



MORRIS
MARSHALL
POOLE

Cringoad Caravan Park & The Birches

Llan, Llanbrynmair, Powys, SY19 7DR

Asking Price: £1,750,000

LOCATION

Cringoed Caravan Park is located in the village of Llanbryn-mair in Powys and is situated on the A470 road between Caersws and Machynlleth. Aberystwyth is circa 30 miles to the south and Shrewsbury circa 50 miles to the east. Llanbryn-mair is in the heart of Mid Wales and easily accessible from Herefordshire, Cardiff and the West Midlands population centres around Wolverhampton and Birmingham. For supplies, the village of Llanbryn-mair has a convenience store and the larger town of Machynlleth is approximately 20 minutes away by car.

THE CARAVAN PARK

The caravan park is nestled in a rural setting and is arranged in an elongated fashion in two parts, an upper part and a lower part. The upper part of the park comprises approximately 22 static caravans set on the wide of a wooded valley which is a tributary of the River Twymyn. The lower part of the site is situated alongside the River Twymyn and comprises the remainder of the static caravan pitches, the touring pitches and the camping area with two camping pods.

The touring and camping pitches are served by a toilet and shower building with rendered elevations and a pitched slate roof. The ladies and gents' facilities each comprise of 3 WCs, 2 sinks and 2 showers plus a urinal in the gents. There is also a pot wash and laundry room.

To the rear of the toilet & shower building is a range of timber framed and clad stables with general storage area, with scope for redevelopment or demolition and replacement with additional caravan pitches.

The caravan part occupies 10 acres of land and to the west of the park is a further 10 acres of grazing included in the sale. The owner has secured planning permission for an additional 10 static caravan pitches on part of this grazing land, shown shaded red on the plan overleaf. On the other side of the river is a further 6.6 acres.



- Rural caravan park with owners 2-bed bungalow
- Edge of village location but within hour's drive of the coast
- Market town of Machynlleth approx 12 miles
- 61 static & 21 touring caravan/tent pitches, 2 camping pods
- Set in 20 acres with scope for expansion, subject to planning
- The Birches EER = 50(E)(exp 06/2035)



THE OWNERS BUNGALOW

The owners bungalow 'The Birches' sits on a raised, enviable position on a substantial plot overlooking the lower part of the caravan park and on the right hand side of the road just before the upper part of the park. The accommodation comprises of entrance hallway; living room and office; kitchen, dining room, family bathroom and 2 bedrooms.

SEASON

The park is operated between 1st March and the 7th of December although planning permission is until 7th January. The touring caravan season is operated between 1st March and 31st October each year.

BUSINESS

At the time of our inspection, there were no. 45 occupied static pitches paying pitch fees of £2,414.17 + VAT per annum and 8 seasonal tourers paying £1,579.17 + VAT per annum. Total rent roll from seasonal pitch agreements is £114,375 pa.

The number of seasonal tourers varies with the current owners tending to keep at least 3 pitches back for nightly/weekly touring trade. In addition, the 2 pods are rented out on a weekly basis via advertising on the likes of Pitch Up, UK Campsite or through direct enquiries to the parks' website. Net Profit (EBITDA) averages out at about £90,000 whether analysed over the last 3 trading seasons or the last 6 trading seasons. Accounts can be forwarded to interested parties after a formal viewing has been undertaken.

In addition to the trading pitches noted above there is permission to develop a further 13 static pitches plus the asset value of all the land and buildings.

PLANNING & SITE LICENCE

The owners were issued with Site Licence No: LN/200000594 on 29th July 2021 pursuant to Section 3 of the Caravan Sites & Control of Development Act 1960 to operate the land for 21 touring caravans and 61 static caravans, subject to conditions. The Site Licence refers to all the previous permissions granted.

PLEASE NOTE

The latest permission granted was Ref No. 23/1491/CLP which was a Section 192 application for a proposed use/operation (Section 192) for " Change of Use of agricultural land in connection with existing caravan site, together with siting of 10 static caravans, installation of access paths, hard standings and all other associated works" as granted by planning permission P/2014/0638 which remains extant and has lawfully commented and to continue with the remainder of the development.

SERVICES

Water - shared mains water supply (metered) with next door farm and bungalow. Water charges currently included in the pitch fees.

Electric - mains single phase. Upgrade required for additional 10 vans. Metered pitches.

Drainage - private system comprising 3 septic tanks.

Gas - bottles.

WiFi - free to caravan owners.

N.B. The services, appliances and flues have not been tested and no warranty is provided with regard to their condition.

COUNCIL TAX The Birches - Band 'E'

RATEABLE VALUE Cringoeed Caravan Park £15,200

TERMS OF SALE

The property is offered for sale FREEHOLD as a going concern with vacant possession, subject to the seasonal pitch agreements, upon completion. An apportionment of the pitch fees will be made on completion of the sale.

Land Registry Title Nos: WA482094 and CYM554763.

DIRECTIONS

What3Words: ///tides.gifts.animates

VIEWING & NEGOTIATIONS

All interested parties are respectfully requested to communicate directly with the Selling Agents.

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017 came into force 26th June 2017). Appropriate examples: Passport or Photographic Driving Licence and a recent Utility Bill.

MORTGAGE SERVICES

Should you decide to use the services of the Mortgage Advice Bureau, you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

Flood Risk (Per NRW)

Flooding from rivers - high risk - risk greater than 3.3% chance each year

Flooding from the sea - very low risk - risk less than 0.1% chance each year

Flooding from surface water and small watercourses - high risk - risk greater than 3.3% chance each year

Broadband and Mobile Signal

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

AHT 04/2025



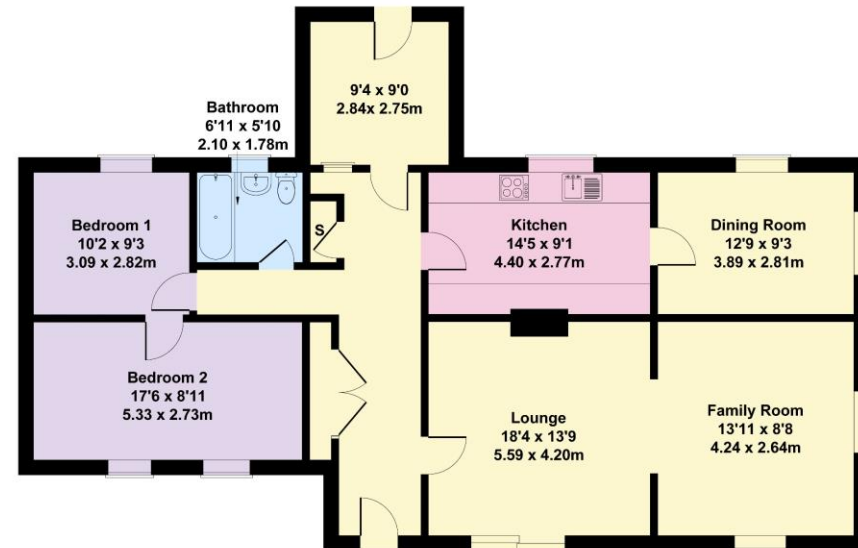






The Birches, Cringoeed Caravan Park, Llanbrynmair, Powys SY19 7DR

Approximate Gross Internal Area
1248 sq ft - 116 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



