



# Development Opportunity For Sale

Glen Usk Hotel | Llandrindod Wells | Powys | LD1 5DH

**BERRYS**

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# Glen Usk Hotel

Llandrindod Wells | Powys | LD1 5DH

## Key Features

- Planning permission granted for 18 apartments and miscellaneous commercial space.
- Former 79-bedroom Hotel
- Of interest to investors, developers and owner occupiers
- Offered as a whole

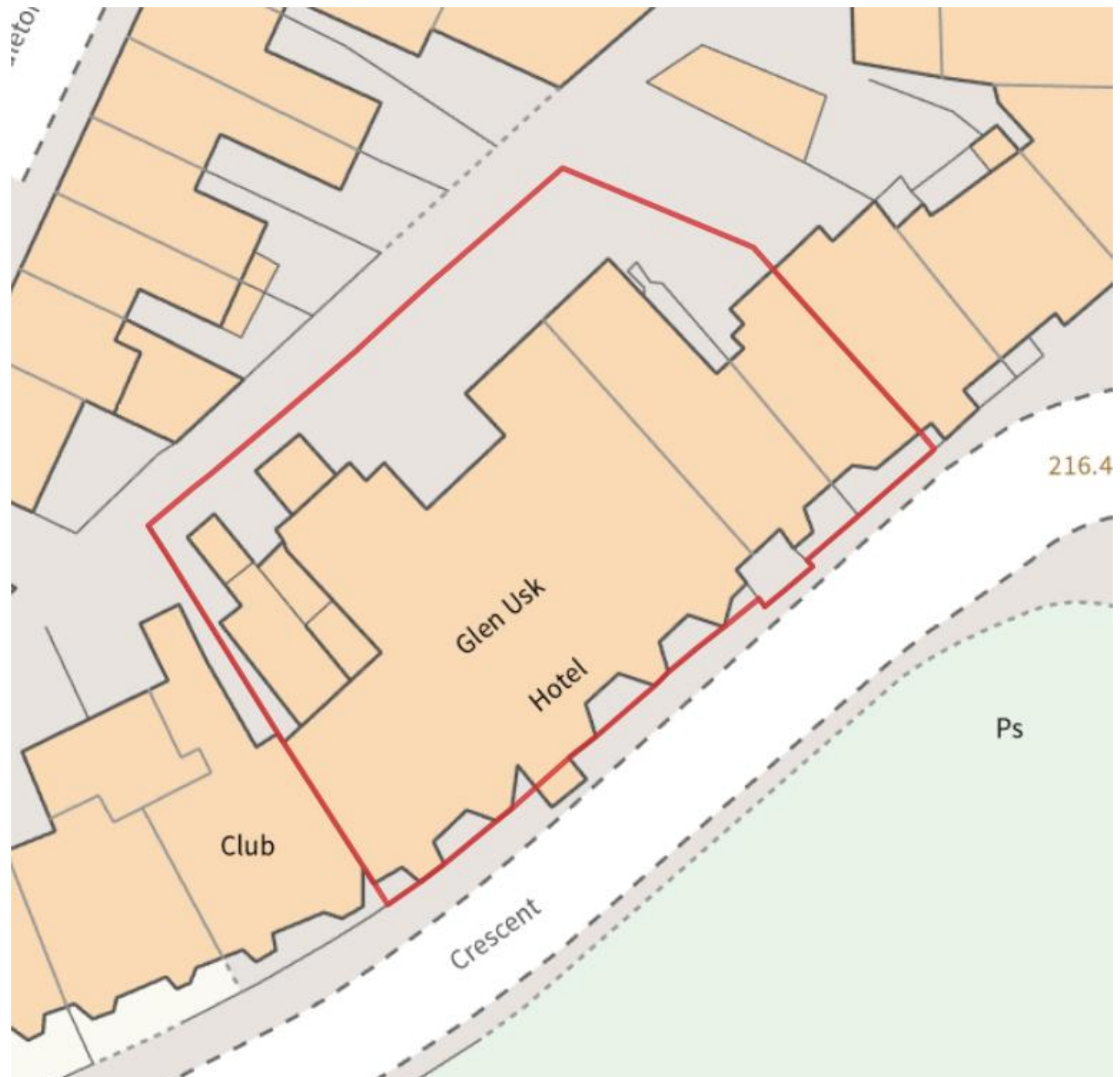
## Description

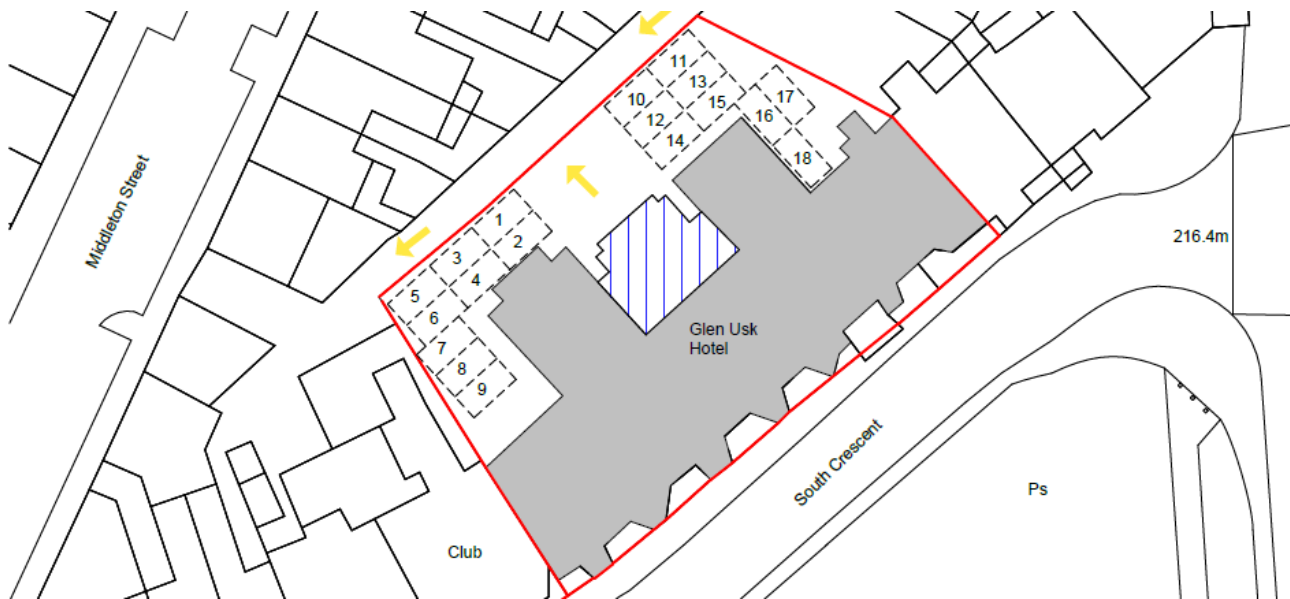
The property comprises a former 79-bedroom Hotel with planning permission for a change of use to apartments. The Glen Usk Hotel is a beautiful 4 storey Victoriana-era building, with a basement storey. The building overlooks the well-kept Temple Gardens. The property also benefits from off street parking to the rear of the property.

## Location

The property is prominently situated on South Crescent in the heart of Llandrindod Wells, the county town of Powys. This central location offers immediate access to the town's excellent range of amenities, including supermarkets, independent shops, cafes, schools, and healthcare facilities. The property benefits from excellent public transport links, with Llandrindod railway station just a short walk away, offering regular services to Shrewsbury and Swansea.

Llandrindod Wells is a historic Victorian spa town nestled in the scenic Mid Wales countryside, known for its Victorian architecture, expansive public parks, and access to picturesque walking and cycling routes.





South Crescent itself comprises a mix of residential and commercial properties and lies within a Conservation Area, offering a pleasant streetscape with period charm. Road connections are excellent via the A483 and A44, providing easy access to Builth Wells, Newtown, and the wider Mid Wales region.

## Method of Sale

The property is offered as a whole. Offers on an unconditional basis are preferred but conditional offers will be considered. The vendor reserves the right not to accept the highest or any offer (Subject to Contract).

## Price

The property is being guided at **£850,000** (Subject to Contract).

## Services

We understand that all mains services are connected to the property. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

## Legal Costs

Each party are to be responsible for their own legal fees incurred during this transaction.

## Tenure

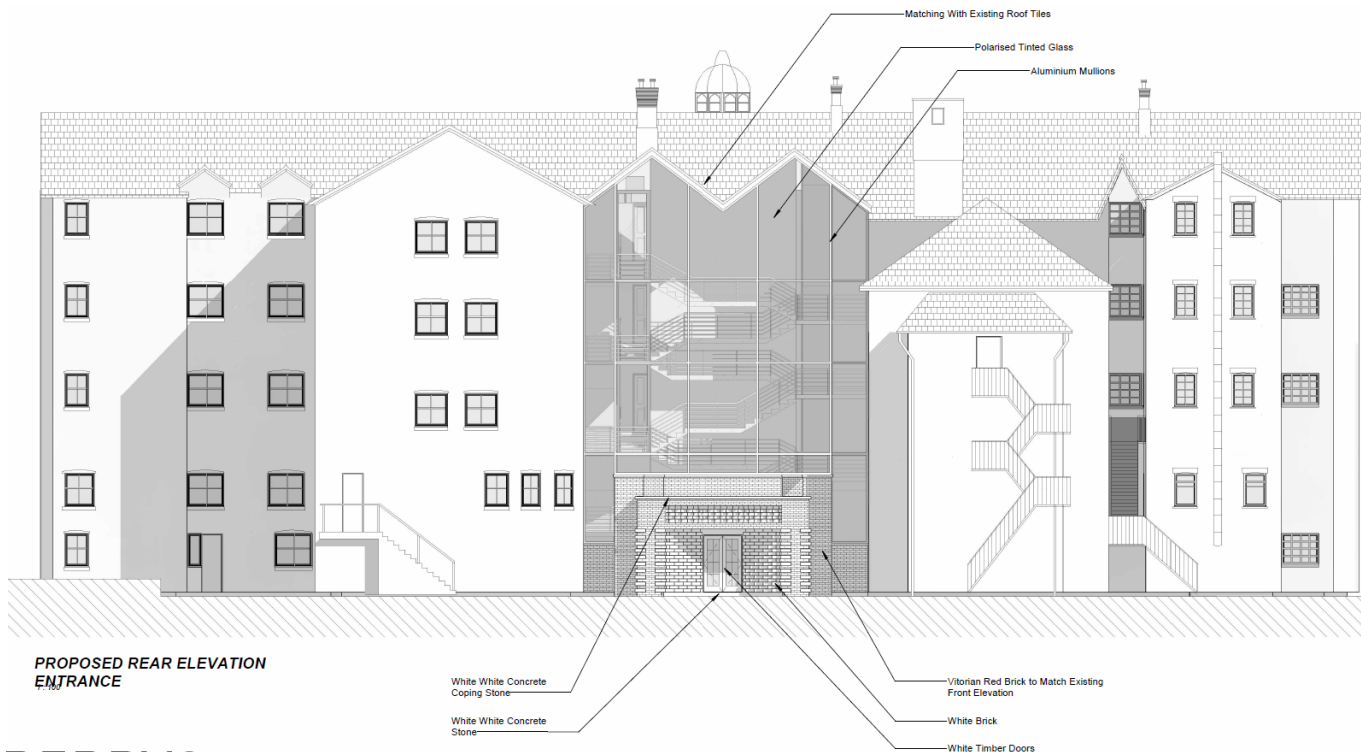
Freehold: The property is available to purchase freehold with vacant possession.

## Local Authority

Powys County Council.

## VAT

All figures are quoted exclusive of VAT which may be payable at the prevailing rate.



## Planning

The property benefits from planning permission under Ref: 23/0706/FUL (Change of use of vacant hotel to mixed use development comprising 18 self-contained flats and miscellaneous commercial use, including external rear alterations and associated works).

Full details of the planning can be downloaded from the Powys County Council Planning Portal using Ref: 23/0706/FUL. Purchasers should therefore rely on their own investigations with the local planning authority.

## Viewings

By appointment through Berrys. Please contact the agents listed below to arrange an appointment.

## Directions

Builth Wells – 7.6 miles  
Hay-on-Wye – 26 miles  
Rhayader – 10.7 miles  
Newtown – 25.1 miles  
Hereford – 40 miles  
Shrewsbury – 57.9 miles



### First Floor

Flat Number	Type	Area (m <sup>2</sup> )
01	2 Bedroom	81
02	2 Bedroom	71
03	3 Bedroom	140
04	2 Bedroom	76
05	2 Bedroom	85
06	3 Bedroom	132

*Proposed First Floor Accommodation Schedule*

### Second Floor

Flat Number	Type	Area (m <sup>2</sup> )
07	2 Bedroom	81
08	2 Bedroom	71
09	3 Bedroom	138
10	2 Bedroom	72
11	2 Bedroom	85
12	3 Bedroom	133

*Proposed Second Floor Accommodation Schedule*

### Third Floor

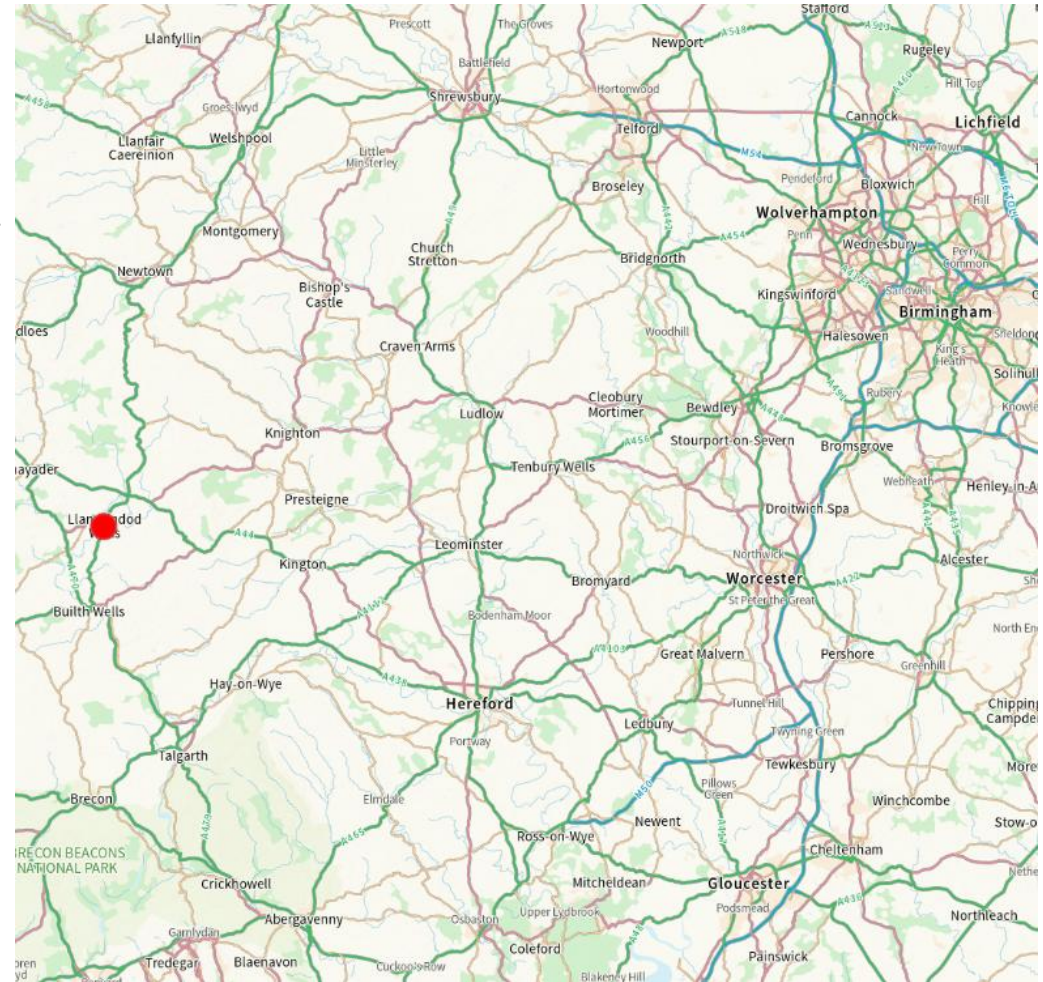
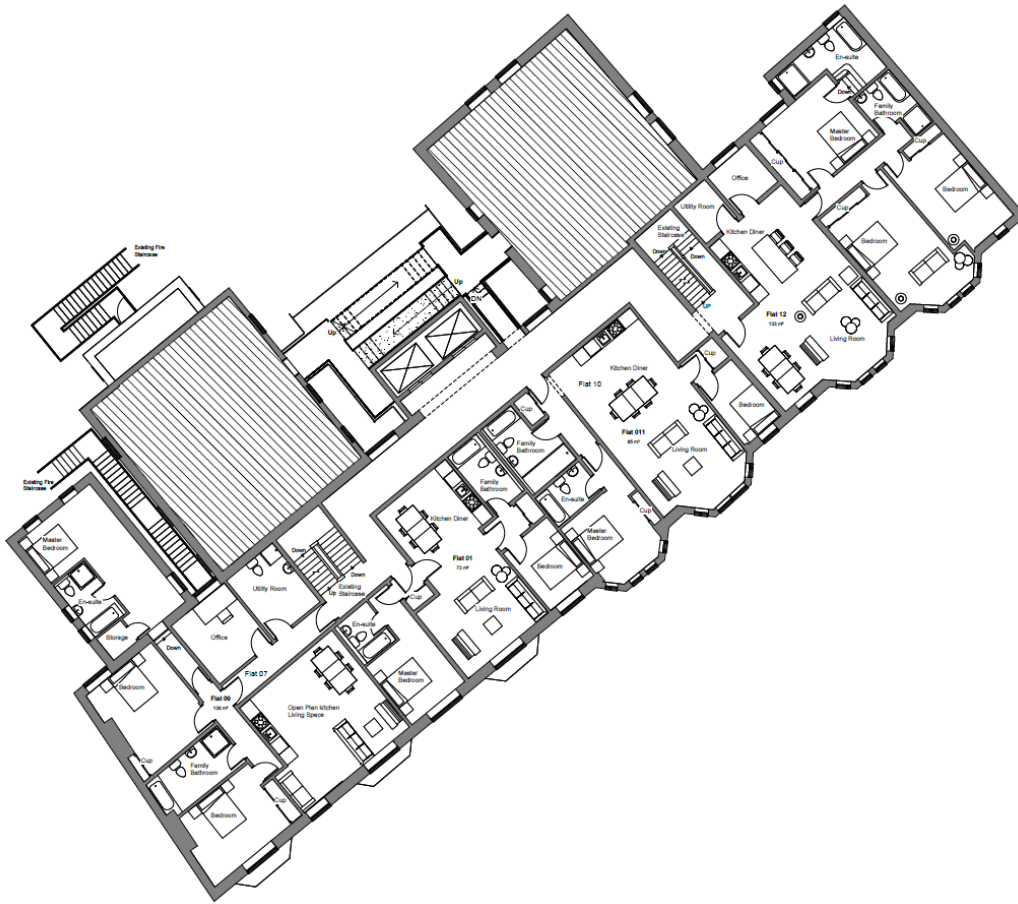
Flat Number	Type	Area (m <sup>2</sup> )
13	2 Bedroom	73
14	2 Bedroom	71
15	3 Bedroom	137
16	2 Bedroom	72
17	2 Bedroom	81
18	3 Bedroom	124

*Proposed First Third Accommodation Schedule*

### Basement Floor

Area	Type	Area (m <sup>2</sup> )
Space 1	Commercial	129
Space 2	Commercial	118
Space 3	Commercial	69
Space 4	Commercial	118

*Proposed Basement Floor Accommodation Schedule*



Example Proposed Floor Layout

#### Important Notice

Berrys, their clients and any joint agents give notice that:

1. These particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property but do not form part of any offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, that any service or facilities are in good working order, or that the necessary statutory requirements have been met.

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4. The photographs appearing in these particulars show only a certain part and aspect of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas measurements or distances are approximate.
6. They are not authorised to make or give any representation or warranty whatsoever in relation to the property.
7. Purchasers must satisfy themselves by inspection or otherwise.

**To book a viewing, please contact:**

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