



Penddol Farm Caravan Park

Llangollen, Denbighshire

Carter Jonas

Penddol Farm Caravan Park Abbey Road Llangollen LL20 8SS

Popular leisure business on the edge of Llangollen.

A rare and exciting opportunity to acquire two charming historic cottages and a well-established caravan park business.

In all extending to 2 acres.

For sale by private treaty.



Location

Llangollen is a highly sought-after destination, popular with both residents and tourists. The town offers excellent connectivity to Chester, Wrexham, Oswestry, and Shrewsbury, with nearby rail links at Ruabon and Chirk.

Famed for its scenic setting along the River Dee and its vibrant cultural scene, the area provides a wide range of shops, schools, and leisure activities.

Property

An exciting opportunity to acquire a well-established holiday and caravan park with 30 pitches, together with a three-bedroom period cottage, one-bedroom boathouse and four luxury lodges with hot tubs.

The business generates a consistent and dependable income, including significant forward income from an advanced bookings stream, together with additional scope to develop and increase revenue.

The property occupies a unique and enviable canal-side position, just a short scenic stroll from the center of Llangollen. It is the closest holiday and caravan park to the town center and situated adjacent to the Pavilion, this benefits enormously from events and festivals, including the world famous Eisteddfod in July each year and the music festival (boasting world renowned artists), each June and July.



Llangollen Canal

The Llangollen Canal is a highly sought-after and picturesque waterway, renowned for its scenic countryside, tranquil setting, and strong tourism appeal.

Penddol Holiday and Caravan Park enjoys a prime position, directly fronting the canal which runs through the heart of Llangollen.

The canal is a popular destination for boating, walking, and cycling, with the iconic Pontcysyllte Aqueduct close by. Its popularity with visitors enhances the area's lifestyle appeal and offers excellent potential for tourism-related income.

Penddol Cottage

Penddol Cottage is a delightful historic cottage, rich in character and presented to a high standard throughout.

The cottage features a charming kitchen fitted with a range of wall and base units, wooden worktops, exposed beams, and a range cooker.

The living room offers characterful oak flooring and exposed ceiling beams, complemented by a wood-burning stove.

The ground floor also includes a dining room and a well-proportioned sitting room.

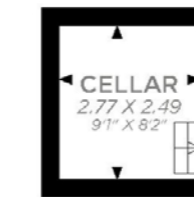
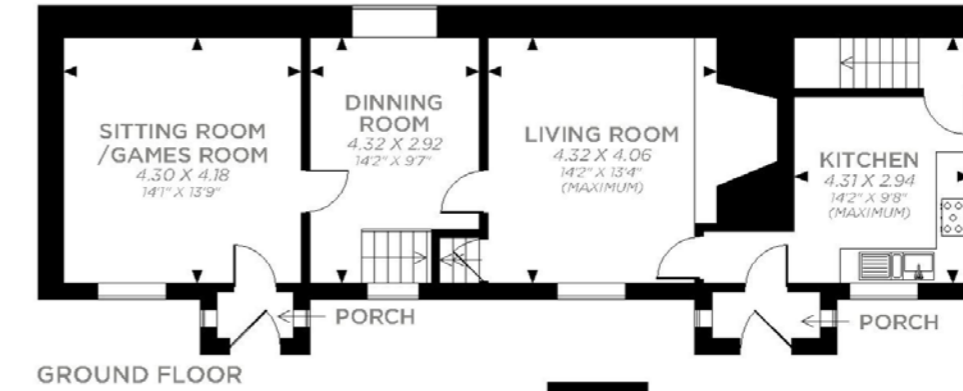
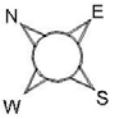
Upstairs, a spacious landing with views over the canal leads to a modern family bathroom and three well-proportioned double bedrooms, with the principal bedroom benefiting from an en-suite.



Floor plan

Penddol Cottage

Approximate Gross Internal Area:
1,584 sq ft / 147 sq m



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

The Boathouse

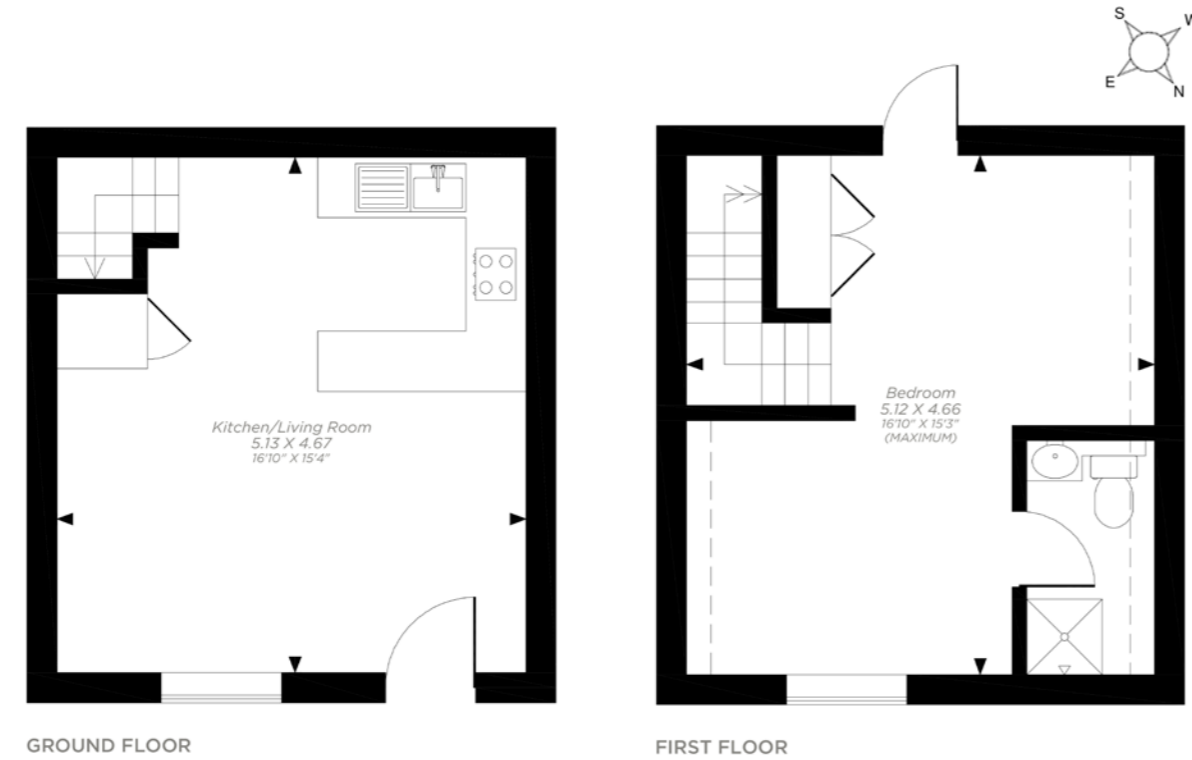
The Boathouse is positioned alongside Penddol Cottage, enjoying attractive views over the canal.

Recently refurbished to a high standard, the property offers cosy, well-presented accommodation comprising an open-plan kitchen and living area on the ground floor, with a bedroom and bathroom to the first floor.

Floor plan

The Boathouse

Approximate Gross Internal Area:
487 sq ft / 45 sq m



For illustrative purposes only - not to scale.
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Caravan Park

Penddol Caravan Park is a well-established, business with a high level of repeat bookings. Its proximity to the Llangollen International Musical Eisteddfod makes it particularly attractive during peak seasons.

The park accommodates approximately 30 caravans, each with electrical hook-up. Facilities include a recently refurbished

shower and toilet block providing male, female, and accessible amenities.

A refurbished reception building offers a practical space for bookings and storage, including linen.



Lodges

The site benefits from four modern holiday lodges, each featuring a kitchenette with a fridge, microwave, and gas burner stove. Each lodge provides a double bed, en-suite shower room with WC, and heating. Externally, they are timber-clad and set on a metal base, finished to a high standard and each benefitting from a private hot tub.

Grounds

Set within approximately 2 acres (0.8 ha), the property enjoys stunning views across the Llangollen canal and surrounding countryside.



Method of sale

Private Treaty

Tenure & Possession

Vacant possession upon completion

Planning

The purchaser will need to make their own enquiries with the Local Authority to satisfy themselves that the appropriate consents have been granted.

The site benefits from a licence for 30 caravans.

Designations

Penddol Cottage is Grade II Listed.

Services

LPG - Penddol Cottage

Electric Heating - The Boathouse

Septic Tanks - Cottage and Caravan Site

Mains Electricity

Wayleaves, Easements & Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes whether specifically referred to or not.

Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor take responsibility.

EPC Rating

Penddol Cottage - F with potential for E

The Boathouse - E with potential for B

Local Authority

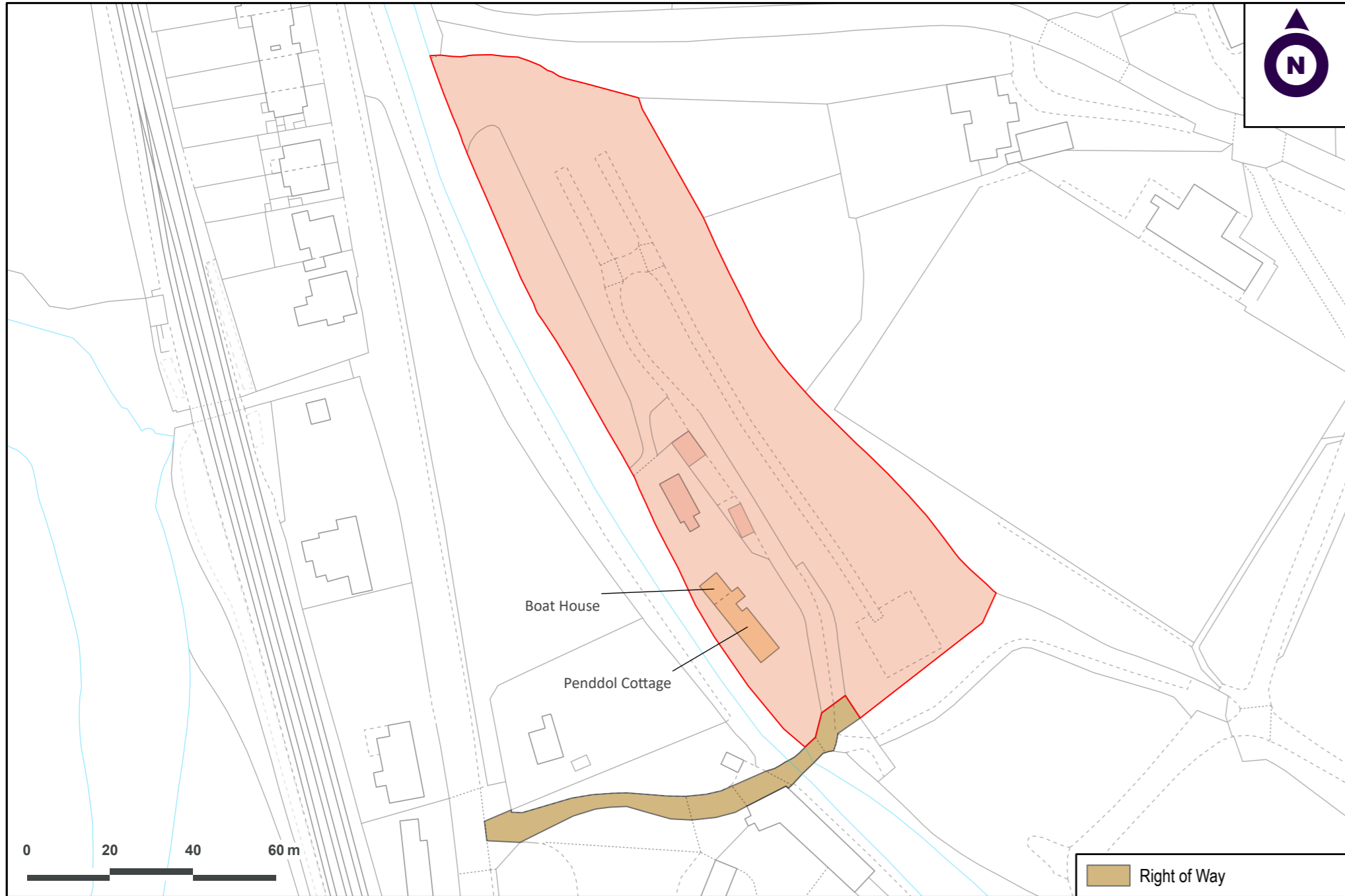
Denbighshire Council

Viewings

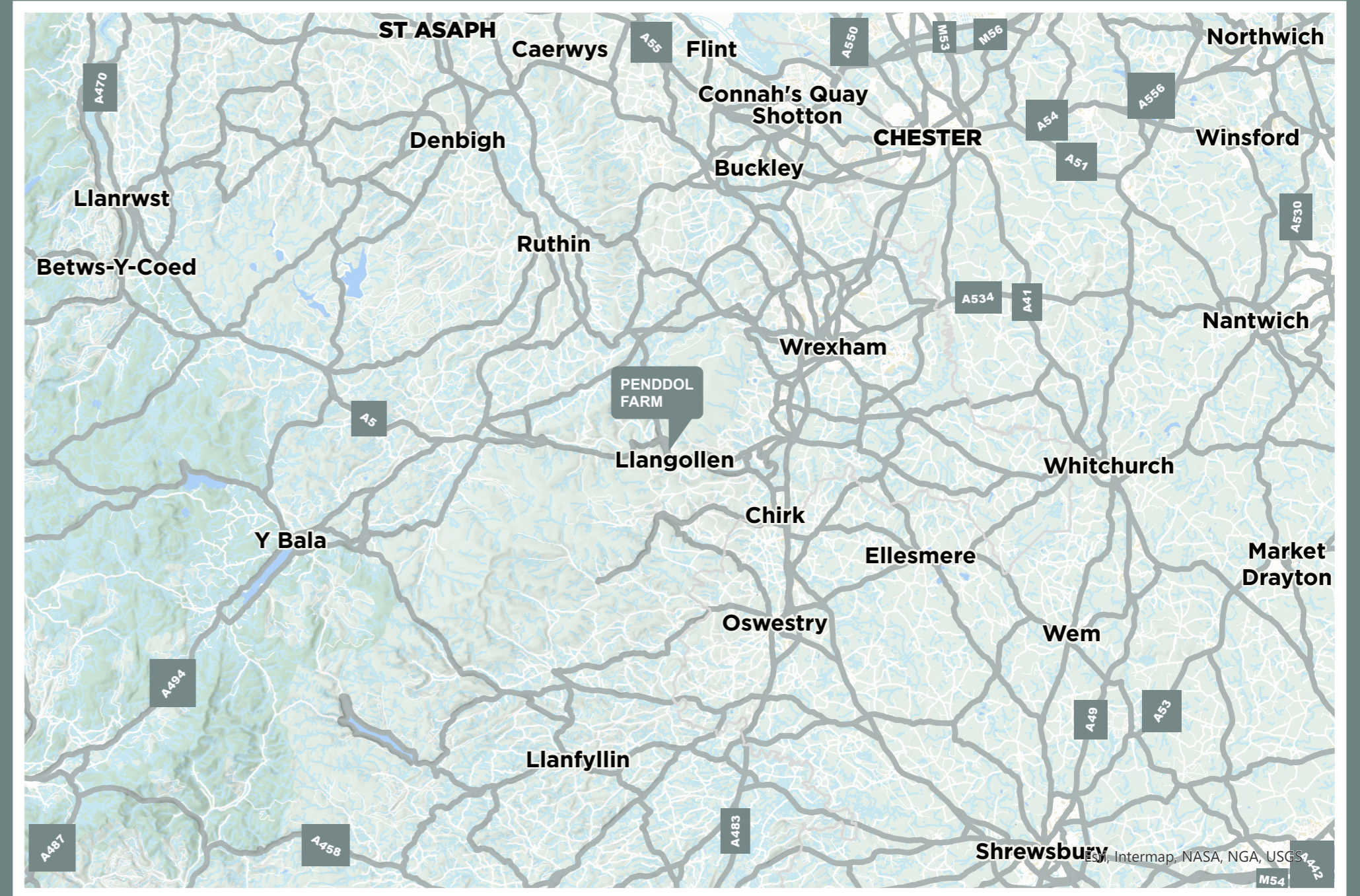
Viewings are strictly by appointment and to be accompanied by the Selling Agent.



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