

— FOR SALE —
PENRHOS LEISURE VILLAGE

A Landmark Coastal Development Opportunity
London Road, Holyhead, Isle of Anglesey, LL65 2JD

AREA B2: CAE GLAS NATURE RESERVE

AREA B1: CAE GLAS NATURE RESERVE

AREA A: PENRHOS



— KEY HIGHLIGHTS —

Prime Location: Adjacent to Penrhos Coastal Park, offering stunning natural surroundings and direct access to one of Anglesey's most cherished landscapes.

Planning Consent: Extant outline planning permission granted in April 2016 for up to **500 leisure units**, including lodges and cottages. Consent remains valid until April 2026, providing a clear pathway for development.

Substantial Landholding: Approximately **130.94 ha. (324 acres) of freehold land**, incorporating 15 existing houses, cottages, and former farm buildings.

Tourism Appeal: Anglesey is a leading UK holiday destination, benefiting from excellent connectivity via the A55, proximity to Holyhead Port, and easy access to Snowdonia National Park.

Strategic Potential: Supported by a detailed planning strategy and an assembled project team, the opportunity is primed for securing reserved matters consent and delivering a large-scale leisure scheme.

SUMMARY

Lambert Smith Hampton, acting on behalf of CG&Co. (Joint Administrators of DJC Leisure Limited), is delighted to present an exceptional opportunity to acquire a consented leisure village development on the Isle of Anglesey (Ynys Mon).

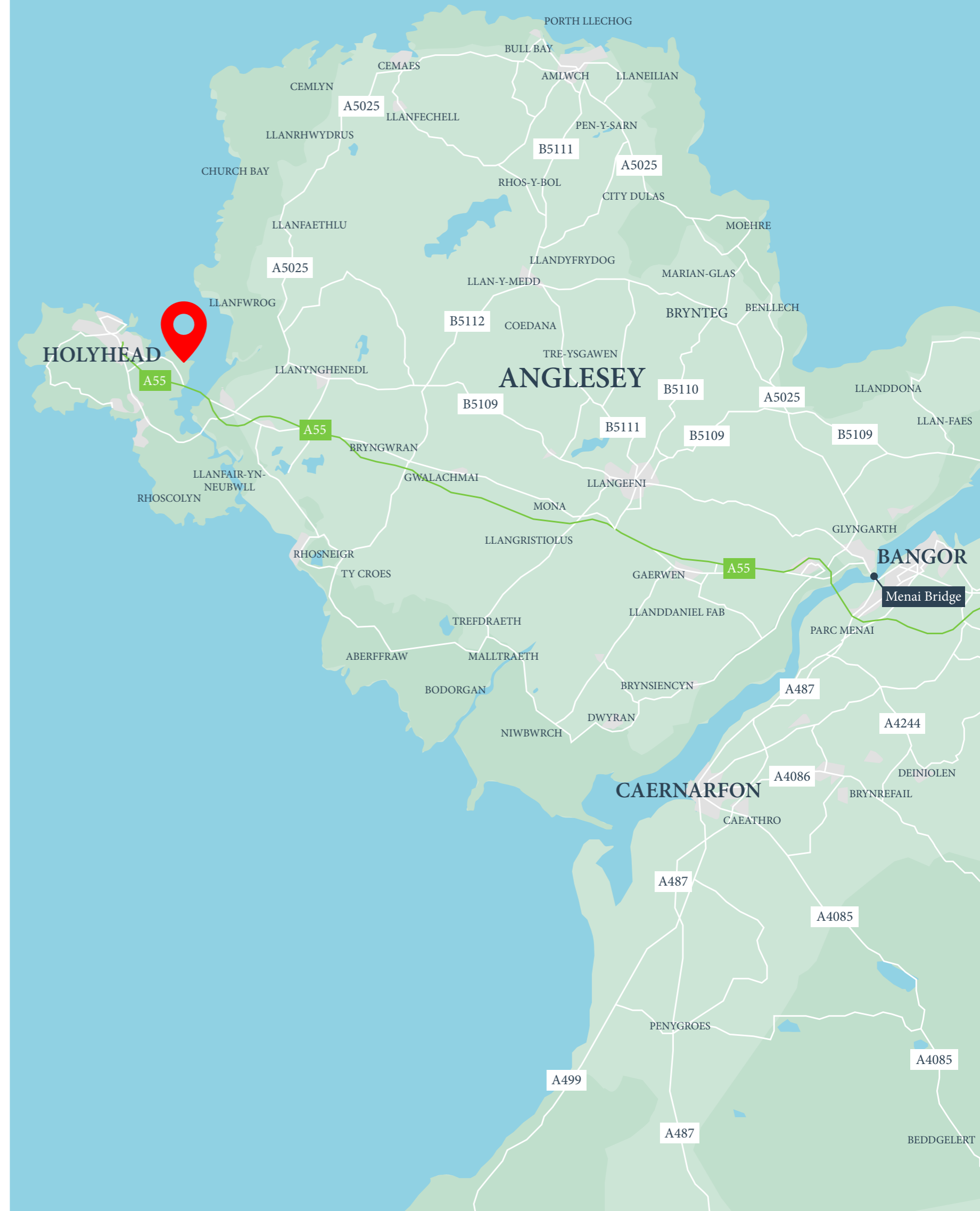
This is a rare chance to create a flagship leisure destination in one of the UK's most sought-after coastal locations, combining scale, natural beauty, and strong market demand.

The opportunity is being offered For Sale as a whole or in defined parcels aligned with title ownership.

LOCATION

Penrhos is located in the northwest 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. The property is located approximately 4 km (2.5 miles) north of junction 3 on the A55 and is accessed directly via the A5 through the village of Island or via the A5153/A5 Holyhead Retail Park, from Junction 2 of the A55.

Anglesey is an island off the north-west coast of Wales. It forms the principal area (as Isle of Anglesey) and historic county of that name, which includes Holy Island to the west and some islets and skerries. Anglesey island, at 260 square miles (673 km²), is by far the largest island in Wales, seventh largest in the British Isles, largest in the Irish Sea and second most populous after the Isle of Man. The landscape of Anglesey is dominated by agriculture although tourism is of great economic importance to the island.



MASTERPLAN



PLANNING

The asset benefits from an Approved Outline Planning Consent granted April 2016 REF. 46C427K/TR/EIA/ECON.

A proposed leisure village at Penrhos Coastal Park, London Road, Holyhead comprising up to 500 new leisure units including new lodges and cottages.

PLANNING STATUS AND STRATEGY

As outlined above, the site benefits from being part of a wider outline consent granted on 19th April 2016 (ref. 46C427K/TR/EIA/ECON). Permission is extant until April 2026. The majority of the condition work has been discharged already; a detailed planning strategy note is contained within the dataroom for consideration and evidence that a project team has already been assembled to secure reserved matters consent / discharge conditions to preserve the planning status.



SALE AS WHOLE

The preference is to sell the asset as a whole; however merit will be given to proposals to acquire individual lots which are defined by their title ownership linked to the existing houses and cottages;

THE SALE ON BEHALF OF THE JOINT ADMINISTRATORS OF DJC LEISURE LIMITED

The property is being marketed for sale on behalf of the Joint Administrators and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Administrators to the best of their knowledge, but the purchaser must rely solely upon their own enquiries. The Joint Administrators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

MAP REF NO	DESCRIPTION	TITLE NUMBER	SIZE (ACRES) / ASSET OVERVIEW
1	1 Bryn Glas, Penrhos, Holyhead, LL65 2JA	CYM302624	0.166 acres - Semi-detached two storey house with pitched slate roof, rendered elevations and UPVC glazed windows. The property is oil heated and the rendering on the front of the property has recently been repaired and redecorated. The property has a garden to the side and rear. Subject to Tenancy Agreement - Vacant Possession due December 2025.
2	2 Bryn Glas, Penrhos, Holyhead, LL65, 2JA	CYM302662	0.158 acres - Semi-detached two storey house with pitched slate roof, rendered elevations and UPVC glazed windows. The property is oil heated and the rendering on the front of the property has recently been repaired and redecorated. The property has a garden to the side and rear. Subject to Tenancy Agreement.
3	Valhalla, Penrhos, Holyhead, Ll65 2ja	CYM302680	0.156 acres - Two storey detached dormer bungalow built in the 1970s with a tiled roof and felted flat roof to the dormer roof. There is a single storey extension to the rear under a flat felted roof. The property is rendered with stone facing and has UPVC glazed windows. Subject to Tenancy Agreement
4	Land Adjoining Valhalla, Penrhos, Holyhead, Ll65 2ja	CYM302689	0.178 acres.
5	Charay, Penrhos, Holyhead, Ll65 2ja	CYM302691	0.171 acres - Two storey detached dormer bungalow built in the 1970s with a tiled roof and felted flat roof to the dormer roof. The property is rendered with part timber elevations and includes a garage. Subject to Tenancy Agreement.
6	Land At The Coastal Park, Penrhos, Holyhead	CYM346493	190.575 acres.
7	2 The Bungalow, Penrhos, Holyhead, Ll65 2jd	CYM349618	0.163 acres - Detached bungalow built in the 1970s with rendered elevations under a concrete tiled roof with a single storey extension with a flat roof.
8	Bathing House, Penrhos, Holyhead	CYM357344	0.492 acres - A two storey detached property built circa 1960's. The building is located on a promontory overlooking the sandy bays to north and south. The property is constructed of brick walls that have been rendered and painted and sits beneath a concrete tiled roof. The property is vacant and in disrepair. Due to the sloping land access is at first floor level.
9	The Bungalow, Penrhos, Holyhead, Ll65 2jd	CYM357346	0.348 acres - Single storey rendered bungalow with pitched felt roof. The property has a single storey extension under a flat felted roof and a single storey garage with a flat roof. Subject to Tenancy Agreement.
10	Gardeners Cottage, Penrhos, Holyhead, Ll65 2jd	CYM357346	0.171 acres - Two storey detached three bedroom property rendered in pebbledash under pitched slate roofs. There is a single storey extension to the ground floor under a pitched slate roof. Subject to Tenancy Agreement.
11	1 Penrhos Lodge, Penrhos, Holyhead, Ll65 2jb	CYM357475	0.213 acres - This was a former gatehouse which consists of a single storey detached bungalow under a slate roof with a rear single storey extension under a flat felted roof with rendered elevations.
12	Homewood, Penrhos, Holyhead, Ll65 2jd	CYM362692	0.521 acres - A detached three bedroom single storey bungalow built circa 1970. The property has a split concrete tiled roof and has a render and timber finish. There is a single storey garage with a flat roof and a substantial driveway with mature gardens. Subject to Tenancy Agreement.
13	Penrhos Farm, Penrhos, Holyhead, Ll65 2jd	CYM364287	2.454 acres.
14	Land At The Penrhos Coastal Park, Penrhos, Holyhead	CYM700157	0.682 acres.
15	The Tower, Penrhos, Holyhead, Ll65 2jd	WA450927	0.608 acres - Three storey listed tower house in castellation's, built in stone. The property has single and two storey side extensions built in stone, with some elevations covered in pebbledash. The property has modern casement windows and a gated courtyard with a parking area and open store rooms.
16	Ty Melyn, Penrhos, Holyhead, Ll65 2jd	CYM349616	0.544 acres.
17	Beddmanarch, Penrhos, Holyhead, Ll65 2jd	CYM349611	0.415 acres - A two storey detached three bedroom cottage built circa 1800's - 1900's with walls of presumably stone and render under a pitched slate roof. The property has a single storey outbuilding and private garden to the side and rear of the property.
18	Part Of The Land Lying To The East Of Tyddyn Uchaf, Penrhos, Holyhead	CYM344277	125.564 acres.

FURTHER INFORMATION

TENURE

The asset is held freehold under title numbers CYM302624, CYM302662, CYM302680, CYM302689, CYM302691, CYM346493, CYM349618, CYM357331, CYM357344, CYM357346, CYM357475, CYM362692, CYM364287, CYM700157, WA450927, CYM349616, CYM349611 and CYM344277.

METHOD OF SALE

The freehold interests are being offered for sale by informal tender. In the event of a sale in part, cross rights and reservations may be imposed and granted for the provision of access, maintenance and services.

DATAROOM

A non-reliance dataroom is available for consideration. Please request access via the selling agent.

COSTS

Each party is to be responsible for their own costs incurred in any transaction.

VIEWINGS

Viewings can be arranged for interested parties through the sole selling agents. However, the site is open and can be viewed from the public highway.

VAT TBC

SALE PROCESS AND BASIS OF OFFER

Comprehensive bid proposals are being sought by a specific date to be confirmed separately to acquire the freehold interest. All bidders are required to complete a bid submission template which is available in the dataroom. The template requires bidders to state their financial offer, proposed timescales and payment profile, details of all conditions, solicitor contact details and proof of funding of the transaction.

All offers are subject to contract. The vendor is not bound to accept the highest offer or any offer and reserves the right to enter negotiations with any party. The selected purchaser will need to be validated for money laundering regulations.



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Designed by:

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