



Oaklands Glamping and Treehouse

Welshpool, Powys

**Carter Jonas**

## Oaklands Glamping and Treehouse and Treehouse Llangyniew Welshpool SY21 9EJ

**Luxury holiday business comprising of a bespoke Treehouse and two Safari Tents located within the heart of Powys with outstanding far-reaching views.**

Oaklands Glamping and Treehouse offers luxury accommodation finished to an exquisite standard in a picturesque setting with outstanding panoramic views.

The Treehouse is of bespoke construction and offers an open plan living area and kitchen with a separate bedroom and bathroom. The Treehouse includes a generous decked area to the front and side which benefits from outstanding views. The two Safari Tents offer one double bedroom, separate bathroom and an open plan kitchen/dining/living area. The Safari Tents include a generous decked balcony area for guests to enjoy the picturesque setting.

Each property has the addition of a private spa area with a wood fired hot tub.

The site benefits from a substantial Store Building which includes the laundry and change over supplies.

In all, the grounds extend to circa 2.3 acres and offer scope for further development subject to obtaining the necessary planning consents.

For sale by private treaty as a whole.



### The Business

Oaklands Glamping and Treehouse is surrounded by picturesque countryside and has easy access to the Welsh Coast, Lake Vyrnwy and Snowdonia National Park which make it an ideal base to explore Mid Wales and beyond. The business was established in 2018 with the construction of Heartwood Treehouse and two Safari Tents, Bluebell and Foxglove. Together, they provide an established and profitable business with an average occupancy rate of 89% for Heartwood Treehouse and 54% for the Safari Tents.

There is scope for the new owner to boost promotion of the business through social media and other advertising platforms. It is anticipated that the potential turnover based on 80% occupancy could be in the region of £170,000 per annum.

The business is currently promoted through TikTok.com, Coolplaces.co.uk, Visitwales.com, Goglamping.net, Aroundaboutbritain.co.uk, coolstays.com, Instagram and the business website: [www.oaklandsglamping.co.uk](http://www.oaklandsglamping.co.uk)

Apart from the closure of the site for 2-3 weeks per year to allow for maintenance works, Heartwood Treehouse is open all year round and the Safari Tents are operational for 7 months of the year, although this could be extended.

The site is finished to an exceptionally high standard and has benefited from continuous investment and Improvement since opening in 2018. This includes the addition of an outdoor spa area and wood fired hot tubs in 2019 and 2020 in all three properties.

The site has been marketed for adults only with no pets to ensure that the properties retain their pristine condition.

There is potential to expand the site with additional accommodation, although this is subject to gaining the relevant planning consents.

Trading information can be provided to bona fide purchasers.

## Location

Oaklands Glamping and Treehouse is located in Llangyniew, circa 7 miles west of the market town Welshpool which has a range of shops including a bakery, pharmacy and supermarkets plus a hairdressers, art gallery, cafes, garden centre, schools, pubs and churches.

The property is within easy reach of a number of local popular tourist locations, as well as Snowdonia National Park and the coastal resorts of Barmouth, Aberdyfi and Harlech.

Local tourist attractions include Glansevern Hall, Powis Castle (National Trust), Mid Wales Airport, Welshpool Golf Club, Kerry Vale Vineyard, Montgomery Castle, Mid Wales Alpacas, Penycoed Riding Stables, Pistyll Rhaedr (Britain's tallest waterfall) Lake Vyrnwy and Llanfair Steam Railway.

The area is popular with walkers, canoeists, cyclists and fishermen.

There are a number of excellent eateries in the vicinity including the fine dining Michelin awarded restaurant Checkers in the picturesque historic town of Montgomery.

The property is easily accessible from the A458 and lies approximately 25 miles west of Shrewsbury, 73 miles from Birmingham, 87 miles from Manchester and 194 miles to London.

## The Treehouse

Heartwood Treehouse is constructed to full Building Regulations standard and received a LABC Completion Certificate in 2018. The Treehouse is constructed of a fully insulated timber frame structure attached to a foundation of oak pillars with galvanised brackets set in concrete. The Treehouse is clad in cedar and features a cedar and Douglas Fir decking with LED illuminated staircase.

Heartwood Treehouse provides a luxury retreat with outstanding panoramic views that can be enjoyed from inside the property and also from the private decking area.

Inside, the finish is exceptionally high with oiled engineered oak flooring, handcrafted woodwork and traditional ledge and brace doors.

The open plan fitted kitchen, dining and lounge area benefits from bi-fold doors leading onto the private terrace with views of the Welsh countryside.

There is a generous double bedroom with feature freestanding bath set under a picture window.

A separate shower room includes a countertop basin and walk in rain shower with high pressure hot water system.

The Treehouse benefits from underfloor heating, a woodburner, mains electricity and water.



## The Safari Tents

The Safari Tents, Bluebell and Foxglove were built in 2018 and provide a truly luxurious glamping experience. The tent structure was supplied by Clear Sky and is guaranteed storm proof force 10 with 100mm poles. The tents sit on a foundation of oak pillars attached to galvanised brackets set in concrete.

The Safari Tents each boast an open plan sitting/dining room with fitted kitchen and oiled engineered oak floor. The front of the Tent opens out onto a private decking area constructed of Douglas Fir and Cedar and boasts breathtaking views over the Welsh countryside. Internally there is a double bedroom and separate bathroom with a roll top bath.

They have insulated floors, high pressure hot water system, drainage, electricity and a log burning stove.

Each Safari Tent has been carefully positioned to protect the privacy of their occupants. Outside, both Bluebell and Foxglove have a private spa area consisting of a wood fired hot tub.

## Outside

The site has been carefully landscaped and includes woodland, grassed areas, native planting and a number of carefully positioned ornamental and native trees. The access track around the site is finished in stone and provides vehicular access to all three properties.

The Store Building is constructed on concrete foundations with block structure and timber Cedar cladding with a monopitch fibre glass roof. The building is fully insulated and connected to mains water and electricity.



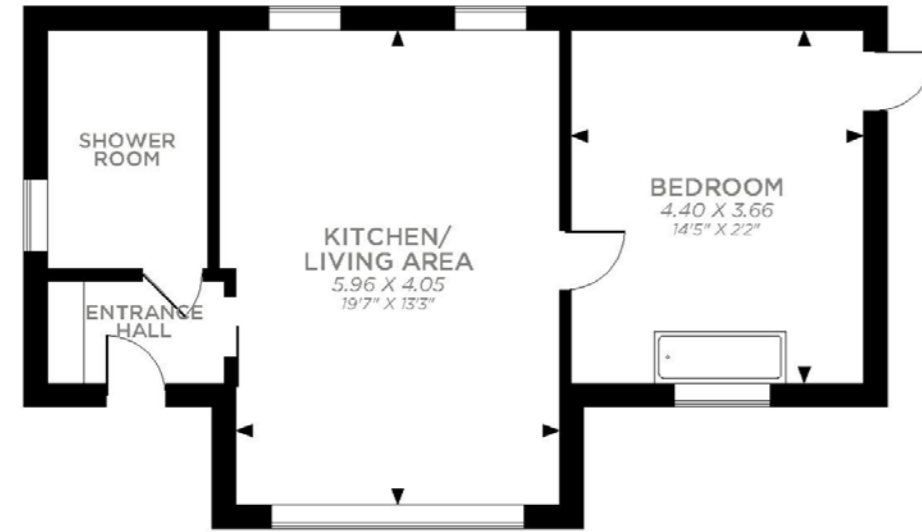
# Floor Plan

Oaklands Glamping  
and Treehouse  
Llangyniew  
Welshpool  
SY21 9EJ

Treehouse:  
554 Sq Ft / 51 Sq M

Safari Tent:  
410 Sq Ft / 38 Sq M

TREEHOUSE

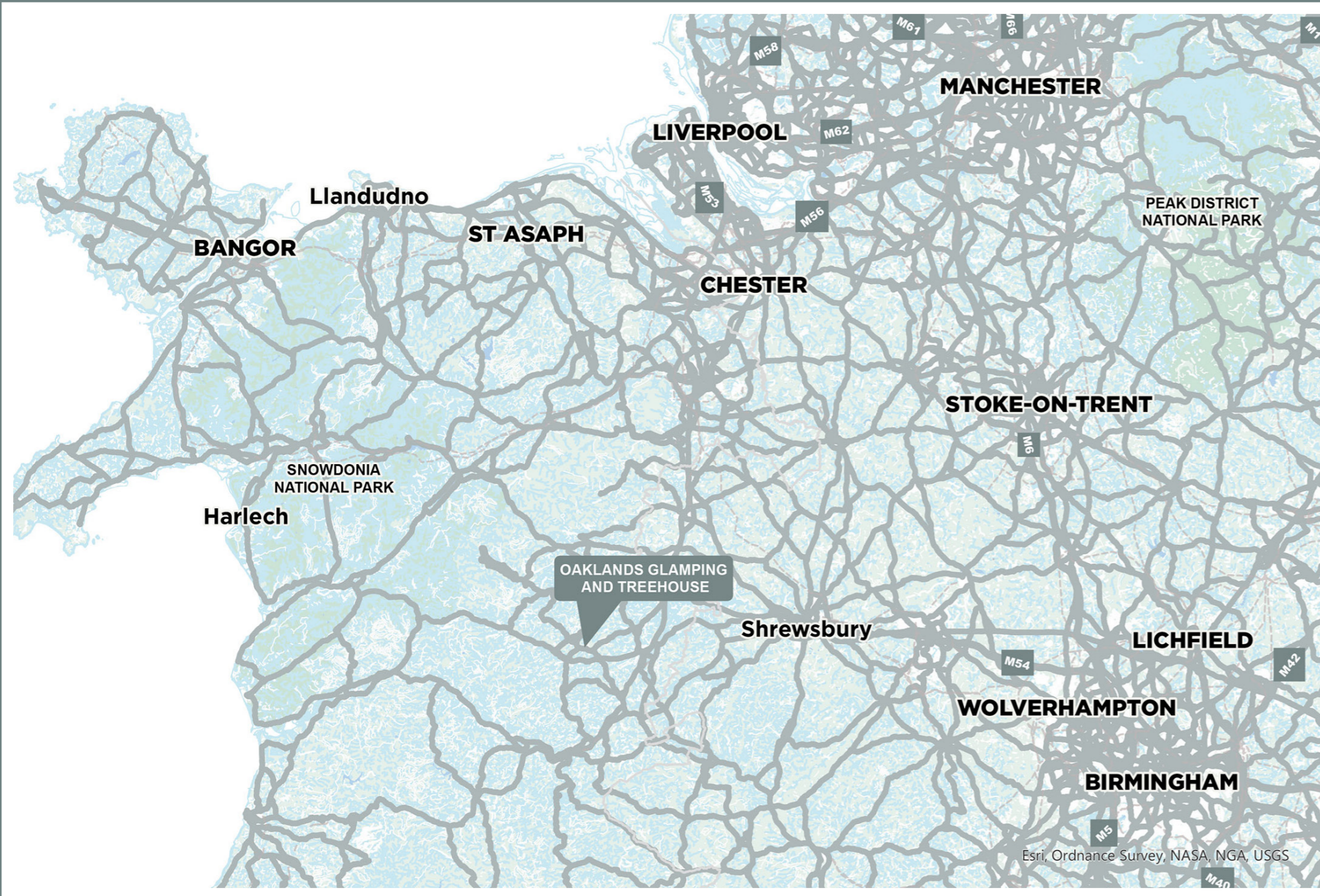


SAFARI TENT



For illustrative purposes only - not to scale.  
The position & size of doors, windows, appliances  
and other features are approximate only.





**Method of Sale**

The property is offered for sale by private treaty, inclusive of trade inventory to include furnishings, equipment, fixtures and fittings in relation to the business, excluding personal items, gardening equipment, computer and van.

**Tenure & Possession**

The freehold interest is being offered with vacant possession on completion.

**Planning**

Planning consent was granted under references P/2008/0681, P/2017/0055 and P/2017/0431. Full details are available on the Powys Council website.

**Services**

The property benefits from mains water, electricity and a Septic Tank.

**Wayleaves, Easements, & Rights of Way**

The property is sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these particulars or not. The property access at the bottom of the drive is shared with two others.

**Business Rates**

£2313.16 payable 2023-2024

**EPC Ratings**

Treehouse EPC Rating A  
Safari Tents are exempt from an EPC

**Local Authority**

Powys Council  
www.powys.gov.uk

**Viewings**

Strictly by appointment with agents Carter Jonas. No unaccompanied viewings due to guests being on site.

**Health and Safety**

Viewings to be undertaken at your own risk with no liability to Carter Jonas or the seller.



/// home.total.seriously





### Shrewsbury

01743 295444 | [shrewsbury.rural@carterjonas.co.uk](mailto:shrewsbury.rural@carterjonas.co.uk)  
01743 213261 | [charlene.sussums-lewis@carterjonas.co.uk](mailto:charlene.sussums-lewis@carterjonas.co.uk)  
Canon Court North, Abbey Lawn, Shrewsbury, SY2 5DE

### National Rural Agency

07880 084633 | [andrew.chandler@carterjonas.co.uk](mailto:andrew.chandler@carterjonas.co.uk)  
One Chapel Place, London W1G 0BG

### Important Information

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

[carterjonas.co.uk](http://carterjonas.co.uk)  
Offices throughout the UK



**Carter Jonas**

*Exclusive UK affiliate of*  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE