



Llanbadarn Campus, Llanbadarn Fawr
Aberystwyth Ceredigion SY23 3BP

Guide price £4,000,000



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

Llanbadarn campus,
Llanbadarn Fawr
Aberystwyth.
Ceredigion
SY23 3BP

JOINT AGENTS

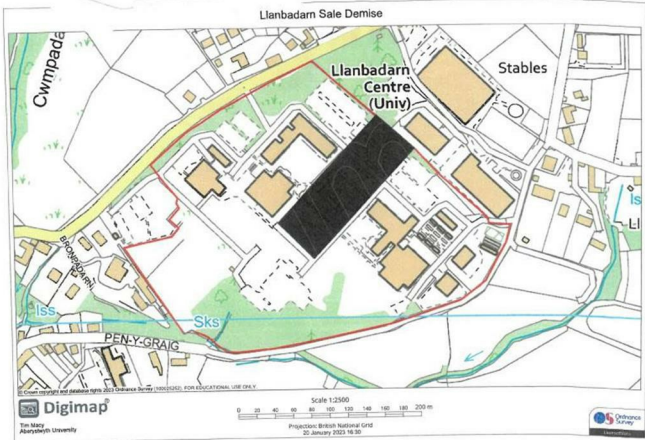


Cooke & Arkwright
<https://m.search-prop.com/llanbadarn-campus-llanbadarn-fawr-aberystwyth-ceredigion>

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02920 346333
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SITUATION
(OS grid reference SN60401 81208).
The site enjoys an elevated location some 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, Shrewsbury and beyond.

OS PLAN
A plan is included with the sale particulars for identification purposes only. Prospective purchasers will note that approximately 2 acres of land in the heart of the campus is in the ownership of College Ceredigion and is therefore excluded from the sale.



DESCRIPTION
The 20 acre (or thereabouts) site was developed in the 1960s and 1970s as the Welsh agricultural College, the student accommodation for WAC has since been demolished. The educational buildings included in the sale include the following:-

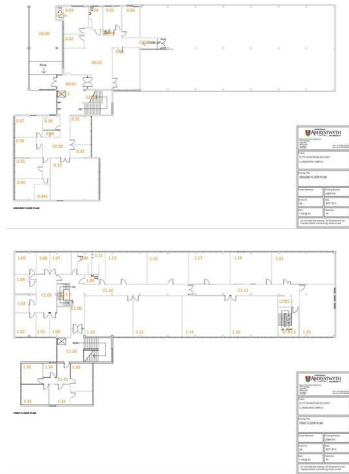
PARTICULARS OF SALE

ELYSTAN MORGAN BUILDING

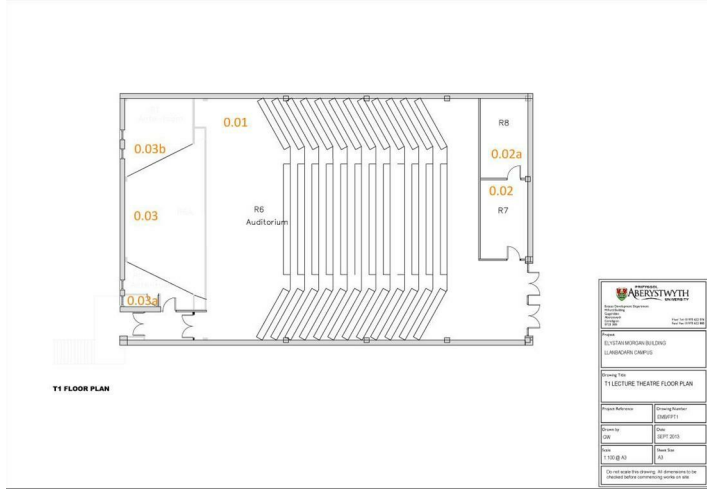


(See plan)
This imposing building is located on the entrance to the campus and comprises of lecture theatre, administrative and learning offices, together with reception, former art room and toilet facilities.

We estimate the total area to be 31,000 ft.². We attach floor plan to the particulars for identification purposes.

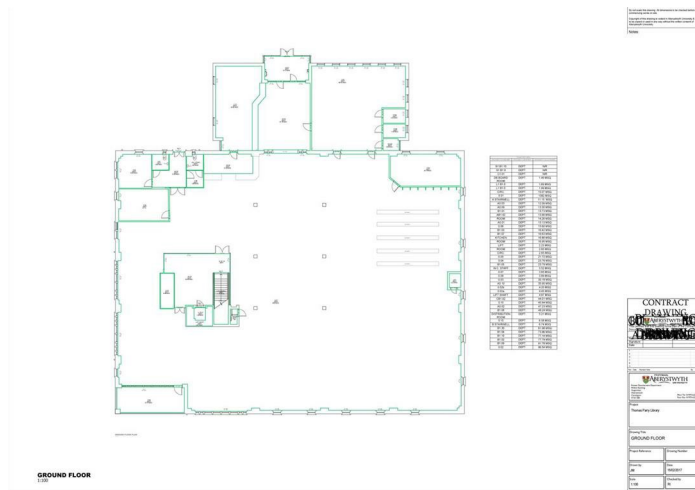


THOMAS PARRY BUILDING

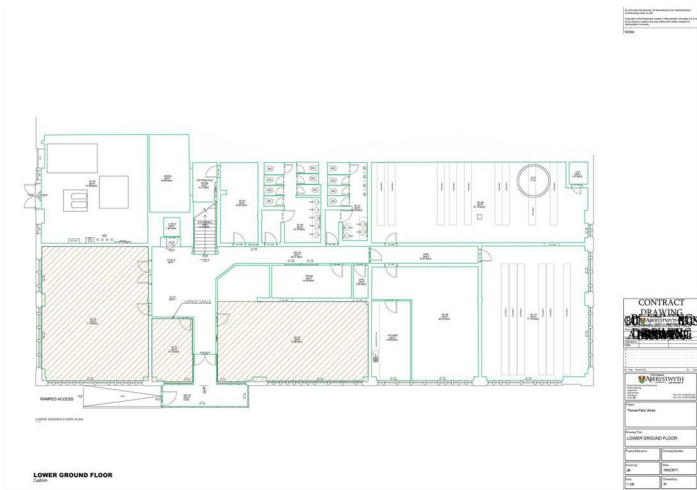


Located to the south of the Elystan Morgan building. A former library until recently occupied as a NHS Covid vaccination centre. This two story building has an estimated floor area of approximately 36,500 ft.². We attach floorplans for identification purposes.

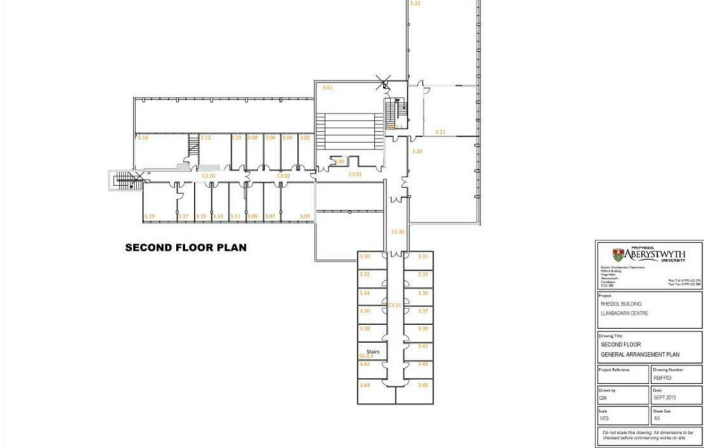
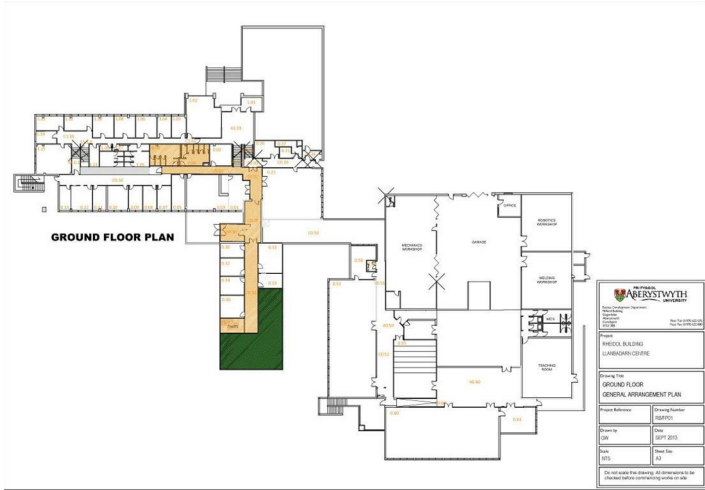
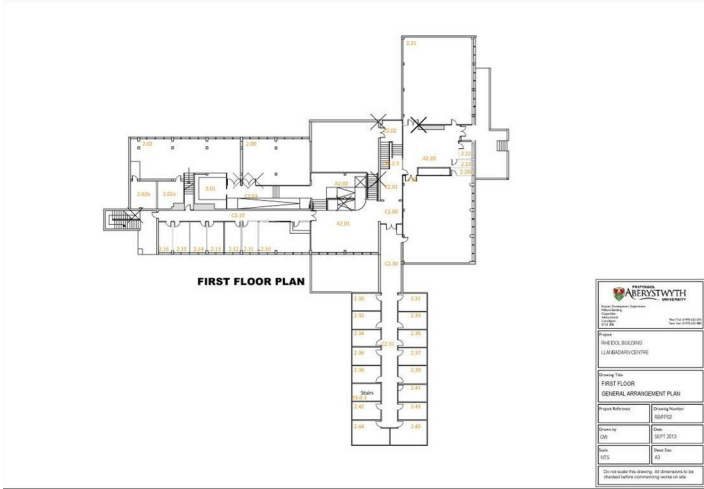




RHEIDOL BUILDING



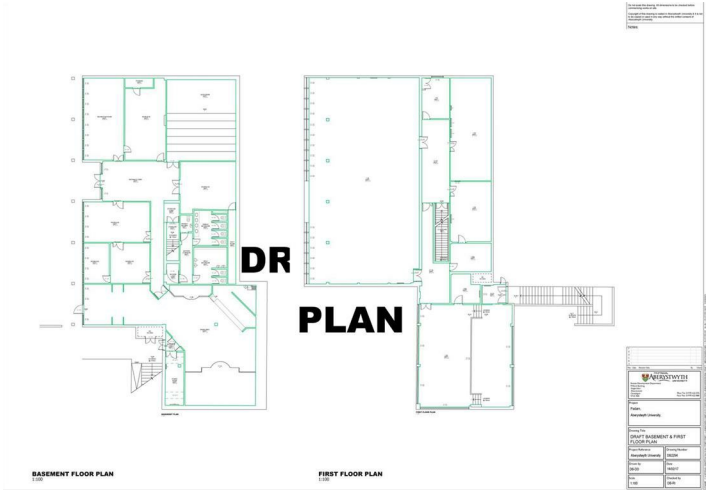
Located to the east of the campus and estimated to be have over 34,000 ft.² of floor area comprising of individual lecture offices and lecture theatres.



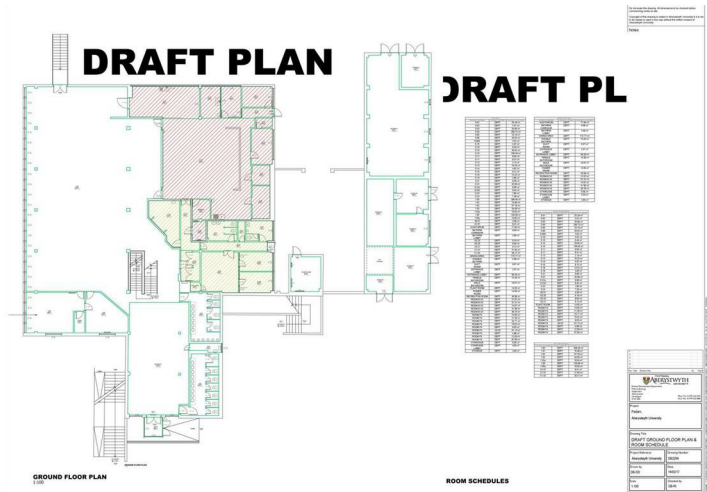
PADARN BUILDING



Situated near the Thomas Parry building, believe to be the former students union with accommodation highlighted on the attached floor plan .



AUXILIARY BUILDINGS



Currently utilised by the ground maintenance department. The layout is highlighted on the Rheidol building floor plan.

There is also a further detached outbuilding (see photograph) and numerous greenhouses and garages included in the sale.



jeopardise the sale of the remainder of the site.

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

PLEASE NOTE

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) becoming available 18-24 months after contract is agreed.

DIRECTIONS

(OS grid reference SN60401 81208) 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.

What three words – typical.crackled.constrain.



EXTERNALLY

Ample car parking, spaces, hard standing, lawned 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.

ASBESTOS REPORT/SURVEY

See attached (for main buildings only).

EPC

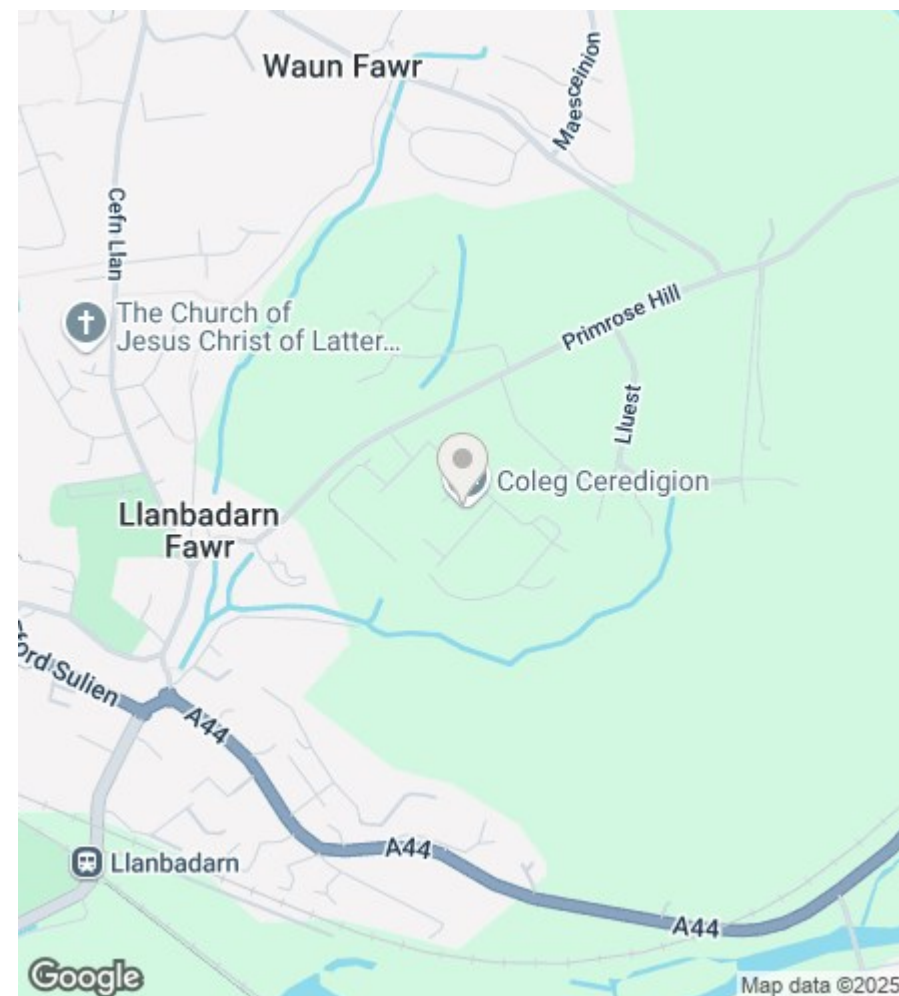
Please see attached.

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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