

Tresilian Wood

An unmissable business and lifestyle opportunity to acquire this unique and luxurious wooded hideaway on the Glamorgan Heritage Coast.



DIMLANDS ROAD
ST DONATS | CF61 1ZB



Highlights

- ▶ 7.5 acres on the Vale of Glamorgan Heritage Coastline
- ▶ Luxury accommodation (including Glamping and Lodges)
- ▶ Scope to develop the site further
- ▶ Valuable existing planning consent
- ▶ Beautiful private home
- ▶ Sea views and tranquil location



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Introduction

Acquiring the property in 2014, the owners took a remarkable 7.5-acre property located overlooking the wild Glamorgan Heritage Coast in South Wales, called it Tresilian Wood and created, with care and craft, a small number of lodges and cabins that would offer guests a stay of understated luxury in a calm and natural environment.

Originally an Arboretum, the land is planted with a selection of mature trees and shrubs, offering shade and sanctuary to all who stay seeking refuge, respite and relaxation.

The owners have backgrounds in bespoke building projects, corporate life and the arts respectively, and Tresilian Wood is a tangible culmination of their experiences and expertise. The property really does embody the Welsh term *cwtch*, a word for an affectionate hug, with the closest English translation meaning *safe place*, which seems just as appropriate.

There is considerable scope to build on the good work the vendors have started and develop the business in any number of directions, whilst also offering any new owner a chance to live in and further develop the beautiful family home set within the grounds.

The site comprises a range of individual accommodation types, including:

The Pavilion, a spacious open-plan apartment with two sleeping areas: **Bugail Hut**, a one bedroom shepherds hut: **Walden Lodge**, an amazing two bedroom lodge, as well as three charming **Cabans** which can each accommodate two guests with private outdoor kitchens and bathrooms. The site currently offers six letting accommodations and planning permissions are in place which allow for considerable expansion. Services have been installed around the site with a view to this potential further development of the business.



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Location

The site is idyllic, hidden yet accessible, the land overlooks the wild Glamorgan Heritage Coast in South Wales. The property is a short walk from the village of St Donats in the highly desirable Vale of Glamorgan, (directly adjacent to the Welsh Coast Path). The area, known as The Vale, is renowned for its affluence and is home to prestigious institutions like UWC Atlantic College.

The historic town of Llantwit Major, with its railway station providing hourly services for mainline trains to London, is less than two miles away.

There are several 14th Century pubs within walking distance via the Welsh Coast Path. The Vale also boasts numerous historic attractions and charming towns, including the market town of Cowbridge. Additionally, Tresilian wood is conveniently located just 25 minutes by car from the heart of Cardiff and 8.5 miles from Cardiff Airport, offering direct international flights with Qatar Airlines and many airlines serving European destinations. Several stunning beaches are also within easy reach. Notably, the site is only 11 miles from junction 33 of the M4.



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The Property



TRESILIAN WOOD IS LOCATED WITHIN A RING FENCED 7.5 ACRE BLOCK OF ITS OWN LAND, OF WHICH 2.5 ACRES ARE WOODLAND. ACCOMMODATION ON THE SITE COMPRISES THE FOLLOWING:

THE PAVILION

The Pavilion offers a truly luxurious stay, with its 5-meter window providing uninterrupted views of the Jurassic coastline. The tastefully designed space celebrates artisans' work and historic social antiques, immersing guests in nature and inspiring artwork. The high-ceiling pavilion features dark solid oak flooring, wooden cladding, and exquisite Welsh artisans' creations.

Primarily designed for couples, The Pavilion can sleep four guests, with a small twin room at the rear. It comprises an open-plan layout with a super king-size bed, dining and sitting, separate shower room, and a fully fitted kitchen.



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THE WALDEN LODGE

Walden Lodge is a hub of influences and inspiration from one continent to another, with art and craftwork whose subjects include Welsh migration, religion and poetry.

The spirit of the American transcendental movement and Thoreau's classic book *Walden* that reflects on simple living close to nature inspires the name and spirit of this lodge.

The interior evokes a feeling of New England with timber clad walls, solid oak and Welsh slate flooring. This fresh and natural look has gained recognition from the national press, including *The Guardian*, ranking it among the Top Ten Holiday Homes.

Walden sleeps 4, with two double bedrooms, one with an extra single bunk. The bright studio kitchen offers dining space for four and is fully equipped. The lodge has a large wood burner for cold weather, and its spacious bathroom features a large walk-in shower.

The uninterrupted view, when sitting on the balcony, stretches as far as the Quantock Hills across the channel.



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THE BUGAIL HUT

The Bugail Hut is nestled in a secluded arboretum beneath a plane tree. Large windows offer guests a connection to nature. The Bugail Hut is beautifully crafted with a spacious raised double bed, a woodburning stove with a separate kitchen annex, a charming bathroom and a terrace. Commissioned artworks decorate the walls and beautiful Welsh woollen blankets and cushions provide comforts of luxury and warmth. Guests can enjoy meals beside the burner or on the terrace with views across the meadow.



CABANS

There are three beautiful distinctive wooden Cabans amidst a landscape of trees, bushes, and wildflowers. The name *Caban* finds its roots in a Welsh word that historically referred to meeting places for Welsh miners. Today, these innovative, hand-crafted Cabans have garnered a prestigious Gold Award from the Welsh Tourist Board, signifying their exceptional quality.

Guests are enchanted by the unique and comforting spaces these Cabans offer, as well as the breath-taking views overlooking the striking coastline.

Each Caban provides ample space for relaxation, boasting its own terrace, a separate private bathroom, and a well-equipped kitchenette. The cosy ambiance is heightened by a wood burning stove, perfect for creating a warm and inviting atmosphere for guests. They are thoughtfully designed to ensure utmost comfort where nature meets luxury.



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PRIVATE HOUSE

The private home at Tresilian Wood is as equally stunning as the letting accommodation, offering its garden terrace with commanding views of the Jurassic coast and sea. With generous high ceilings and solid oak floors, this elegant home features a large double bedroom, a living room with a wood burner, a dining room, an office/bedroom, a bathroom, a fitted kitchen, a laundry room, and a separate WC.

Additionally, to the rear of the property is a substantial workshop that could easily be adapted to create additional bedrooms and bathrooms to suit family use subject to the appropriate consents. (The overall size of the home and workshop is 175 sq m).

SITE SERVICES

A detailed summary of the services supplied to each building is available in the data pack. The property has:

- ▶ Two septic tanks
- ▶ Mains electricity (3 phase) and water.
- ▶ Cabling, soil pipes and water supply laid ready for additional un-utilised planning
- ▶ Numerous sustainable initiatives such as solar panels and air source heat pumps are used on site.



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The Business

Full trading profit and loss accounts will be made available to seriously interested parties in the data pack which is available from the selling agents upon request.

The business is currently operated to suit the lifestyle and needs of the vendors and could be re positioned to suit either a family seeking a lifestyle business or a corporate operator looking to secure a site in a highly prestigious location.

PLANNING & SITE LICENSE

A full planning history for the site is available in the data pack. The site is open for 12 months per annum for all accommodation.

Currently there is unutilised planning in place for 30 camping pitches from April to October as well as an additional: 4 lodges, 3 Cabans and 1 shepherds hut.

A premises license for the retail of alcohol is also held, making the hosting of events a potential business diversification.

PRICE

Guide Price of £1,575,000 for the freehold property and business as a going concern.

TENURE

Freehold

INFORMATION/DATA PACK

Further property information including financial can be made available to seriously interested parties.

FINANCE

Colliers International 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.

TO VIEW

All appointments to view **must** be made through the vendors' agents who are acting with sole selling rights. Strictly no direct approaches to the park please



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