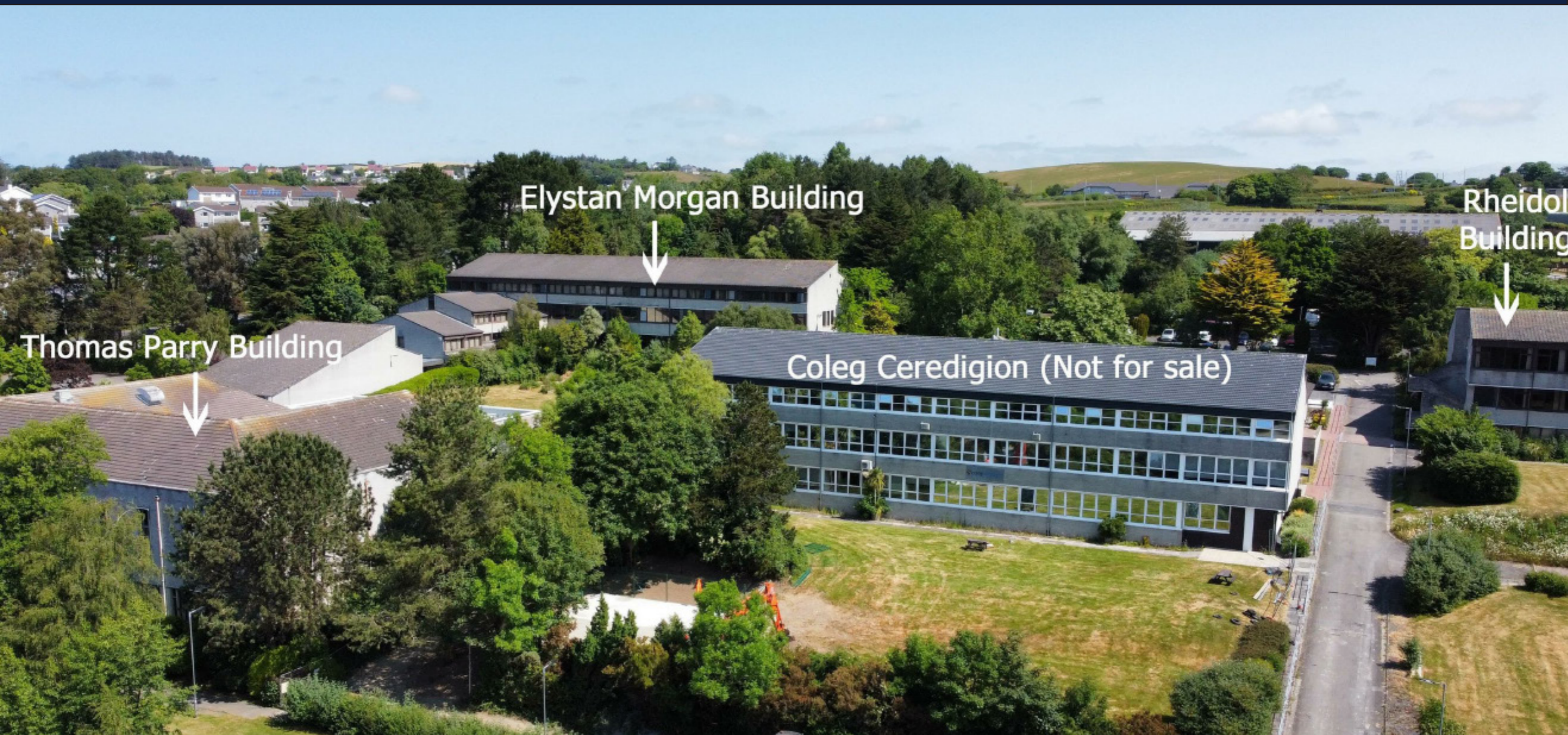


FOR SALE

Llanbadarn Campus,
Llanbadarn Fawr,
Aberystwyth Ceredigion,
SY23 3BP

Former Educational Campus for sale providing an opportunity for whole or partial redevelopment



LOCATION

The site enjoys an elevated location 2 miles or so inland from Aberystwyth town centre. Local amenities are available nearby at both Penparcau and Llanbadarn Fawr. There is a regular bus service to Primrose Hill and a railway station at Aberystwyth for ease of access to Machynlleth.

DESCRIPTION

Approached off Primrose Hill within 2 miles of Aberystwyth town centre, a university campus consisting of 4 primary buildings, auxiliary buildings and approximately 20 acres of land.

The educational buildings included in the sale include:

1. Elystan Morgan Building
2. Thomas Parry Building
3. Rheidol Building
4. Padarn Building
5. Auxilary Building



ELYSTAN MORGAN BUILDING

- This imposing building is located on the entrance of the campus and comprises of lecture theatre, administrative and learning offices, together with reception, former art room and toilet facilities
- We estimate the total area to be 31,000 sq. ft



THOMAS PARRY BUILDING

- Located to the south of the Elystan Morgan building. A former library until recently occupied as a NHS Covid vaccination centre.
- This two story building has an estimated floor area of approximately 36,500 sq.ft.



RHEIDOL BUILDING

- Located to the east of the campus and estimated to be over 34,000 sq. ft of floor area comprising of individual lecture offices and lecture theatres



PADARN BUILDING

- Situated near the Thomas Parry building, believed to be the former students union with accommodation.



AUXILIARY BUILDING

- Currently utilised by the ground maintenance department.
- There is also a further detached outbuilding and numerous greenhouses and garages included in the sale.



DETAILS

EXTERNALLY

Ample car parking, spaces, hard standing, lawn areas together with mature trees and shrubs.

PLANNING MATTERS

Prospective purchasers must make their own enquiries with regards to planning matters. The site is not on the candidate site register in the new 2018 to 2033 LDP.

Subject to planning the site may be suitable for residential development, tourist / leisure related enterprise, other uses within the public sector or for light industrial or other commercial ventures.

DIRECTIONS

From Aberystwyth take the A44 for trunk Road in land for approximately 1 mile. At the mini roundabout, proceed over the 1st roundabout and then take the 1st exit left at the 2nd roundabout to proceed up Primrose Hill and the entrance to the campus is on your right hand side near the bus stop.

ACCOMMODATION

Building	Sq. Ft
Elystan Morgan Building	31,000
Thomas Parry Building	36,500
Rheidol Building	34,000
Padarn Building	
Auxiliary Building	

TENURE

The property is freehold with a benefit of vacant possession (however, the successful buyer will be required to work with the University to develop a strategy for vacating the site). This strategy is likely to be broken into at least two phases, with the SE section of the campus (Rheidol, tractor shed, glass houses and outbuildings) available first and the remaining buildings (Elystan, Thomas Parry and Padarn)

PHOTOS



METHOD OF SALE

The campus is offered for sale by private treaty as a whole. The clients will consider offers for individual elements if it is in their interest to do so and if the sale of part will not jeopardise the sale of the remainder of the site.

Conditional offers within a strict time constraint will also be considered.

EPC

There are various assessments for different parts of the property. EPCs ranging from D-E (Further details available on request).

ANTI-MONEY LAUNDERING

As part of our obligations under the UK Money Laundering Regulations 2017, we will require any purchaser to provide proof of identity along with any other required documents.



CONTACT

Mark Siddons
02920 346333
mark.siddons@coark.com

Andrew Gardner
02920 346332
andrew.gardner@coark.com

