



## Parc Teifi

Ref: 4740059

Pontrhydfendigaid, SY25 6BH

Freehold: £1,200,000

10 self contained units

3 bedroom cottages

Recently renovated

Owners accommodation

Bar/Restaurant

Energy rating TBC



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## Description

Parc Teifi is a holiday village based in rural Wales comprising 10 semi-detached holiday homes, owners accommodation, reception, bar, restaurant and two apartments, all set in over 1 acre behind a gated entrance.

The 10 holiday homes have been recently refurbished and offer spacious and comfortable accommodation in a peaceful setting. Each property is fully furnished including modern kitchen, living area, bedrooms and soft furnishings. Each has designated parking and a decked area to the rear. Some of the units have hot tubs in which to enjoy the views.

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## Location

Parc Teifi is located in Pontrhydfendigaid, a picturesque hamlet in the Welsh countryside. Pontrhydfendigaid, which is set along the River Teifi enjoys views of the Cambrian mountain and has a small population, a handful of local businesses and a charming history. The area is very popular for leisure visitors who take advantage of the local countryside with nature reserves and enjoy the nearby walks, mountain biking and fishing. The village has a local pub and shop within easy walking distance and also hosts an annual eisteddfod (festival), attracting guests from afar.

Nearby points of historic interest include Strata Florida Abbey and Devil's Bridge Falls, attracting many tourists.



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## Owner's Accommodation

The owners accommodation comprises a 2 bedroom house with substantial garaging/storage and in-house laundry facilities.

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## Other Property

There is a reception building at the entrance to the site which has previously been used as a licenced bar/restaurant and reception lounge.

Alternatively, the Reception building could easily be converted into one large luxury holiday accommodation which would again increase income potential.

Above the reception are two self-contained flats that could be used as private lets or staff accommodation.

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## The Opportunity

Parc Teifi represents an existing opportunity to acquire a freehold holiday village in a picturesque rural location. The market for high quality self-catering accommodation is high, and stay-cations very popular within the UK. Parc Teifi currently utilises local businesses for onsite operations with a remote access process in place, keeping management requirements to a minimum. There is a great opportunity to increase revenue by utilising the bar/restaurant area, or developing a shop/cafe within the grounds as well as increasing advertising for the village.

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## Fixtures & Fittings

All trade fixtures and fitting are included within the sale. A full inventory will be provided during the conveyancing process.



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## Staff

The site is currently run remotely with lock box key access to the properties. Managing availability and bookings is done offsite. A cleaning company look after changeovers/laundry as required. A gardening company look after the grounds including window cleaning and hot tub maintenance. A local tradesperson is used for any ongoing maintenance. This ensures the smooth running of the site without the need to employ staff. However, none of this is contractual and therefore an onsite owner/manager would be able to take over as many or as little of these duties as they find feasible.

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## Covenant Information

The holiday accommodation cannot be occupied between 10th January and 28th February in any year.

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## Tenure

Freehold

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## Trading Information

Christie & Co are unable to provide accounting information however limited trading information is available.

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## Business Rates

The rateable value of the site is £23,000. There is no council tax payable on the site.

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## Agency terms

Parc Teifi is available through joint sole agents Christie & Co and Glanmor Chartered surveyors. For more information contact Dominic Garner on 01792 439105 or [D.garner@glanmorproperty.co.uk](mailto:D.garner@glanmorproperty.co.uk)





## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

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

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Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189

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