



Blackthorn Farm Ddraenan Ddu, Penrhos Feilw Holyhead, Isle of Anglesey LL65 2LT  
Freehold Detached £2,800,000

- Premium Touring Caravan Park With Additional Income Derived From Holiday Cottages, A Converted Bed And Breakfast And Camping Pitches.
- Stunning Owner's 3-Bedroom Accommodation, 2 Further 2-Bedroom Holiday Cottages, Rented Out, Former B & B Converted Into 3 Self-Contained Flats, Rented Out
- Set Within Approximately 17 Acres of Land
- Superb Panoramic Sea & Countryside Views Towards The Llyn Peninsula.
- Well Established Touring Park Licensed For 36 Touring Caravans
- Multi-Faceted Income Stream Business In A Popular Coastal Location
- Developed And Trading For 44 Touring Caravan & Motorhome Pitches
- Services Mains Electric, Mains Water, Septic Tank Drains, Central Heating Oil Fired & LPG

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## Property Summary

### LOCATION

The property occupies a picturesque coastal setting, close to numerous lovely beaches and the coastal resort of Trearddur Bay is in approx 2.5 miles distance. Holyhead town which offers an excellent range of out-of-town shopping including a mainline railway station and the terminus of the A55 Expressway both of which connect Holyhead with the North West network, and Holyhead port enjoys a regular ferry service to Ireland in approx. 2.5 miles distance. Blackthorn Farm sits on the North West coast of Anglesey beside the coastal path between Trearddur Bay with its stunning Blue Flag beaches and the more dramatic coastline of the RSBP centre at South Stack. An enchanting hamlet with just a cluster of houses yet so close all the amenities in Trearddur Bay and Holyhead and a short drive to the A55 Expressway.

An exceptional opportunity to purchase a premium touring caravan park with far reaching sea views on the Isle of Anglesey. Additional income derived from holiday cottages, a converted bed and breakfast and camping pitches.

- Multi-faceted income stream business in a popular coastal location
- Well established touring park licensed for 36 touring caravans
- Developed and trading for 44 touring caravan & motorhome pitches
  
- Stunning owner's 3-bedroom accommodation
- 2 further 2-bedroom holiday cottages, rented out
- Former B & B converted into 3 self-contained flats, rented out
- Incredible sea views over open countryside towards the Llyn Peninsula.

Trading season between 1st March and 31st October

Set within 17 acres close to the popular resort of Trearddur Bay

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### Directions

There are various routes to get to the property and this is just one. Come off the A55 Expressway at Junction 2 just before the terminus at Holyhead signposted for Penrhos Industrial Estate (proceed through the new industrial estate Parc Cybi) and take the 1st turning off the roundabout towards Holyhead Leisure Centre. Proceed to the next roundabout and turn left towards Trearddur Bay (B4545). Continue into Trearddur Bay village turning right at the bottom of the hill onto Lon Isallt adjacent to the football field. Follow this road around the coast and when you go down the steep hill you will see Porthdafarch Beach on the left-hand side followed by a road junction on the right. Continue up the hill and take the lane on the left-hand side & the entrance to Blackthorn Farm is on your left hand side which is opposite a converted chapel.

### Council Tax Band D

### Exact Location

what3words ///expel.triangles.crumb

<https://what3words.com/ways-to-use>

AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

### Note to Customers

Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed to engage the services of Mackenzie Jones Solicitors and a property transaction successfully completes, then Lucas Estate Agents will receive a referral fee of £120 inclusive of VAT. Lucas Estate Agents recommend clients/customers to use the financial services of FFP Solutions Ltd. With the consent of the client/customer, their details will be passed on to FFP Solutions Ltd to assist with their financial requirements. Should the client/customer proceed to engage the services of FFP and successfully purchase a product/service then Lucas Estate Agents will receive a referral fee of 50% of any commission earned by FFP Solutions Ltd

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**Energy Performance Asset Rating**

More energy efficient

**A+**

Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**73**

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

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Approximate total area<sup>①</sup>  
 3908.15 ft<sup>2</sup>  
 363.08 m<sup>2</sup>

Reduced headroom  
 1.59 ft<sup>2</sup>  
 0.15 m<sup>2</sup>

(1) Excluding balconies and terraces

② Reduced headroom (below 1.5m/4.92ft)

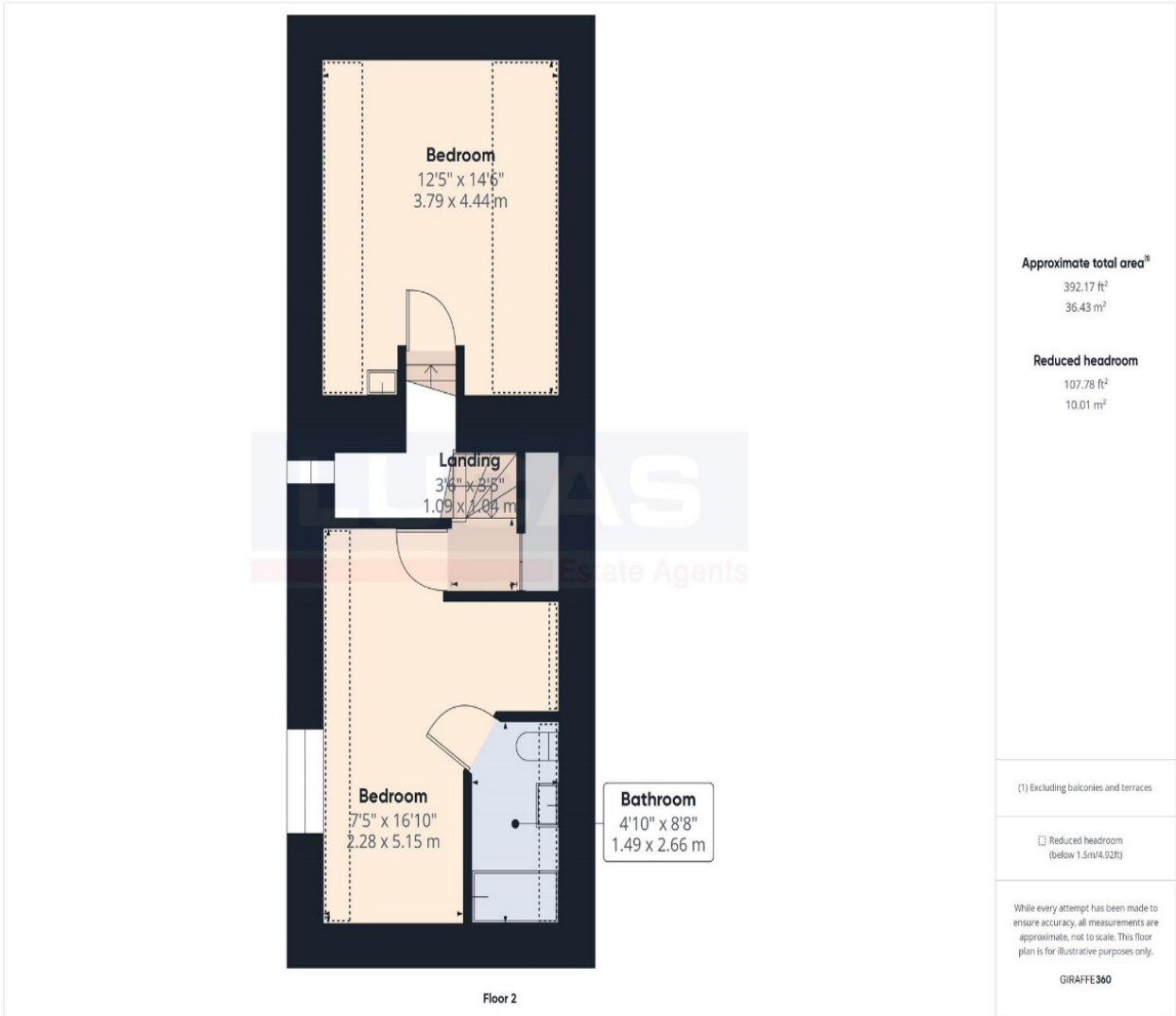
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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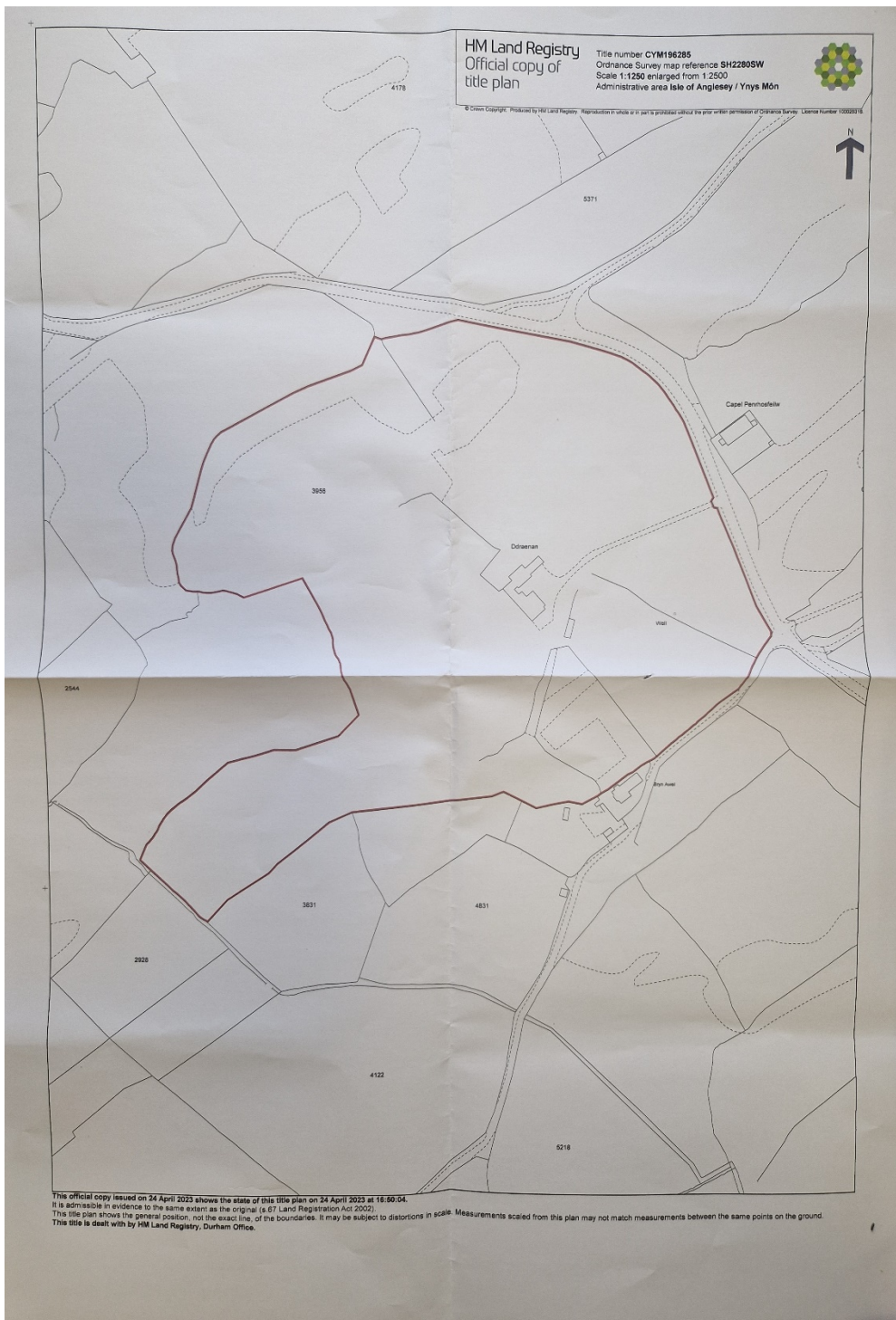


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