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To Let – Leisure Opportunity – Llancaiach Fawr

A rare and exciting opportunity to lease a historic asset for leisure uses with potential multiple income streams and scope for further revenue development.

CF46 6ER

Llancaiach Fawr Manor,
Gelligaer Road, Nelson, Treharris



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Introduction

This document sets out the background and information for prospective interested parties who wish to submit a formal proposal for the occupation, operation, development and growth of leisure and historic related facilities at Llancaiach Fawr.

Caerphilly County Borough Council are seeking a suitable tenant for immediate occupation.

Offers are invited for consideration and should be submitted by March 17th 2025.



Key property highlights

-  Comprehensive accommodation including Manorhouse/ former education block / wedding venue / restaurant / visitor centre and landscaped gardens and significant events field.
-  Well capitalised for immediate occupation.
-  Equipped to cater for a range of events, including conferences, meetings, weddings, banquets and large-scale business exhibitions.

-  Steeped in history and carefully restored – with multiple renovations completed in 2013/2015.
-  The site extends to a total of approximately 12 acres.
-  Significant avenue for business development and income growth.

-  Beautiful countryside setting with panoramic views.
-  Parking for 90 vehicles.
-  2023/2024 visitors numbers exceeded 61,000.

“Listed grade I as an outstanding manor house, especially interesting for its internal defensive arrangements, well repaired, conserved and presented.” [Click here](#) →

Site background

Llancaiach Fawr has a long and interesting history with the Manor being built in the early 16th century. The property has been occupied throughout, from a defendable fortified Manor house, to rustic farmhouse, to more recently a visitor attraction. It is understood that there was an earlier dwelling on the site, either underneath the present house or possibly incorporated within the eastern end of the building.

Location

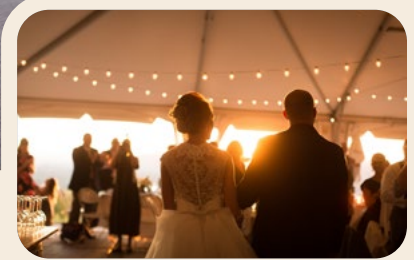
Llancaiach Fawr is in a picturesque and lovely rural setting, situated in Southeast Wales in the small valley of the Nant Caiach, on the northern edge the village of Nelson, accessed off the B4254 close to the A472.

It sits some five miles north of Caerphilly and ten miles north of Cardiff, at the lower end of the Taff Bargoed Valley, and lies adjacent to Treharris, Trelewis and Quakers Yard.

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Accommodation

With adjacent buildings, interspersed with mature gardens and open courtyard areas, visitor realm, parking, woodland belts and surrounding open countryside, the site presents in an attractive form, with the Manor House providing the main focus of it.

The Manor House

[Listed buildings report](#) →

The report includes a detailed description of the manor

Originally built c.1550, the beautiful Manor has been carefully restored as it was in 1645 when King Charles I

visited to rally support for the Royalist cause during the Civil Wars of the 17th Century.

It benefits from accessible attics and a vaulted cellar (plan attached), and the new staircase tower (constructed 2013 – 2015 houses a staircase and lift) ensures that the manor house is almost fully accessible for wheelchairs users. (There are only two rooms on the middle floor and the attic spaces require visitors to use stairs)



Gardens

To the front of the Manor are attractive formal walled gardens adjacent to the Nant Caeach stream. To the rear of the property is a small orchard, a physic and kitchen garden featuring species of plants, fruits and vegetables from 1645 or earlier. A small bothy area containing two greenhouses is hidden from view and is currently used to store gardening equipment.

The lighting and heating in the manor were also updated during the building works and slate roof reinstated.



Visitor Centre



The Visitor Centre hosts: reception area, gift shop, **exhibition, café with external seating, conservatory restaurant, purpose-built function suite - Mansel Hall - on the ground floor.**

Education Centre

The education centre is a multi-function space which can be split into three identical units, two areas or one large space, toilets and three small storage rooms are also located in this area. There is potential to convert the attic space if a dormer was added.

The Reception / Gift shop

area is furnished with oak shop display shelving and a reception desk. Behind the reception desk are two offices. The area is served by two staircases and a lift to the first floor, and provides direct access to the café and the exhibition space.

Male, female and accessible toilets

The café

is light and airy (with circa 30 covers) with large windows and door to a patio area with disabled access.

Fully Commercial kitchen with extraction

The Mansell Hall

provides a unique setting which can comfortably accommodate up to 200 delegates for a conference (theatre style) or 120 wedding guests (seated) with ample room for a dance floor. The purpose built suite has double barn doors opening onto a pleasant large courtyard with festoon lighting and seating.

The Conservatory Restaurant

is large enough to accommodate up to 80 guests for luncheons, banquets or dinner parties, and boasts panoramic views over the surrounding countryside,

Offices

On the first floor of the visitor centre are two offices, one changing room, a storeroom, two meeting rooms, small staff kitchen and toilet. Access to the loft space is found at the top of the stairs and from the management office. There is potential to convert the attic space into additional offices if space for the staircase can be identified (subject to planning).





Manor House

Floor area (m2)

	Gross External Area	Gross Interna Area	Net Internal Area
Basement	54.8	32.8	28.4
Ground Floor	283.5	180.4	155
First Floor	279.8	217.8	184.6
Second Floor	269.05	202.4	170.8
Attic	236.6	163.3	105.5
Total	1,124.2	769.7	644.3

Visitors Centre

	Gross External Area	Gross Interna Area	Net Internal Area
Ground Floor	611.8	564.2	529.6
First Floor	266	246.2	231.2
Total	877.8	810.4	760.8

Café and Mansel Hall

	Gross External Area	Gross Interna Area	Net Internal Area
Ground Floor	371.7	315.8	300.2

Education centre

	Gross External Area	Gross Interna Area	Net Internal Area
Ground Floor	285.5	256.0	249.5



Outdoors areas

The treelined meadow located next to the education centre has a children play area suitable for young children (18 months to 12 years old).

An events field - Cae Hir - is opposite the Visitor Centre and is accessible through three large gates and one pedestrian gate ensuring that the large-scale events can take place.



Parking

Llancaiach Fawr Manor has 'upper' and 'lower' car parks which can accommodate up to 90 cars.



Events & Previous Uses

Prior to covid several large-scale events would run annually including:

- 2015 Urdd Eisteddfod where 115,000 visitors were hosted across six days
- The Motoring Festival
- WWII events
- The Bedwellty Show
- Hope Rescue Dog Day
- Antiques events
- Pirate show
- Bedwellty Show

Alternative events have been found to replace them including outdoor cinema evenings and the psychic fayres which have proved to be popular additions.

Licencing

Premises

The current license for the site is for up to 5000 visitors at any one time, on and off-site alcohol sales.

Wedding licence

The site has been licensed for weddings (although now lapsed) in the Conservatory Restaurant, Mansell Hall, and for smaller more intimate ceremonies the Great Hall of the Manor house and the Parlour were also listed.

EPC

Available on request.

VAT

To be confirmed.

Anti-money Laundering

In accordance with Anti-Money Laundering Regulations, a purchaser will be required to provide satisfactory proof of identity and source of funds at the point of agreement of heads of terms.



Dataroom / File

This can be provided on request



Further information

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