



FOR SALE

Upon the instructions of Land & Lakes (Anglesey) Ltd

**Penrhos Estate,
Holy Island, Anglesey, North Wales, LL65 2JB**

**An Opportunity to create the most prestigious holiday lodge resort on the Isle of Anglesey.
Planning permission for 200 twin unit lodges with outstanding sea views within a 200 acre coastal estate. The site has the benefit of planning permission for a further 297 holiday units, developable in phases on an overage payment per plot.**

Guide price: £6.50 million (Freehold)

These sales details including boundary plans, quoted dimensions and areas do not form part of any contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. For further information see the Property Misdescriptions Act 1991 & Misrepresentations Act 1967. *Fox Leisure* is the trading name of Fox Leisure (Exeter) Ltd. Registered in England No. 2664627. Registered Office: 56 Hough Green, Chester, CH4 8JQ.

SUMMARY

- **Land and Lakes (Anglesey) Ltd are disposing of the Penrhos Estate, extending to approx. 200 acres & an adjacent 100 acre nature reserve**
- **The sale includes planning permission for 200 holiday lodges built to the Caravan Act with associated leisure facilities and the conversion of a former boathouse into an outstanding waterside restaurant located on the Anglesey Coastal Path**
- **The successful buyer will also have an option to build a further 297 holiday homes in the future, subject to an overage payment of £25,000 per plot developed, in perpetuity. This additional phase of development can be built at the new owner's discretion as the site also has planning permission for 145 woodland lodges and 152 traditionally built estate cottages.**

LOCATION

The Penrhos Estate is located in the north west of the Isle of Anglesey on the North Wales coast, approximately 37 km (23 miles) west of Bangor and 64 km (40 miles) north-west of Snowdonia National Park. Access is superb being located 2.5 miles north of junction 3 of the A55 via the A5 through the village of Valley or via the A5153/A5 Holyhead Retail Park, from junction 2 of the A55.



The Isle of Anglesey is a large island off the north-west coast of Wales measuring 276 square miles (715 km²), with a 2011 census population of 69,751, of whom 13,659 live on Holy Island, a small island to the west and home to the largest town on Anglesey – Holyhead, renowned for its port, which handles over 2 million passengers a year with Ireland.

Anglesey is one of North Wales's premier holiday destinations with an estimated 17.7 million people within a 3 hour's drivetime. It is extremely popular with holiday makers from the Northwest of England, notably Liverpool and Manchester (both within approximately 2 hours drivetime) who travel via the A55 North Wales Expressway via Chester along the North Wales coast crossing the Menai Strait between Anglesey and mainland Wales over either the Britannia Bridge or the Suspension Bridge at Menai Bridge.



THE HISTORY AND CHARACTER OF PENRHOS

The original house at Penrhos was said to have been built during the reign of Henry VIII. Most of the land was owned by the Penrhos family and in 1763 the Penrhos Estate passed to the Stanley's of Alderley.

In the early 1900's the Prime Minister Lord Asquith & later Sir Winston Churchill would regularly holiday on the Penrhos Estate.



During World-War II the house was evacuated and occupied by troops and the house and grounds were subsequently neglected and fell into disrepair. The main house on the estate was demolished a number of years ago but the property has retained much of its historic character with walled gardens, stone walls and follies throughout the grounds and woodland.



DESCRIPTION OF THE PENRHOS ESTATE

Overall, the Penrhos Estate extends to approximately 202 acres of land and comprises of a former country house estate with a mixture of mature woodland areas, open agricultural land, an extended coastal landscape and a stunning, private sandy beach. In terms of buildings, the Tower, the Bailiff's Tower and the original stone farm buildings are clustered in the central part of the estate adjacent to the local cricket pitch and are generally in good condition, offering plenty of scope for conversion into leisure/amenity facilities buildings.



PROPOSED DEVELOPMENT

The 200 lodges are located in a prime location on approx 80 acres of coastal headland with the majority of lodges benefitting from outstanding sea views.

The further 297 lodges (those subject to overage) are located within a woodland setting. The remaining 72 acres of the Penrhos Estate forms an established, publicly accessible coastal park, also to be enjoyed by guests.



EXISTING ESTATE COTTAGES

Included within the sale are 6 properties which are rented out on various tenancies, as highlighted in the table below. In addition, there are various agricultural tenancies and licence agreements on the estate, further details of which are included in the data room.

Property	Type of Tenancy	Monthly rental	Annual rental
Penrhos Lodge	Vacant	-	-
The Bungalow	AST	£450	£5,400
The Tower	Life	-	-
2 The Bungalow	Protected	£172	£2,064
Gardner's Cottage	Protected	£275.50	£3,306
Beach House	Vacant	-	-
Totals		£897.50	£10,770

Some of these properties would suit refurbishment for holiday hire use, staff accommodation or could be sold off separately. Please note there are 3 houses on the Penrhos Estate that are excluded from the sale as highlighted (outlined blue) on the Penrhos boundary plan shown overleaf.

PLANNING

The planning history is complex and provided in full within the data room.

In summary, planning permission Ref 46C427K/TR/EIA/ECON ('Hybrid Permission') was granted on 19 April 2016 for development across 3 sites on Anglesey owned by Land and Lakes (Anglesey) Ltd: Penrhos, Cae Glas and Kingsland. The Hybrid Permission authorized mixed use development comprising leisure (at Penrhos), nuclear workforce accommodation (at Cae Glas) and housing development (at Kingsland).

The leisure consent at Penrhos has received planning permission to be developed to provide a total of 497 holiday lodges and modular built properties, with all year around holiday use. Leisure facilities include an indoor pool, water sports, 2 beach-side restaurants, luxury spa and various other retail, bar/catering facilities, plus ancillary service accommodation and associated infrastructure.

The hybrid permission (generally outline with part full) and one Reserved Matter approval have been lawfully implemented to secure 'extant' status for the whole development.

SECTION 106 AGREEMENT

A Section 106 Agreement was entered into alongside the grant of this Hybrid Permission to secure various planning obligations associated with the proposed development.

Obligations related to the Penrhos site will be triggered in sequence subject to the scale of development, which is allowed to be constructed in phases. Key S106 obligations are the provision of public and private access to the proposed 100 acre Cae Glas Nature Reserve and Visitor Centre, Penrhos Visitor Centre and public toilets.

The main obligation includes the construction of a new visitor centre on the Cae Glas Nature Reserve. There is also an obligation to maintain the publicly accessible woodland on the Penrhos Estate and the Cae Glas Nature Reserve all equally available for holiday guest use.

The proposed initial 200 lodge phase may be accessed from the A5 by the existing north-western entrance adjoining Penrhos Lodge. The proposed new road access to the south-west of the site may be subject to redesign in consultation with the Highways Authority subject to the scale of development finally envisaged for the site.





SERVICES

We understand that mains gas, electricity and water services are connected to the individual dwellings on Penrhos and that sewerage is currently to various septic tanks. We have not undertaken any tests to ascertain the condition or capacity of these services to undertake the new development and interested parties should make their own enquiries. Further detail is in the data-room.

TENURE

Freehold

TERMS OF SALE

Our clients are looking for a well-funded preferred purchaser who shares their vision for the site to purchase the freehold interest.

Either an asset sale or a sale of the entire issued share capital of Land & Lakes (Anglesey) Limited will be considered.

Expressions of interest are now required with immediate effect. Interested parties will be required to sign a Non-Disclosure Agreement and upon receipt of a signed agreement access to a secure data room with more detailed information will be arranged.

VIEWINGS

All viewings to be by appointment and accompanied by Tim Hughes of Fox Leisure. Mobile 07816 520831 or email tim@foxleisure.co.uk

AGENTS NOTE

Under the Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

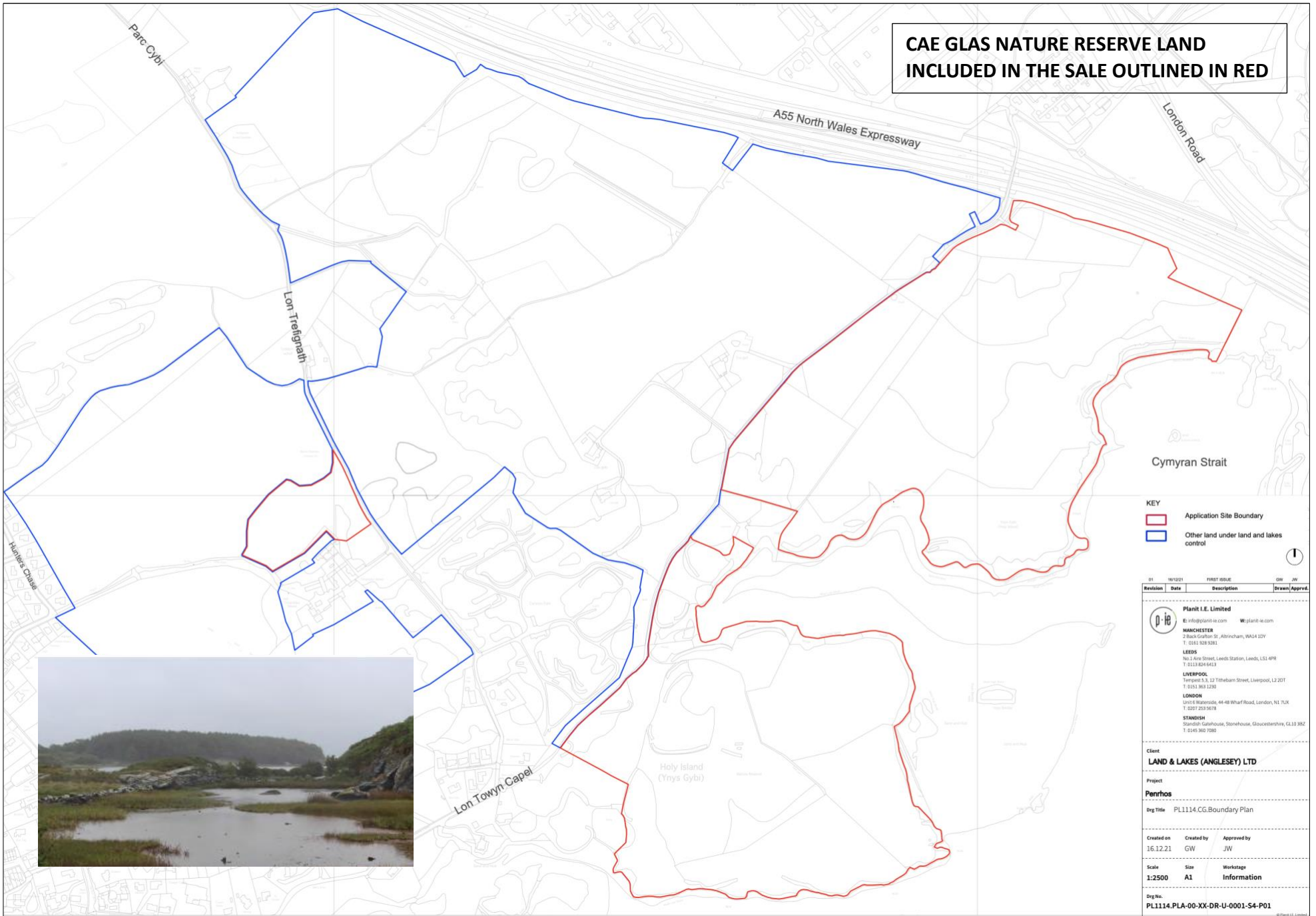




INDICATIVE LAYOUT FOR THE 200 HEADLAND LODGES (MOBILE HOLIDAY HOMES) & LEISURE FACILITIES



CAE GLAS NATURE RESERVE LAND INCLUDED IN THE SALE OUTLINED IN RED



KEY

- Application Site Boundary
- Other land under land and lakes control

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BY	DATE	FIRST ISSUE	CHK	DWG
Revision	Date	Description	Drawn	Approved
 Planit I.E. Limited E: info@planit-ie.com W: planit-ie.com MANCHESTER 2 Back Crofton St, Altrincham, WA14 1DY T: 0161 928 9381 LEEDS No. 3 Aire Street, Leeds Station, Leeds, LS1 4PH T: 0113 804 9413 LIVERPOOL Temper 5.3, 12 Tithebarn Street, Liverpool, L2 2DT T: 0151 361 2230 LONDON Unit 6 Waterside, 44-48 Wharf Road, London, N1 7JX T: 0207 203 9678 STANDISH Standish Gatehouse, Stonehouse, Gloucestershire, GL10 3RZ T: 01453 960 7080				
Client				
LAND & LAKES (ANGLESEY) LTD				
Project				
Penrhos				
Drg Title PL1114.CG.Boundary Plan				
Created on Created by Approved by				
16.12.21 GW JW				
Scale Size Workstage				
1:2500 A1 Information				
Drg No.				
PL1114.PLA-00-XX-DR-U-0001-S4-P01				