



The Oaklands Centre, Capel Garmon Road, Llanrwst LL26 0RB

FOR SALE
(POA)

Former outdoor education centre

0.98 Hectares
(2.42 Acres)

DESCRIPTION

The Oaklands Centre comprises a former outdoor education centre on a site of 0.98 Ha (2.42 Ac). The property includes the main building, used as the residential building with 6 multi occupancy bedrooms, including a number with en suite facilities, across ground and upper floors. The accommodation also provides kitchen and dining facilities. There is a newer extension to the side of the main building which provides further storage and accommodation for disabled guests. An additional training building is adjacent to the main building.

- ✓ Established outward bounds facility in Snowdonia
- ✓ Close proximity to ZipWorld and Gwydir Castle and Park
- ✓ Freehold
- ✓ Title number CYM5799372
- ✓ Low site coverage
- ✓ Opportunity for potential other uses (STPP)



LOCATION

The Oaklands Centre is situated in a rural location within the township of Llanrwst in North Wales and is accessed from Capel Garmon Road via A470. The property is located 2.5 miles North of Betws-y-Coed and 2.5 miles South of the market town of Llanrwst.

SITE DIMENSIONS

Total site size **0.98 hectares** **2.42 acres**

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

The vendor's legal costs are to be covered by the purchaser.

BUSINESS RATES

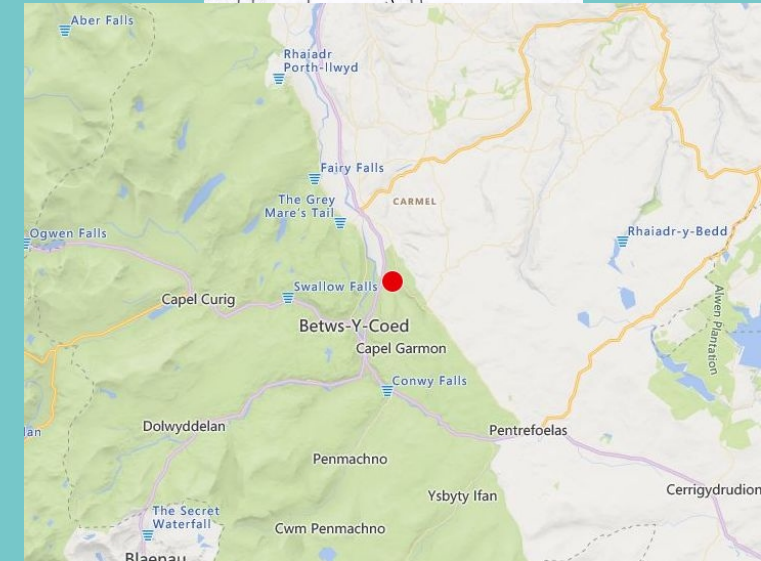
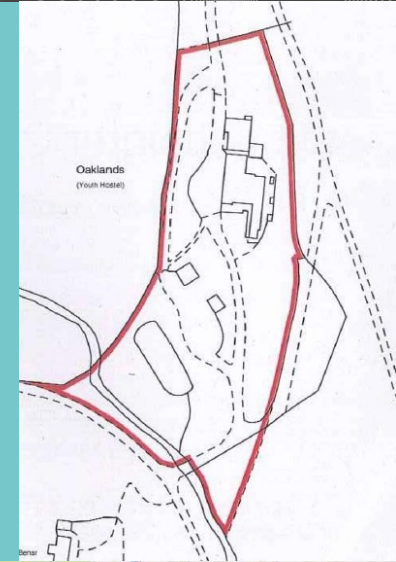
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Price upon application. SUBJECT TO CONTRACT.
In accordance with AML regulations, the purchaser is required to satisfy relevant checks prior to exchange of contracts.

EPC

The EPC rating for the property is D-91.
A copy of the EPC certificate is available upon request.



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. Regulated by RICS 20-Jun-2024

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Adam Robson
07990 527 356
arobson@lsh.co.uk

George Cohen
07711 392 811
gcohen@lsh.co.uk