

16 Grosvenor Court,
Foregate Street,
Chester CH1 1HN

FOR SALE BY PRIVATE TREATY

Telephone: 01244 328141

Facsimile:

01244 343232 (Valuation, Rating & Sales)

01244 344551 (Planning)

Website: www.charlesfjones.co.uk

Cei Bach Country Club
Parc Y Brwcs, Cei Bach
Ceredigion
SA45 9SL

s1907



VIEWING: Strictly and only by prior appointment through the Vendor's Sole Selling Agents.
Charles F Jones & Son LLP.



Specialist Leisure Consultants
Valuation Rating Agency Planning & Development

Advisors to NCC, NPHC, HCA, NFU, BALPPA, CC, Regional Advisors to BH&HPA

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SUMMARY:

- **Rare opportunity to purchase a well established holiday Caravan Park with attractive Pub in a beautiful coastal location.**
- **The property extends to approximately 6 acres [2.43ha] of beach side park land.**
- **Fully licensed Pub with 3 bedroom apartment, fully equipped and modernised throughout.**
- **Site Licence period from 1st March to the 10th January.**

LOCATION

Cei Bach is situated one and a half miles from the fishing village of New Quay, just off the A487 coast road. The park overlooks Cei Bach Bay which has an attractive sheltered sandy beach with safe bathing and a pathway leading to the beach. The setting is delightful with views along the coast and a coastal path from Cei Bach to Aberaeron passing over a waterfall on the way. There is also a coastal path starting from New Quay leading to Fishguard.



There are numerous attractions within the area including Horse riding, Golf, Tennis, Sea and Coarse fishing. Boat trips to see the Dolphins, Go karting, Quad biking and Swimming.

The university town of Aberystwyth is 23 miles to the north with its old Castle, Cliff railway and pier, while the market town of Cardigan lies some 18 miles south with its bustling shops and busy estuary. The harbour town of Aberaeron is only 6 miles with its quaint houses, craft centre and scenic river walk.

DESCRIPTION

The park benefits from an elevated position in Cei Bach Bay with panoramic sea views from the park and Tafarn Cei Bach. The border to the park is made up of hedgerows and wooded areas; the caravan park extends over an open grassed area with a mixture of hardcore and grass pitches. Tafarn Cei Bach is located at the front of the park and benefits from an attractive location at the highest point on the park overlooking Cei Bach Bay and the park. The property benefits from modern security including CCTV on the park and in the Pub. With a separate vehicular entrance the park also operates a 2 acre



area which is used as a Car park for the beach, the park owners charge £2.00 per car which is very popular during the summer months. The beach is easily accessible from the site through the car park and down a council owned roadway.

Caravan Park

The entrance to the property forks to Tafarn Cei Bach and the caravan park with the left hand fork leading down to the caravan park. A hard core road way creates a loop around the park providing access to the caravan pitches. The caravan park extends to approximately 3 acres [1.21ha] the main park is an open grassed area with 28 hard standing pitches, there are 55 electric hook-ups and 34 of the pitches benefit from water points. Planning permission is for 60 touring caravans however the park can accommodate more, there are a total of 73 pitches on the main park and the grass beach car park area can be utilised for 28 day camping. The parks licence period operates from the 1st March to 10th January.



Reception

This is a purpose built unit erected in 2004 of timber frame with tiled roof and is fully insulated including double glazing. It consists of a reception/office area with fitted counter, 1 bedroom manager's accommodation with kitchenette open plan dining and living area with a large double bedroom and bathroom.



Toilet Block

The toilet block adjoins the Tafarn, it is of block construction and is fully insulated with a tiled roof, a paved exterior walk way surrounds the building. A covered washing up area with 2 stainless steel sinks with drainers is to the exterior of the building. The building consist of:

Gents: 3 showers, 4 toilets, 5 urinals, 4 sinks, 2 shaver sockets, 1 hair dryer socket and 1 hand dryer.

Ladies: 3 showers, 8 toilets, 4 sinks, 1 hair dryer socket and 1 hand dryer.

Laundrette: 1x washer, 1 x dryer, 1 x sink 1 plug socket.

Tafarn Cei Bach

This building is constructed around the existing house and has been extended and modified in recent years. The Ground floor is dedicated to the pub business and benefits from a fully licensed bar, entertainment licence and is open for residence of the park and the general public. The bar has a good reputation in the local area and has undergone several modifications including a large dining room extension which accommodates approximately 75 covers. A large decking area in front of the bar provides further seating for up to 120 people with attractive views over the park and out to sea.



The Main bar was recently refurbished this year and seats approximately 64 people, with built in L shaped bar and storage cellar for wet and dry stock. There is a pool table and arcade machines. The Kitchen is fully equipped and is split in to food preparation area, main kitchen, wash room and store room. The kitchen has achieved the silver award from the environmental health board.



Toilets are located in the front hallway on the ground floor and consist of:

Ladies: 2 toilet cubicles, 1 vanity wash basin, 1 hand-dryer
Gents: 1 cubicle, 3 urinals, 1 vanity wash basin, 1 hand-dryer

Recreation Areas

There is a play park for children in front of the pub and has play towers with rope bridge, fireman's pole slide with soft bark flooring. A further Ball area is located at the bottom half of the beach car park.

Apartment

The apartment is located on the first floor with a stair case leading up from the bar area and benefits from central heating and double glazing. A secure door leads into the apartment which comprises of L shaped lounge, fitted kitchen, dining room, bathroom, 2 double bedrooms and a study/bedroom. There is also an airing cupboard with hot water cylinder and a loft hatch with access to the tank and storage area.

Garage Block

The Garage Block is of brick construction with tiled roof and is located in front of the pub, part of which has been converted into a games room consisting of 15 arcade machines, all of which are owned by the park. The adjoining garage has vehicular access and electric and lighting.



SERVICES

Drainage: Mains sewerage.
Electricity: 2 x single phase (1 to the pub and 1 to the park).
Oil: To the toilet block and Pub.
Water: Mains

TARIFFS

The casual touring caravan tariffs vary between £12.00 per night with electricity at low season to £20.00 per night at high season for 2007 and £12.00 to £25.00 for 2008. A full tariff sheet will be made available for interested parties including the 2007 seasonal touring tariffs.

PRICE: Offers in excess of £1,350,000

VIEWING:

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