



**Blackthorn Farm,
Penrhos Feilw, Trearddur Bay, Holyhead, Anglesey, LL65 2LT**



**An exceptional opportunity to purchase a premium touring caravan and park with far reaching sea views on the Isle of Anglesey.
Additional income derived from 2 cottages and 3 apartments (all rented out) with scope to expand the business further.**

GUIDE PRICE: £2,350,000 (Freehold)

Ref: 4262/Chester

These sales details including boundary plans, dimensions and areas do not form part of any contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. For further information see the Property Misdescriptions Act 1991 & Misrepresentations Act 1967. Fox Leisure is the trading name of Fox Leisure (Exeter) Ltd. Registered in England No. 2664627. Registered Office: 56 Hough Green, Chester, CH4 8JQ.

SUMMARY

- Multi-faceted income stream business in a popular coastal location
- Well established touring park licensed for 39 touring caravans
- Developed and trading for 41 touring caravan & motorhome pitches
- 28-day camping field and amenity / recreational land
- Stunning owner's 3-bedroom accommodation
- 2 further 2-bedroom cottages, rented out on AST agreements
- Former B & B converted into 3 self-contained flats – rented on AST's
- Caravan Park trades between 1st March and 31st October
- Set within 17 acres close to the popular resort of Trearddur Bay

LOCATION

The property is accessed from Lon Isallt (B4545), 2 miles north-west of Trearddur Bay, on Anglesey, in an elevated rural setting with a south-westerly aspect overlooking the Irish Sea in an Area of Outstanding Natural Beauty.

The affluent holiday resort of Trearddur Bay is within 2 miles of the property and Holyhead, the largest town on the island and offering plenty of shopping amenities, is close by. Porth Dafarch beach, a sheltered sandy beach with blue flag status, is within ½ mile.

Anglesey is renowned for its lovely countryside, castles, sandy coves and traditional towns and villages and is one of North Wales's most popular holiday destinations due to its convenient access via the A55 & being within approx. 2 hour's drive of the major population centres in Northwest England, notably Liverpool and Manchester and their surrounding satellite towns and villages.



THE PARK

The property comprises an operational touring caravan park with approximately 41 pitches, a former bed and breakfast farmhouse which has been converted into 3 self-contained flats, 2 no. two-bedroom cottages and an impressive three-bedroom bedroom owner's house.

All touring pitches are fully serviced hardstanding's with electric hook-up points and there is a dedicated camping field for peak season. In addition, there is an amenity / games field and two fully enclosed dog walking areas.

The site has two shower blocks each with separate male and female facilities and both having a family bathroom offering wheelchair access with disabled facilities and separate pot wash areas. There is also an on-site laundry, a garage, two tool stores and a static caravan that is regularly rented out.

SERVICES

- Water:** Mains supply and included in the pitch fees
Electric: Mains; all pitches metered and billed bi-annually
Drainage: 3 x Septic tanks
Oil: South View cottage & the 3 self-contained flats
LPG: 2 Bulk tanks; 1 underground & 1 above ground. Gas to owner's accommodation and Seagull cottage and shower blocks

BUSINESS

At the time of our inspection there were 16 seasonal touring agreements in place. Seasonal pitch fees vary from pitch to pitch and range between £3,400 to £4,800 per season. Total income for the 16 seasonal tourers amounts to £79,306 inclusive of VAT.

Additional income is earned from short-term caravanning and camping and through the rentals of the 5 properties rented out. Income from the rentals as below: -

Seagull Cottage	£1,000 pcm	£12,000 pa
Southview	£1,200 pcm	£14,400 pa
Flat 1	£1,200 pcm	£14,400 pa
Flat 2	£1,350 pcm	£16,200 pa
Flat 3	£1,350 pcm	£16,200 pa
Total	£6,100 pcm	£73,200 pa



Therefore, the combined income from the 16 seasonal touring agreements and the 5 rental properties is approximately £139,288 per annum plus VAT. In addition to this is the casual touring income from the additional 25 touring pitches and the 28-day camping field. The business could be made more income generative through short term holiday lets / Airbnb type lettings and luxury glamping.

Accounts will be made available to interested parties after a formal viewing has taken place.

ENERGY PERFORMANCE CERTIFICATES

- Seagull Cottage D
Sandown Flat D
Pennant Flat D

The remaining EPC's are currently under production

FORMER FARMHOUSE

Previously, the farmhouse was used as a very popular Bed & Breakfast due to its proximity to the port at Holyhead. However, the current owner has decided to concentrate on a less management intensive business and has converted the building into 3 self-contained apartments each with two bedrooms, and all of which are currently rented out on AST agreements.

OWNERS ACCOMMODATION

The owner's house is situated between Seagull Cottage and the former B&B accommodation and is arranged over two levels. There is a large open plan living room with an impressive double height ceiling into the roof space with exposed timber paneled ceiling and timber roof trusses, a fully equipped modern kitchen with French doors, a utility room and two double bedrooms, one with an en-suite shower room and the other with an ensuite toilet. A modern feature staircase leads to the master bedroom with en-suite bathroom and fitted wardrobes and cupboards built into the eaves.



SOUTHVIEW COTTAGE

The property is single storey and comprises 2 bedrooms (1 double & 1 twin) with ensuite shower room, open plan kitchen/diner/living room and outside private seating area.



SEAGULL COTTAGE

This property is a single storey, 2-bedroom cottage comprising one double bedroom, one bunk bedroom and open plan kitchen/diner/lounge.



COUNCIL TAX

Blackthorn Farm – Band D

TENURE

The property is offered for sale FREEHOLD as a going concern with vacant possession on completion. An apportionment of the pitch fees will be made on completion of sale.

GUIDE PRICE

Offers in the region of £2.35 million.

VIEWING

Strictly by prior appointment through the vendors' sole agents: Fox Leisure. Contact Zoe Hughes 01244 679933 or zoe@foxleisure.co.uk

LOCATION: What3words ///expel.trianges.crumb

AGENTS NOTE

Under the Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.



CHARTERED SURVEYORS, VALUERS AND AGENTS TO THE CARAVAN PARK SECTOR



SITE PLAN

