



FennWright.
Water & Leisure

Garnffrwd Park, Carmarthenshire

Established trout fishery and leisure park with holiday accommodation



Introduction

Garnffrwd is an attractive mixed use leisure park comprising an established trout fishery and café, together with holiday accommodation and a touring caravan site. Situated in a mature woodland setting the site extends to 32.7 acres (13.2 ha).

Location

The property is located in the village of Mynyddcerrig, approximately 9 miles east of the County town of Carmarthen and 12 miles from the popular market town of Llandeilo. Garnffrwd is situated in a rural yet accessible location, with excellent road links to the A48 (2 miles) the M4 (6 miles -J 49). Local attractions include the National Botanic Gardens of Wales (4 miles) together with several National Trust attractions, parks and castles. The City of Swansea is 20 miles distant.

Garnffrwd Park

The site was originally created in the 1980s, with the land consisting of a mixture of peat and clay. After a successful period of operating the trout fishery and fish farm, the owners diversified by adding a café and facilities building, together with holiday accommodation in the form of lodges and touring caravan pitches.

Trout Fishery

Constructed in 1983, a purpose built trout fishing lake extending to 5 acres (2 ha) with an average depth of 9ft and 25 carefully positioned fishing platforms. The lake is fed via a natural artesian spring, which provides excellent quality water promoting abundant aquatic life with good hatches of sedge, damsel, mayfly and other species of invertebrate. The fishery has an exceptional reputation and has hosted international matches for the Welsh fly fishing team over several years.

Stocking

The lake is well stocked with good sized rainbow and blue trout (many in double figures) and also brown and tiger trout. The fishery has historically produced many of its own fish on site utilising a rearing pond and tanks fed by the spring water.

Lakeside Lodge

A two storey timber facilities building overlooking the main lake. The ground floor comprises a small tackle shop selling flies and essentials, together with male, female and disabled W.C.s and an external covered seating area. On the first floor is an office, together with Lake View Café; offering 36 covers with an indoor and outdoor seating area and views across the lake.



Holiday Accommodation

Situated in an elevated position with views out over the woodland and lake are two single storey timber holiday lodges offering self-catering accommodation. Oak and Ash lodges have a 2-bedroom layout with a main bathroom and open plan kitchen/living area with an external veranda and decking area.

Touring Caravan Site

Garnffrwd Park operates a 5 C.L touring caravan site. Situated on level ground between blocks of woodland, providing 5 hard standing pitches, all with electric hookups for tourers and motorhomes. Additional camping area. Chemical disposal point, together with W.C. and Shower.

Camping

At the northern end of the lake is a camping field, operated in the summer months with bell tents and a fire pit.

Woodland

The site is bordered by mature woodland on all sides with larger mixed broadleaf blocks on the northern and eastern boundaries. Part of the woodland is designated as Ancient Woodland. The original management agreement allocates several areas of permitted development.

Planning

The property benefits from planning permission for the current use. The site also benefitted from lapsed planning permission for a building containing seven holiday apartments together with a historic consent (lapsed) for an agricultural dwelling.

The Business

The fishing operation generates income through the sale of fishing tickets on a combination of 'catch and keep' and a 'catch and release' basis. The café is currently open 4 days a week. The holiday accommodation bookings are managed partly inhouse and partly through Hoseasons, a 30 year relationship earning Garnffrwd a Partnership Excellence award.

Prices available on the Garnffrwd website. Income information available upon request, profit and loss accounts available to interested parties after viewing.

Website

Garnffrwdflyfishing.co.uk

Facebook: Garnffrwd Fly Fishing

Services

The site benefits from mains water, mains electricity (3-phase) and mains drainage. Electric heaters in the lodges.



Agents' Notes

Tenure & Possession

The property is offered for sale freehold subject to vacant possession.

Fixtures, Fittings & Stock

The sale includes the commercial fixtures and fittings and fish stocks within the lake. Fenn Wright are not liable in any way for the quality or quantity of the fish stocks, nor any death or disease that may affect such stocks. Purchasers must satisfy themselves as to the quality and quantity of the fish stocks prior to purchase.

Rights of Way & Easements

The property is sold subject to and with the benefit of all existing Rights of Way, whether public or private, light, support, drainage, water and electricity supplied in other rights obligations, easements, quasi-easements and restrictive covenants or all existing proposed wayleaves for masts, staves, cables, drains, water and gas and other pipes, whether referred to in these particulars or not.

Consumer Protection Regulations

Under the regulations, what we say or publish about a property must not be false or misleading and we must provide certain material information to enable a potential viewer or purchaser to take an informed transactional decision.

Measurements

Any areas, measurements or distances referred to as approximate are given as a guide and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

Viewing

Viewing is strictly through appointment with Fenn Wright.

Important Notice

Fenn Wright for themselves and the Vendor of this property whose Agents they are, give notice that: The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser/s and lessees should seek their own professional advice.

All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser/s should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Fenn Wright has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

No responsibility can be accepted for any expenses incurred by any intending purchaser/s in inspecting properties that have been sold, let or withdrawn.

Business Rates

Rates payable: £Nil

The property currently benefits from 100% small business rate relief

Local Authority

Carmarthenshire County Council

Directions

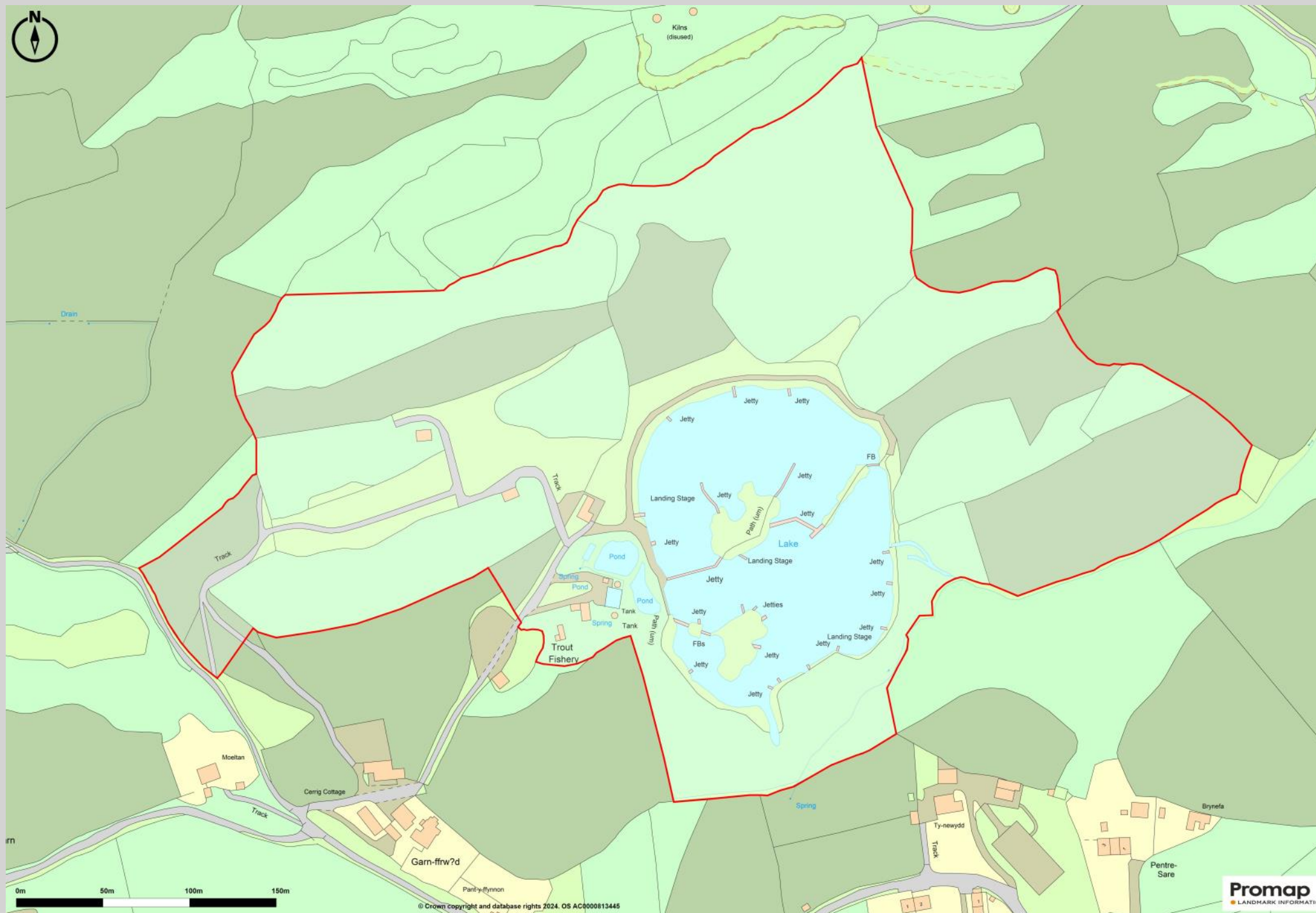
To be obtained from Fenn Wright. Viewing strictly by prior appointment only. No unauthorised viewings. Postcode for the property is SA15 5BB.

Safety Note to Buyers

Please ensure care is taken when viewing and walking near to lakes and areas of water. Do not walk close to the edge of waterways, and ensure children are supervised at ALL times. Lakes, Ponds & Rivers can be very dangerous so THINK SAFETY FIRST!







FennWright.

Water & Leisure

Viewing strictly by appointment
with the sole agents:

Fenn Wright
Water & Leisure Dept.
1 Tollgate East
Colchester, Essex,
CO3 8RQ

Tom J Good BSc (Hons) MRICS

01206 216546
07860 427054
tjg@fennwright.co.uk

fennwright.co.uk
fisheries4sale.com



Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright LLP or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.



rightmove

