission for 7 additional bedrooms and 4 meeting rooms.

The Gate House

Located at the entrance to the property along the main drive is an attractive gate house which is ideally suited for an entrance barrier / security office or even accommodation subject to the necessary consents.

External

The hotel is set in extensive grounds, a fishing lake with Fishing Rights on the River Seiont that flows through the grounds that extend to approximately 22 acres including farmland. There is substantial car parking for approximately 80 vehicles.

Services

The property is connected to mains water and electricity. LPG supplies the hotel and there is a private drainage system.



Planning *Permission*

A planning application has been recommended for approval by the Local Planning Authority (subject to conditions) for a wide range of additional facilities / remodelling of the current estate to allow the renowned asset to be enhanced into a first class resort style property which would rival the very best North Wales has to offer.

The planning process is largely complete with the Local Planning Authority delegating authority to the Senior Planning Officer the right to grant permission subject to conditions. Further details are available to seriously interested parties on request.

Hotel

The current planning application includes a hotel extension / remodelling for a further 33 letting bedrooms to take the total bedroom stock up to 61 letting bedrooms, additional leisure facilities and back of house areas, biomass plant and key staff accommodation block.

The high quality proposal seeks to enhance the existing property and includes improved and additional leisure facilities including new swimming pool and spa facilities including treatment rooms which would form a valuable asset to form a resort style asset.

The staff accommodation block would provide 11 letting bedrooms for temporary staff accommodation which is an important consideration in the present market.

Lodges

Extending over around 9 acres of the pleasant grounds extending down to the river, whilst still being screened from the hotel; the owners have included planning for 39 holiday lodges which would ideally compliment the hotel business and also enable the asset to take advantage of the burgeoning UK staycation trade.

It is planned the twin lodge pitches are for 12 month holiday use.



Images for Illustration Only



The *Business*

The hotel business is presently closed (since January 2020), the current owners having purchased the property from a previous lender. They made the decision not to re-open the hotel during the COVID period, instead opting to enhance the property offering in order for a new owner to take advantage of and regenerate the former mid-week corporate and mix of leisure business as well as the formally extremely popular function and wedding trade.

Licences

We are advised the hotel holds appropriate licences to operate a hotel business including several rooms approved for Civil Marriages.

Tenure

The property is held freehold by the owning company.

Price

Substantial offers invited for the entire shareholding in the owning company on a cash free debt free basis. Stock in addition at valuation.



Viewing

Strictly by appointment only to be made through the sole agents Colliers. No approach to be made to the property or members of staff.

Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

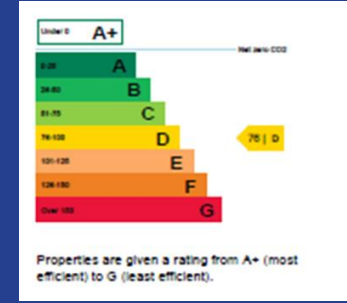
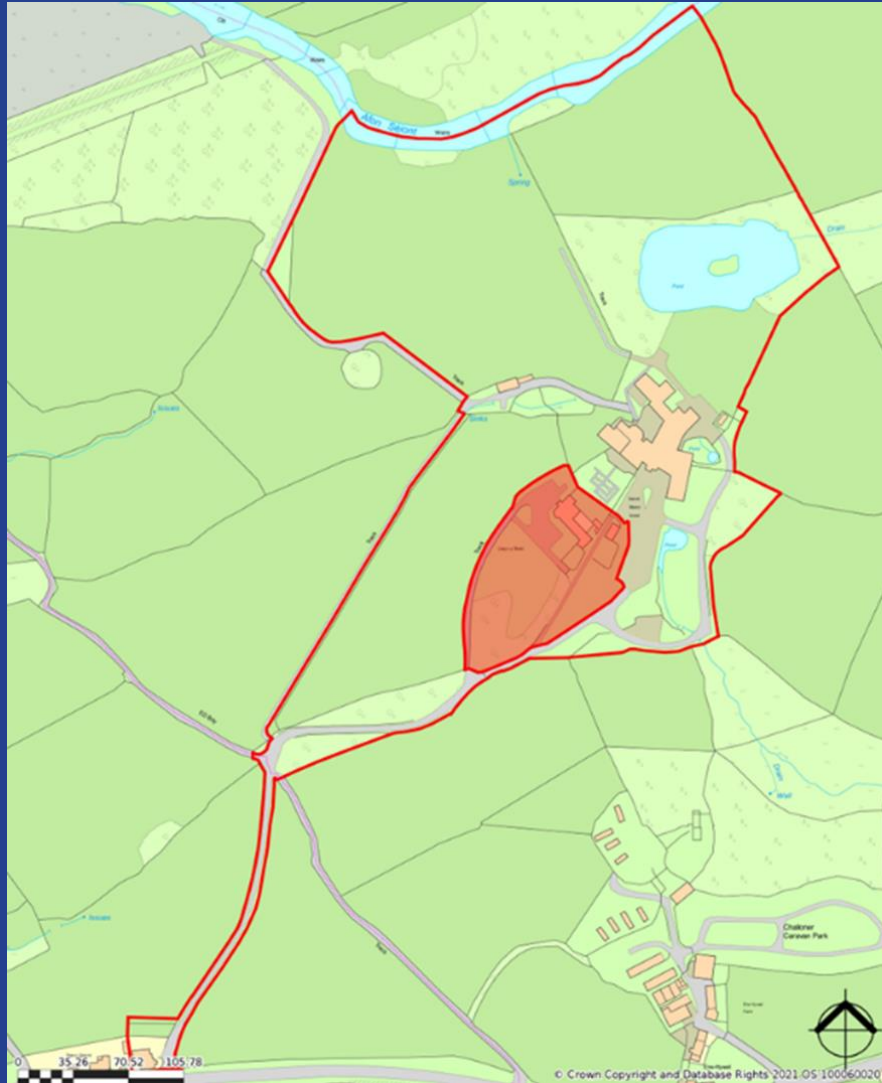
Finance

Colliers is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

Important Notice

Please note the images were taken when the hotel was trading and therefore are historic and may not be representative of the current situation.





Further Information

For further information or to arrange an inspection of the property, please contact:



Robert Smithson – Associate Director
 Tel: 07825 171652
 Email: robert.smithson@colliers.com

www.colliers.com/hotels



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