



# Ye Wells Hotel

*Spa Road East  
Llandrindod Wells  
LD1 5ES*

*Freehold: Offers Invited*

Ref: 3440705



## KEY HIGHLIGHTS

- Iconic detached landmark building
- Redevelopment opportunity
- Rarely available
- Desirable location
- Available on a freehold or leasehold basis
- Wide-ranging alternative use and redevelopment potential (STPP)

## LOCATION

Llandrindod Wells is a well-established spa town and the administrative centre of Powys, benefitting from year-round demand driven by tourism, public sector occupation, and regional commerce. The town is home to a number of notable hospitality assets, with the Metropole Hotel acting as one of Mid Wales' principal conference, leisure, and accommodation destinations.

The property occupies a central town-centre location. The surrounding area benefits from good road access via the A483, rail connections, and a full range of local amenities, reinforcing the property's suitability for a wide range of occupiers and users.

## DESCRIPTION

The Former Ye Wells Hotel is an impressive detached property arranged over six floors, extending to approximately 4,608 sq m (GIA).

The building most recently traded as a college and is now vacant. While refurbishment and upgrading are required, the scale and configuration of the property provide a highly versatile layout.

Externally, the site benefits from parking for approximately 15 vehicles, two roof terraces, and a garden area, all of which enhance its appeal and potential end use.

The property is not listed, offering enhanced flexibility for reconfiguration, redevelopment, and structural alterations, subject to planning.



## THE OPPORTUNITY

This property represents a compelling opportunity for hotel operators, investors, and developers seeking to secure a substantial asset in a proven hospitality location.

Beyond hospitality, the building's size and unlisted status support a wide range of alternative use scenarios, including education, healthcare, residential conversion, retail or mixed-use redevelopment, subject to planning. The vendor is open to a sale, subject to planning permission, and it is anticipated that alternative uses would be favourably considered.







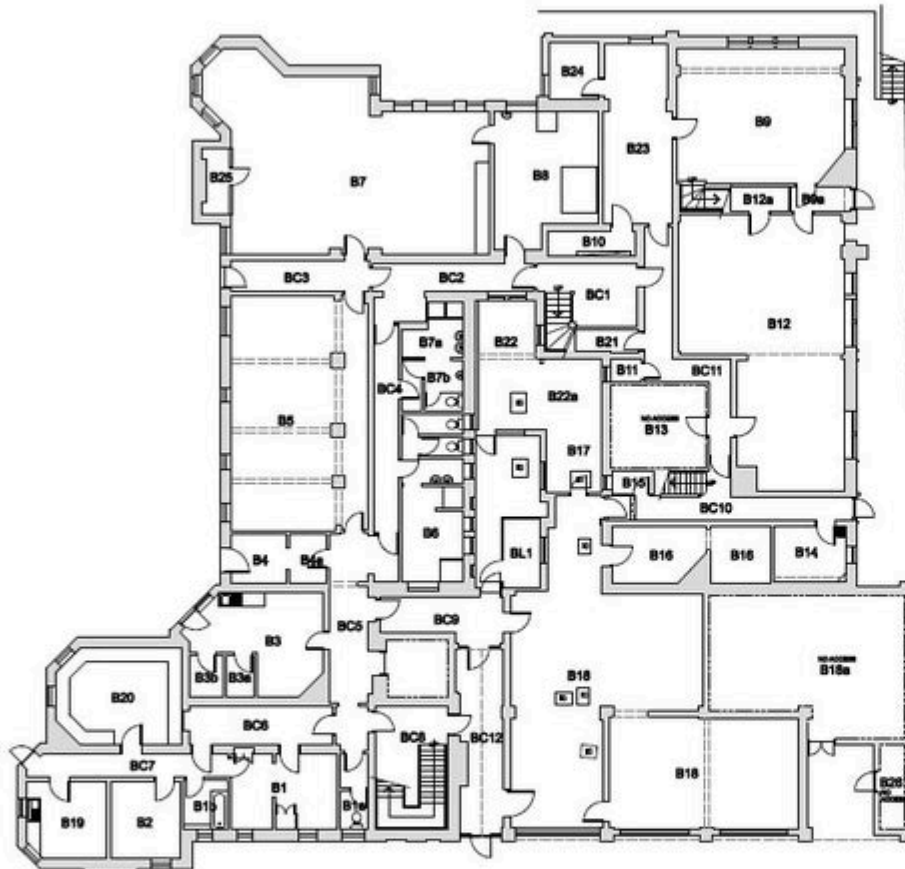
## PLANNING PERMISSIONS

The property is not listed. Interested parties are advised to make their own enquiries with Powys County Council regarding planning matters. The vendor is amenable to a sale subject to planning permission.

## TENURE

Freehold or new leasehold

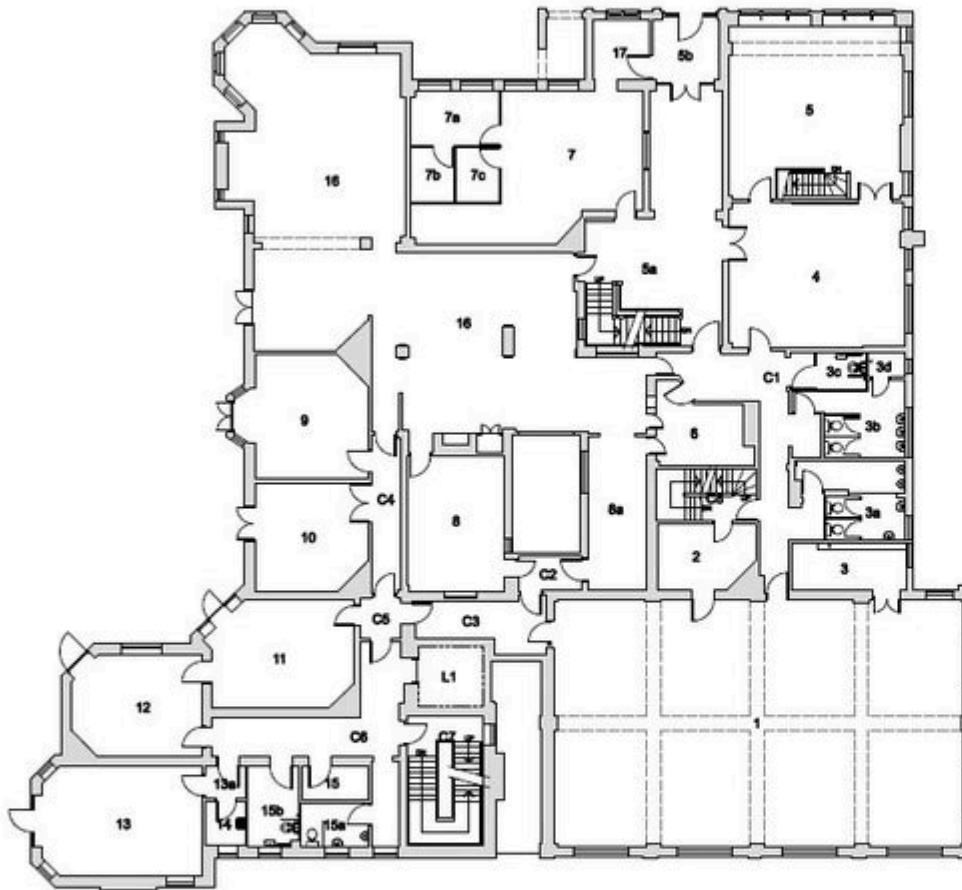




LOWER GROUND FLOOR PLAN (1:100)  
GIA - 962.3m<sup>2</sup>

ROOM NO.	ROOM DESCRIPTION	FLOOR AREA (m <sup>2</sup> )
B1	SALON	15.3
B1a	TOILET AREA	
B1b	SHOWERS/CHANGING ROOM	
B2	OFFICE	10.1
B3	OFFICE	19.6
B3a	STORE	
B3b	STORE	
B4	STORE	
B4a	STORE	
B5	CLASSROOM	60.8
B6	SHOWERS/CHANGING ROOM	
B7	SALON	84.8
B7a	SHOWERS/CHANGING ROOM	
B7b	SHOWERS/CHANGING ROOM	
B8	SALON	24.9
B9	LIBRARY	42.1
B9a	CORRIDOR	
B10	ELECTRICAL CUPBOARD	
B11	STORE	
B12	LEARNING RESOURCE	71.5
B12a	STORE	
B13	STORE	
B14	LAUNDRY	
B15	STORE	
B16	STORE	
B17	GYMNASIUM/SPORTS HALL	

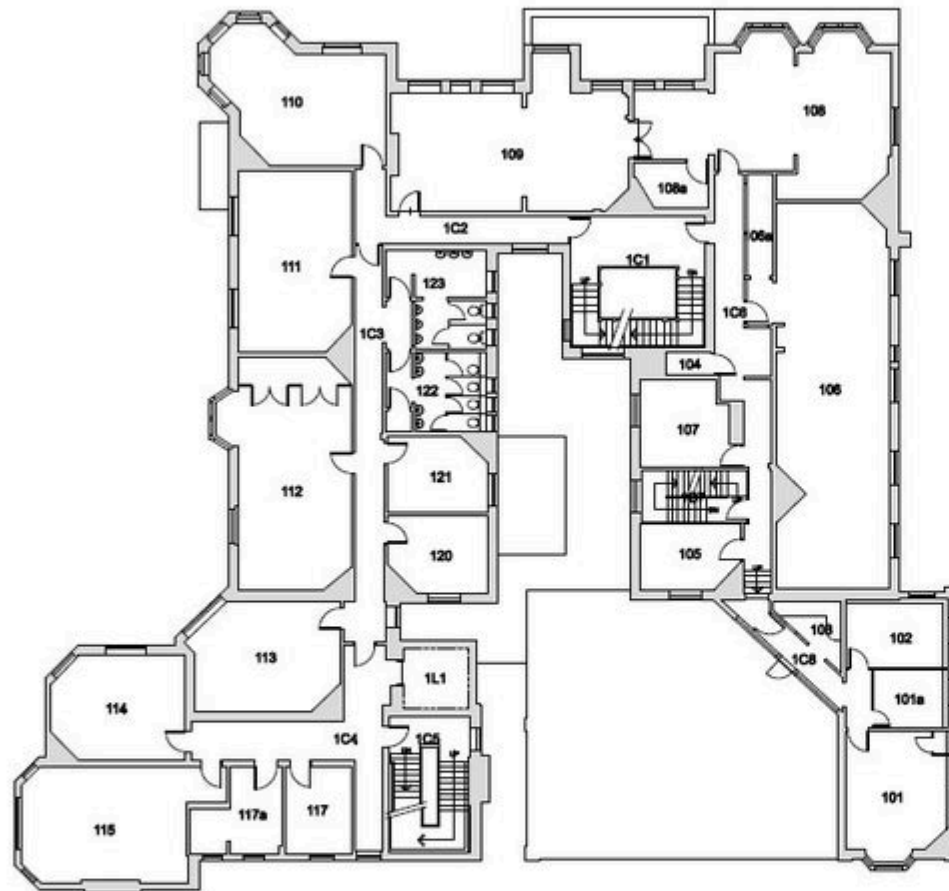
ROOM NO.	ROOM DESCRIPTION	FLOOR AREA (m <sup>2</sup> )
B18	GYMNASIUM/SPORTS HALL	113.1
B18a	BOILER ROOM	
B19	SALON	11.5
B20	SALON	22.1
B21	STORE	
B22	GYMNASIUM/SPORTS HALL	
B22a	GYMNASIUM/SPORTS HALL	
B23	LIBRARY	22.9
B24	OFFICE	
B25	STORE	
B26	BOILER ROOM STORE	
		84.8
BC1	STAIRS	
BC2	CORRIDOR	
BC3	CORRIDOR	24.9
BC4	CORRIDOR	
BC5	CORRIDOR	
BC6	CORRIDOR	
BC7	CORRIDOR	
BC8	STAIRS	
BC9	CORRIDOR	
BC10	CORRIDOR	
BC11	CORRIDOR	
BC12	CORRIDOR	
BL1	LIFT	



GROUND FLOOR PLAN (1:100)  
GIA - 964.6m<sup>2</sup>

ROOM NO.	ROOM DESCRIPTION	FLOOR AREA (m <sup>2</sup> )
1	HALL	174
2	STORE	
3	STORE	
3a	TOILET AREA	
3b	TOILET AREA	
3c	TOILET AREA	
3d	TOILET AREA	
4	LIBRARY	43.6
5	LIBRARY	51.7
5a	ENTRANCE HALL	
5b	ENTRANCE LOBBY	
6	STORE	
7	OFFICE	36.6
7a	OFFICE	
7b	OFFICE	
7c	OFFICE	
8	KITCHEN	22.5
8a	KITCHEN	15.4
9	OFFICE	25.2
10	OFFICE	20.2
11	OFFICE	25.4
12	OFFICE	21.8
13	VIDEO CONFERENCE ROOM	29.8
13a	STORE	
14	STORE	

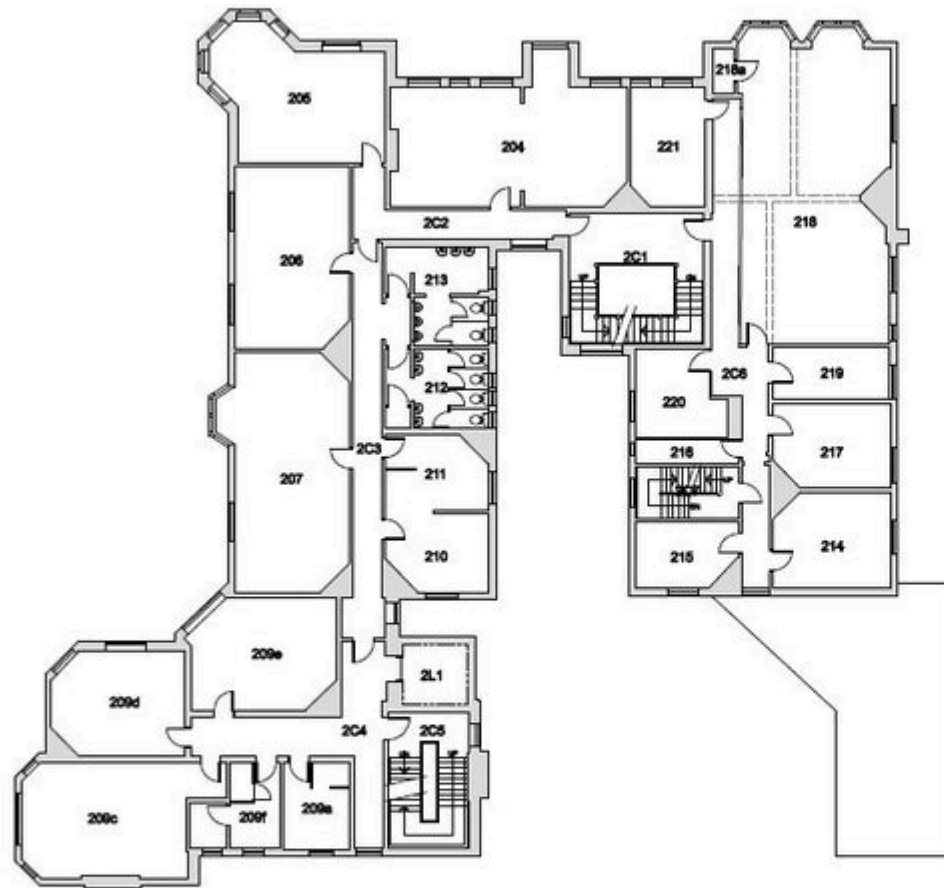
ROOM NO.	ROOM DESCRIPTION	FLOOR AREA (m <sup>2</sup> )
15	PHOTOCOPY ROOM	
15a	TOILET AREA	
15b	TOILET AREA	
16	REFECTORY	151.6
17	STORE	
C1	CORRIDOR	
C2	CORRIDOR	
C3	CORRIDOR	
C4	CORRIDOR	
C5	CORRIDOR	
C6	CORRIDOR	
C7	STAIRS	
C8	STAIRS	
L1	LIFT	



FIRST FLOOR PLAN (1:100)  
GIA - 747.3m<sup>2</sup>

ROOM NO.	ROOM DESCRIPTION	FLOOR AREA (m <sup>2</sup> )
101	STAFF ROOM	101.5
101a	MI ROOM	7.5
102	OFFICE	12
103	KITCHEN	4.7
104	STORE	
105	SALON	10.8
106	SALON	75.4
106a	STORE	
107	OFFICE	13.2
108	SALON	53.2
108a	STORE	
109	SALON	50.4
110	CLASSROOM	32.3
111	CLASSROOM	34.7
112	TRAINING KITCHEN	46
113	CLASSROOM	28
114	CLASSROOM	23
115	CLASSROOM	34.8
117	OFFICE	9.8
117a	TOILET/SHOWER AREAS	
120	OFFICE	12.4
121	OFFICE	12.5
122	TOILET AREA	
123	TOILET AREA	

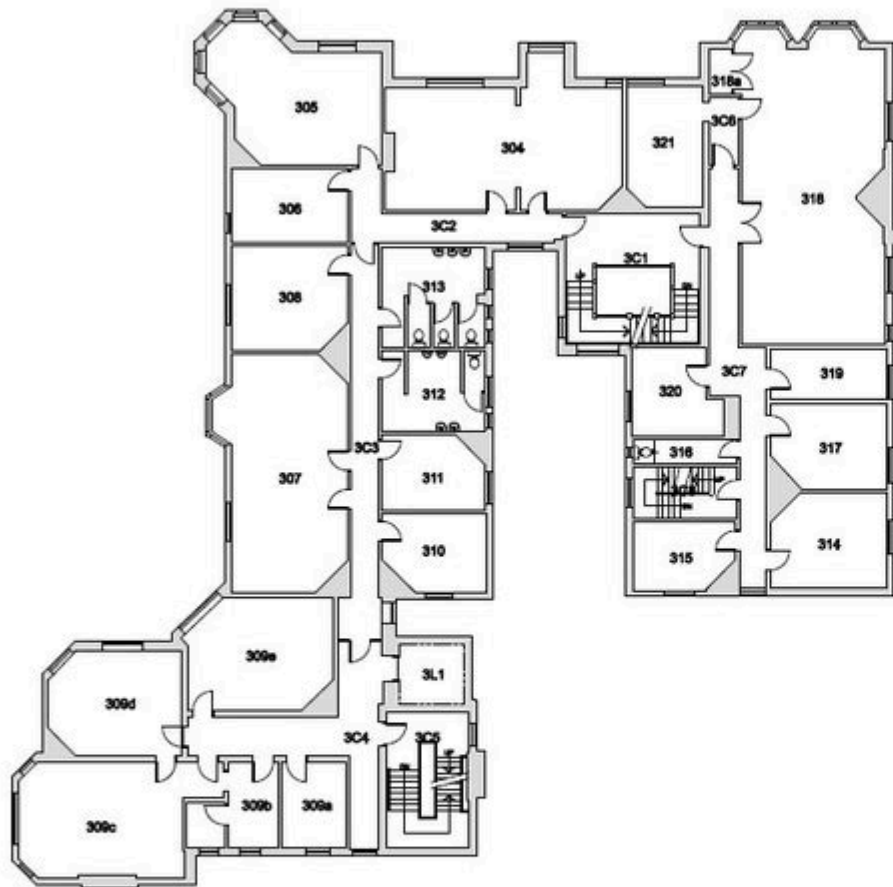
ROOM NO.	ROOM DESCRIPTION	FLOOR AREA (m <sup>2</sup> )
1C1	STAIRS	
1C2	CORRIDOR	
1C3	CORRIDOR	
1C4	CORRIDOR	
1C5	STAIRS	
1C6	CORRIDOR	
1C7	STAIRS	
1C8	CORRIDOR	
1L1	LIFT	



SECOND FLOOR PLAN (1:100)  
GIA - 697.6m<sup>2</sup>

ROOM NO.	ROOM DESCRIPTION	FLOOR AREA (m <sup>2</sup> )
204	CLASSROOM	50.9
205	CLASSROOM	33.3
206	CLASSROOM	35.8
207	CLASSROOM	47.9
209e	OFFICE	9.8
209c	CLASSROOM	34.5
209d	CLASSROOM	23
209e	CLASSROOM	26.3
209f	TOILET AREAS	
210	OFFICE	13.1
211	OFFICE	12.7
212	TOILET AREAS	
213	TOILET AREAS	
214	CLASSROOM	18.8
215	PHOTOCOPIY ROOM	11
216	STORE	
217	OFFICE	18.5
218	CLASSROOM	77.1
218a	STORE	
219	OFFICE	10.4
220	OFFICE	12.5
221	OFFICE	15.1

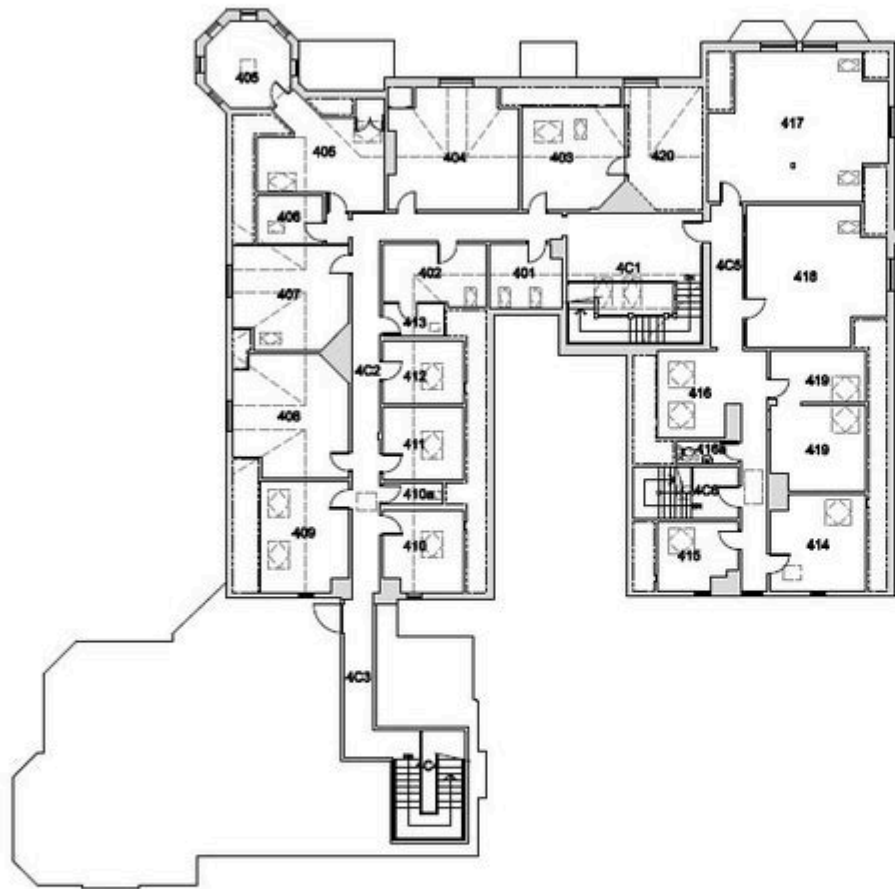
ROOM NO.	ROOM DESCRIPTION	FLOOR AREA (m <sup>2</sup> )
2C1	STAIRS	
2C2	CORRIDOR	
2C3	CORRIDOR	
2C4	CORRIDOR	
2C5	STAIRS	
2C6	CORRIDOR	
2C7	STAIRS	
2L1	LIFT	



THIRD FLOOR PLAN (1:100)  
GIA - 698.9m<sup>2</sup>

ROOM NO.	ROOM DESCRIPTION	FLOOR AREA (m <sup>2</sup> )
304	CLASSROOM	51.6
305	CLASSROOM	33.4
306	OFFICE	14.5
307	CLASSROOM	47.7
308	OFFICE	20.5
309a	OFFICE	9.5
309b	TOILET/BATHROOM AREAS	
309c	CLASSROOM	34.5
309d	CLASSROOM	22.9
309e	STORE	26.5
310	OFFICE	13.3
311	OFFICE	12.8
312	TOILET AREAS	
313	TOILET AREAS	
314	OFFICE	18.6
315	STORE	
316	TOILET AREAS	
317	OFFICE	16.4
318	CONFERENCE ROOM	75.8
318a	STORE	
319	OFFICE	10.1
320	OFFICE	12.5
321	CONFERENCE ROOM	15.6

ROOM NO.	ROOM DESCRIPTION	FLOOR AREA (m <sup>2</sup> )
3C1	STAIRS	
3C2	CORRIDOR	
3C3	CORRIDOR	
3C4	CORRIDOR	
3C5	STAIRS	
3C6	CORRIDOR	
3C7	CORRIDOR	
3C8	STAIRS	
3L1	LIFT	



FOURTH FLOOR PLAN (1:100)  
GIA - 459.2m<sup>2</sup>

ROOM NO.	ROOM DESCRIPTION	FLOOR AREA (m <sup>2</sup> )
401	STORE	7.7
402	STORE	10.5
403	STORE	17.5
404	STORE	25.4
405	STORE	30.8
406	STORE	5.5
407	STORE	19.5
408	STORE	22.7
409	STORE	16.4
410	STORE	11
410a	TOILET AREAS	
411	STORE	10.1
412	STORE	8.9
413	STORE	
414	CLASSROOM	15.4
415	OFFICE	8.8
416	OFFICE	10.1
416a	TOILET AREAS	
417	CLASSROOM	40.9
418	CLASSROOM	31.6
419	CLASSROOM	8.3
420	STORE	

ROOM NO.	ROOM DESCRIPTION	FLOOR AREA (m <sup>2</sup> )
4C1	STAIRS	
4C2	CORRIDOR	
4C3	CORRIDOR	
4C4	STAIRS	
4C5	CORRIDOR	
4C6	STAIRS	



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### CONTACT

T: 0344 412 4944

E: [enquiries@christiefinance.com](mailto:enquiries@christiefinance.com)

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T: 01908 920 570

E: [enquiries@christieinsurance.com](mailto:enquiries@christieinsurance.com)

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## CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



### SAM ROBERTS

Senior Agent

T: +44 7764 241 321

E: [sam.roberts@christie.com](mailto:sam.roberts@christie.com)

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