

# YNYSGAIN

CRICCIETH • GWYNEDD • NORTH WALES



*“A fantastic opportunity to acquire a property previously used as an activity centre located on the Llyn Peninsula, with a range of accommodation situated across a 2.8 acre site.”*



# YNYSGAIN

CRICCIETH • GWYNEDD • NORTH WALES • LL52 0SA

Llanystumdwy 0.7 miles • Criccieth 1.0 miles • Pwllheli 7.7 miles

Portmeirion 9.4 miles

(All distances are approximate)

## Executive Summary

Three converted stone buildings used for overnight accommodation located on site.

Three self contained campsites with W/C and washing facilities.

Idyllic location along the Llyn Peninsula.

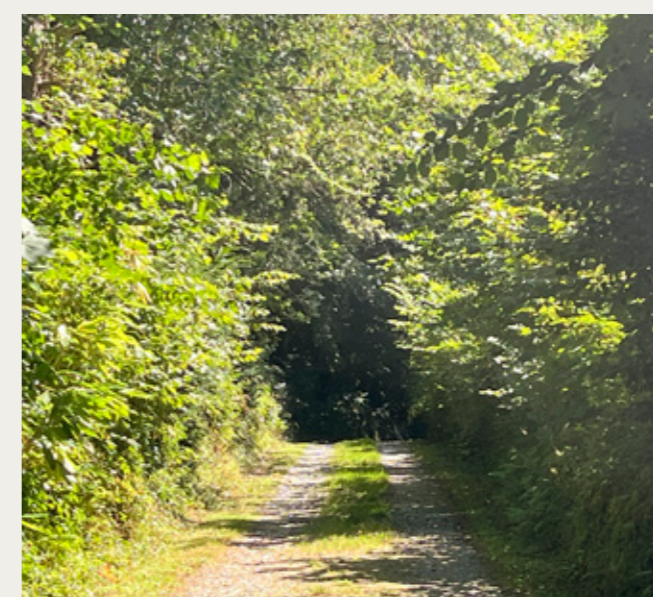
Excellent position for outdoor activities - five minute walk from the beach.

Approximately 2.8 acre site.

Freehold.



*Savills are instructed by The Guide Association to seek a freehold disposal of Ynysgain activity centre. The property is set on the Llyn Peninsula and on the edge of Eryri (Snowdonia) National Park. It comprises a farm cottage, house and barn which are currently used to provide overnight accommodation, as well as three campsites with purpose built facilities.*



## CRICCIETH

The activity centre is located in a rural setting on the outskirts of Criccieth on the Llyn Peninsula. This is an AONB, providing some of the best scenery in Wales with almost 100 miles of coastline. The property is bounded by farmland and is approximately a five minute walk from the beach.

Ynysgain also sits on the edge of Eryri National Park, which covers a total of 823 square miles, making it the largest National Park in Wales. Eryri's landscape is steeped with culture, history and heritage, attracting 4 million visitors every year to this landscape. With nine mountain ranges and 1497 miles of routes to explore, the park is very popular amongst hikers. World famous Snowdon, standing at over 3,000 feet, is 15 miles from the property, making Ynysgain an excellent base for hikers.

## CONNECTIVITY

Ynysgain benefits from direct access to the A497, which connects to the A487. This is one of the main roads in North Wales, covering most of the west coast and provides access to many nearby tourist destinations.

The nearest train station is Criccieth, 0.9 miles away.

## THE SITE

The site extends to approximately 2.8 acres and comprises a farm cottage, house and barn which are currently used for overnight accommodation, as well as four separate outbuildings which have been converted into shower, toilet and dry storage facilities for the three campsites also included within the site.



## YSGUBOR HIR / THE BARN

This property is a converted single-storey stone barn and accommodates 14 people across two bedrooms. Ysgubor Hir is located on the east side of the courtyard and comprises kitchen, sitting room, dining area, bathroom and two bedrooms.

The breakdown of the bedrooms can be found below:

	Bedroom	Number of Beds	Number of Sleepers
	1	5	10
	2	4	4
<b>Total</b>	<b>2</b>	<b>9</b>	<b>14</b>



## TY NI (THE HOUSE):

This property is a traditional farm cottage of stone construction and is arranged over ground and first floors, accommodating up to 16 people across three bedrooms. It also includes a kitchen, dining room, and living room. A breakdown of the bedrooms can be found below:

	Bedroom	Number of Beds	Number of Sleepers
	1	3	6
	2	3	6
	3	2	4
<b>Total</b>	<b>3</b>	<b>8</b>	<b>16</b>



## Y BWTHYN (THE COTTAGE):

The cottage is of stone construction and arranged over ground and first floors, comprising a kitchen, bathroom and bedroom on the ground floor and single bedroom on the first floor.

	Bedroom	Number of Beds	Number of Sleepers
	1	2	2
	2	2 (plus fold out settee)	2 (plus 2)
<b>Total</b>	<b>2</b>	<b>4 (plus 1)</b>	<b>4 (plus 2)</b>



## CAMPSITES

There are three campsites across the site. They each benefit from access to basic W/C facilities, running water and washing facilities. A breakdown of the campsites are as follows:

**Pen Lôn:** is located adjacent to the entrance and accommodates 30 campers. There is a timber building in the field which provides W/C facilities. In addition, the site has a stone-built shelter with a pitched slate roof (barn) which adjoins Y Bwthyn in the main courtyard. This shelter contains mains electric and a fridge freezer, and is accessible to the campers on this site.

**Cae'r Bont:** is situated west of the courtyard and accommodates 60 campers. The site has a stone built building situated on the eastern side of the courtyard. Within this building there is a shelter area, which contains a fridge freezer and mains electricity. The remainder of the building comprises toilet and shower facilities

**The Paddock:** is a field off of the north side of the courtyard and can be used as a separate camp site (own sanitation required) or as an overflow site from the other campsites with which it can then share facilities.

## AMENITIES AND EXTERNAL AREAS

The property is set within approximately 2.8 acres of grounds. Its position is excellent for outdoor activities, including water sports, walking and climbing as it is a five minute walk from the beach.

## PLANNING PERMISSION

The current planning use for the site is currently Sui Generis.

All planning enquiries should be made through the local authority.



## GENERAL INFORMATION

What3Words Location  
 ///pairings.bitters.clipped

### The Business

Ynysgain currently operates as a camp and holiday centre, operated by Girlguiding Cymru. The property is to be sold on a closed and vacant possession basis.

### Services

Mains water and electricity. Oil fired central heating. Septic tank leading to mains drainage.

Ty Ni has its own individual oil fired boiler.

### Tenure

Freehold.

### Fixtures and Fittings

Trade Inventory will be included in the sale.

### Energy Ratings

TBC

### Trade

The site is owned by The Guide Association and used to trade as a camp and holiday centre via Girlguiding Cymru. Trading ceased in August 2024.

### TUPE

TUPE will not apply for the sale of Ynysgain.

### VAT

Should the sale of the Property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price..

### Local Authority

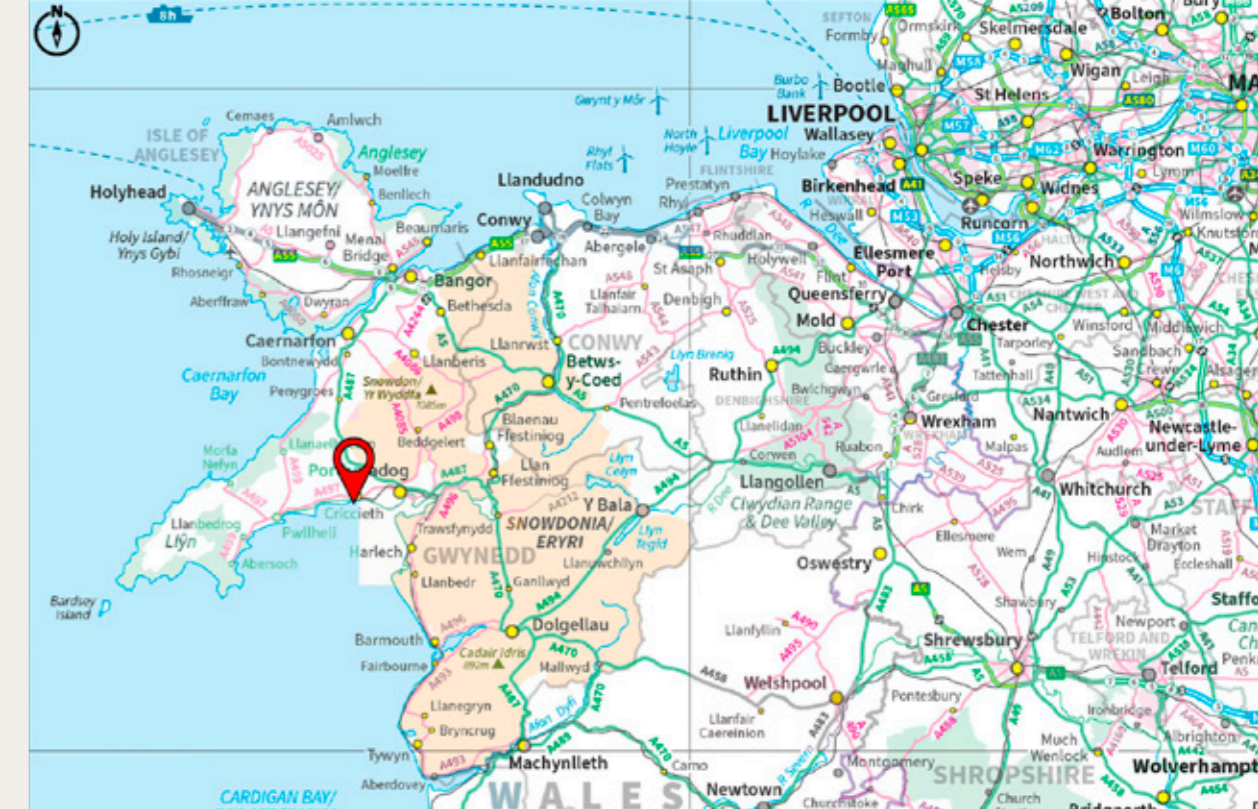
Gwynedd Council, Shirehall Street, Caernarfon LL55 1SH  
 T: 01766 771000

### Rateable Value

£2,600 for the Activity Centre and premises.

### Viewings

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.



### IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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