



Ymddiriedolaeth
Genedlaethol
National Trust

To Let – Caravan & Motorhome Site , Dolaucothi Estate Carmarthenshire, SA19 8US

To let by informal tender



An exciting, rare opportunity to rent Caravan and Motorhome Site

- Established Caravan & Motorhome business
- Located on Dolaucothi Estate
- Rare commercial opportunity
- 32 x Electric hook up pitches
- Tender application available on request
- Closing date 4pm on 27 August 2026

Book a Viewing/Enquire Tender Pack Contact: efa.jones@nationaltrust.org.uk

Cyfarwyddwr Cymru / Director for Wales: Lhosa Daly

www.nationaltrust.org.uk/tenants

www.nationaltrust.org.uk/rightmove

Registered office:
Heelis, Kemble Drive, Swindon
Wiltshire SN2 2NA
Registered charity number 205846

The National Trust

The National Trust is Europe's leading conservation charity, and is committed to preserving special places for ever, for everyone. The Trust depends on the income it generates from its rental properties, and it could not deliver its core objectives without the support of its thousands of visitors, tenants, volunteers and partners.

The Location & Directions

The Dolaucothi Caravan & Motorhome Park is set within the National Trust's historic Dolaucothi Estate in Carmarthenshire, West Wales, positioned in the picturesque Cothi Valley within the village of Pumsaint, approximately one mile north-west of the village of Caio and between Llandovery and Lampeter. The site enjoys a peaceful rural setting surrounded by rolling countryside, woodland and upland farmland, with direct access from the A482 and within easy walking distance of the renowned Dolaucothi Gold Mines.

The property is located approximately 25 miles north of Carmarthen and around 35–40 miles from the M4 motorway (Junction 49 at Pont Abraham). The property is conveniently accessed from the A482, which runs between Llandovery and Lampeter. From the A482, once you have entered the village of Pumsaint, turn right sign posted Dolaucothi Gold Mines. The caravan and motorhome park entrance is located on the left hand side opposite the entrance to the Gold Mines car park. The postcode is SA19 8US will direct you to the property. For precise navigation , use What3Words [///pancakes.sensibly.bookmark](https://www.what3words.com/pancakes.sensibly.bookmark).

The Property

The Dolaucothi Caravan & Motorhome Park presents a rare opportunity to operate a well-established touring site set within an exceptional National Trust estate of approximately 2,500 acres. The park enjoys a desirable rural location close to the renowned Dolaucothi Gold Mines, attracting a steady flow of visitors and benefiting from the estate's popularity, which draws over 7,000 visitors annually.

The Opportunity – Caravan and Motorhome Site

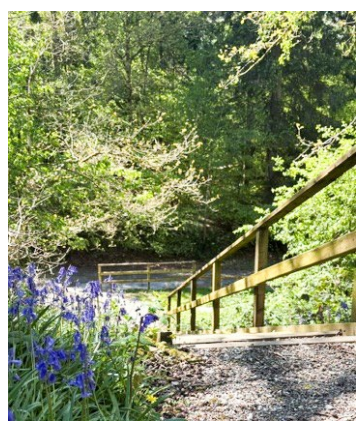
We are seeking an operator with vision and enthusiasm to build on the park's established appeal and deliver a welcoming, well-managed destination that reflects the special character of the estate. The site currently provides 32 caravan pitches, all with electric hook-up, together with a dedicated warden's pitch adjacent to the site office. This arrangement has previously supported on-site management, with the benefit of a nearby kitchenette and bathroom.

Dolaucothi already attracts a broad audience of visitors drawn to the Gold Mines, extensive walking network and tranquil rural setting. In addition to this, the site has been trading as a popular caravan & motorhome site for over 30 years.

Therefore, this presents a strong foundation for a sustainable tourism business, with consistent seasonal demand and opportunities for the right operator to shape and evolve the offer over time. Any future changes or enhancements to the operation would be subject to the necessary consents, allowing an incoming tenant flexibility to bring their own ideas and approach while working in partnership.

Property Description

<u>Buildings</u>	
Reception Office (4.84m x 2.34m)	Comprises a timber-framed building, set beneath a felted roof and accessed via a timber entrance door, leading into a practical office space with hard flooring, double-glazed window to the side elevation and ample room for a desk. The space is equipped with multiple power sockets, lights, consumer unit and a BT connection point. To the rear is a kitchenette area fitted with a stainless steel sink with hot and cold water, together with space for a fridge and washing machine. a
Wardens Facilities (2.86m x 1.97m)	Attached to the reception is a manager's bathroom facility measuring approximately 2.86m x 1.97m, benefiting from WC, wash hand basin, and bath with shower over. The space also incorporates an extractor fan and houses the site boiler. Adjacent to the office building is a dedicated warden's pitch, enclosed by post and rail fencing to create clear separation, and laid to hardstanding.

Storage Shed (6.06m x 3.04m)	A timber-framed storage shed is situated at the North East of the site which sits on a concrete hardstanding base. The building benefits from both electricity and water connections and has historically been used for general maintenance and site storage. 
<u>Pitches</u>	
<u>The pitches</u>	The site is laid out for caravans and motorhomes only (no tent camping permitted) and extends to a total of 32 electric hook-up pitches, each with individual trip switches. These comprise a mix of 7 hardstanding pitches and 25 grass pitches. The site is arranged over two levels (upper and lower tiers), providing a visually appealing and well-separated layout. Each level benefits from: • Two drinking water points • Two chemical waste disposal and grey water points Please note that there are no toilet and showering facilities. The site operates on a self-sufficient basis.  
<u>Services</u>	The property benefits from mains electricity, water and drainage via private septic tank system (sealed onion tank type).
<u>Outgoings</u>	The tenant is responsible for outgoing including business rates, electricity, water, heating and all other outgoing relating to the property including general, local or parliamentary taxes relating to the property. Local Authority: Carmarthen County Council

Applicant Requirements

The National Trust is seeking an enthusiastic and customer-focused operator who can deliver a high-quality visitor experience for touring caravan and motorhome guests. The successful tenant will be expected to maintain the park to a high standard, provide excellent customer service, and actively promote the business to existing and new visitor markets. The National Trust will be able to support the tenant through its established marketing channels and

visitor network.

The chosen operator will be required to enter into a tenancy agreement based on the terms set out in these particulars and tender form. The successful applicant will be responsible for the day-to-day management, operation and maintenance of the caravan and motorhome park, including guest reception, bookings, customer care and site presentation.

If you have a strong vision for the future of this unique tourism business and can demonstrate the skills and experience required to operate a successful caravan and motorhome park, we would be delighted to hear from you.

Applicants will be required to demonstrate the following skills, experience and proposals as part of their application:

- Relevant experience in operating a campsite, caravan park, motorhome park, or similar tourism or hospitality business.
- Experience in managing staff and delivering consistently high standards of customer service.
- A clear and realistic business plan outlining their approach to operating and developing the site.
- A sound understanding of relevant regulatory requirements, including health and safety, environmental management and compliance obligations.
- A commitment to maintaining high operational standards, promoting sustainability, and supporting the National Trust's values and objectives.
- The ability to market and promote the business effectively to maximise occupancy and visitor satisfaction.
- Two satisfactory references from previous business, employment or professional contacts.

The National Trust welcomes applications from experienced operators who can demonstrate a strong vision for the future of the Dolaucothi Caravan & Motorhome Park and a commitment to delivering an exceptional visitor experience within this unique historic setting.

Tenancy

<u>Term</u>	The property is available to let under the Landlord and Tenant Act 1954 for an initial term of 5 years on a contracting out basis and non-assignable basis. An opportunity to renew the lease will be available following a review at the end of the term. Tenancy is expected to commence as soon as possible.
<u>Use</u>	The property will be used for the purpose of a Caravan and Motorhome site.
<u>Opening Dates and Times:</u>	1 st April (or dependant on Easter) to end of 31 st October. (Minimum opening times to match Dolaucothi Goldmines).
<u>Rent</u>	Tenders are invited on a £ per annum basis. The rent is to be payable by Direct Debit monthly in advance with the first payment being made on or prior to commencement of the lease.

<u>Rent Reviews</u>	To be undertaken every two years with the possible introduction of linking percentage of gross annual turnover (plus VAT).
<u>Break Clause</u>	Exercisable every two years either Landlord or tenant giving 6 months written notice.
<u>Deposit</u>	The tenant will not be required to provide a deposit.
<u>Insurance</u>	The National Trust will be responsible for insuring the building but the Tenant will be responsible for insuring the contents. The Tenant(s) should provide certificate of Public Liability Insurance of £10,000,000 and Employers Liability Insurance of £10,000,000 if they are not a start-up.
<u>Repairing Responsibilities</u>	The Trust will be responsible for repairs to the structure, exterior of the building, installations for the supply of services, external decoration. The Tenant will be responsible for both wooden buildings, internal repairs, the cost of servicing appliances and decoration providing prior written consent from the Landlord has been obtained.
<u>Sub-letting</u>	There will be no right to assign, sub-let or part with possession for the whole or any part of the premises.

<u>Viewing information</u>	Viewing is strictly by appointment only. Please email efa.jones@nationaltrust.org.uk to book a viewing.
<u>How to apply</u>	Tender applications will be available by request on the viewing day. Deadline: 4pm on Thursday 27th August 2026 Please mark your application with the subject line: “CARAVAN & MOTORHOME SITE TENDER APPLICATION PRIVATE AND CONFIDENTIAL APPLICANT NAME(S)” and sent to efa.jones@nationaltrust.org.uk All applications must be submitted on the prescribed application forms provided on or after the viewing day. The Trust will not accept tenders from any applicants who have not visited the Carvan and Motorhome Site. The tender form must bear the applicant's signature, certifying that the information given is correct. Either scanned or electronic signatures are acceptable. Applicants must complete the application form in full. Prospective tenant(s) should include sufficient information and evidence of the requirements listed within the tender form. All tenders must be a specific sum (range sums will not be accepted). VAT

	will be charged on the tendered rent fee. The National Trust reserves the right not to accept the highest or indeed any tender.
<u>Selection Process</u>	All applications received on or before the tender deadline will be considered and a shortlist prepared. Shortlisting will be based upon the tender submissions and applicants will be notified either by telephone and/or writing. Those shortlisted will be asked to attend an interview on a date to be confirmed. The shortlisted applicants are expected to bring with them an example menu along with a sample food selection for the panel to taste. Following the initial interviews, it may be necessary to draw up a further shortlist for secondary interviews including a visit to prospective tenant's current business (if any). The successful candidate will be offered the tenancy of Caravan and Motorhome site following the interview process and subject to references and credit checks with a view of occupation ASAP. For further information about being a National Trust tenant, visit www.nationaltrust.org.uk/tenants
<u>GDPR</u>	Our full Privacy Policy can be found online at https://www.nationaltrust.org.uk/features/privacy-policy As a Tenant of the National Trust, we will use your personal information to fulfil our contract with you. This may include, but is not limited to, sending you rental invoices, tenant and landlord correspondence, and contacting you with information about issues or activities relating to your lease. We will not pass your details to third parties except where you have provided explicit consent or where we need to do so in order to fulfil our legal or landlord responsibilities, for example if we need to send your address or contact details to a maintenance contractor so they can carry out repairs, or where we are required to liaise with Business Rates departments or Utilities companies at the beginning or end of a Tenancy.
<u>Disclaimer</u>	These Particulars are set out as a general outline only for guidance of interested parties and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith and are believed to be correct. Nevertheless, any intending tenant should not rely on them as statements or representations of fact and must satisfy him / herself by personal inspection or otherwise of the correctness of each item. No responsibility can be accepted for any expense incurred by the intending Lessees in inspecting the property and preparing submissions, irrespective or whether it is let or withdrawn.