

# The Overview

Property Name:  
*Rhoose, Barry*

Price:  
*£1,750,000*

Qualifier:  
*Asking Price*

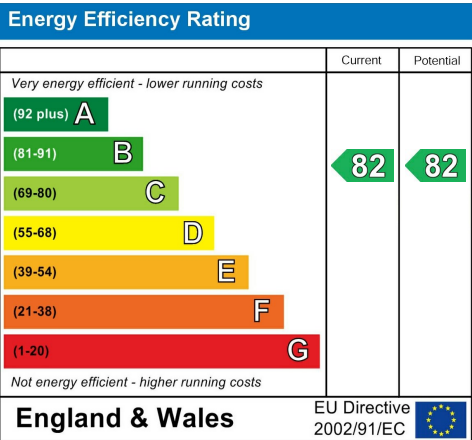
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# The EPC



# The Bullet Points

- Rare investment opportunity
  - 1 Self-contained flat
  - 30-pitch touring caravan site with facilities
  - Fully equipped commercial kitchen
  - Suntrap garden and patio area
- Strong tourism and business potential
  - 10 Hotel rooms with ensuite shower rooms
  - Licensed bar and dining area
  - Onsite airport car parking
  - 500m from Cardiff Airport

# The Main Text

A rare and exciting opportunity to acquire The Vale Hotel & Touring Caravan Park, a well-established commercial property just 500 metres from Cardiff Airport. This unique venture offers an 11-bedroom hotel over two storeys alongside a 30-pitch caravan and touring site complete with shower and toilet facilities.

The hotel's ground floor features a welcoming reception area, office, spacious dining room, licensed bar, fully equipped commercial kitchen, and communal lounge. Additionally, two well-appointed hotel rooms with en-suite shower rooms and a self-contained flat are on this level. The property also benefits from a sun terrace and patio area, providing a perfect space for guests to unwind.

Eight more hotel rooms, each with an en-suite shower room, are located on the first floor, ensuring maximum comfort and privacy for guests. A communal lounge area offers a relaxing retreat for visitors.

Beyond the hotel, the property includes an on-site airport car park, making it an attractive option for travellers needing secure parking close to Cardiff Airport. The touring caravan site is a fantastic addition, offering a spacious and well-maintained environment for visitors looking for short or long-term stays.

This is a superb investment opportunity. It is ideally positioned to benefit from tourism and business travel, with excellent links to Cardiff and the wider South Wales region.

## Local Area

Rhoose is a charming coastal village in the Vale of Glamorgan, known for its blend of rural beauty and modern convenience. The area boasts stunning coastal walks along the Wales Coast Path, with breathtaking views over the Bristol Channel. Nearby, Porthkerry Country Park offers acres of woodlands, meadows, and a pebble beach, perfect for outdoor activities and relaxation. The village has a strong sense of community, with local shops, cafés, and pubs providing a welcoming atmosphere. With its countryside charm and seaside appeal, Rhoose is a highly desirable location for visitors and residents alike.

## Local Transport

Rhoose benefits from excellent transport links, making it a convenient location for residents and visitors. The village has a railway station, Rhoose Cardiff International Airport, providing direct services to Cardiff and Bridgend. Regular bus routes connect Rhoose to nearby towns, including Barry and Cardiff, offering easy access to a broader range of amenities. Cardiff Airport, located just 500 metres from The Vale Hotel & Touring Caravan Park, provides domestic and international flights, making the area an ideal hub for travellers. The A4226 and A48 roads also offer convenient access to the M4 motorway, linking Rhoose to the rest of South Wales and beyond.

## Property Information Material Report

You can click the property report to view the Utility Supply, Rights and Restrictions, Risks, and a full in-depth report on the property.

Please get in touch with us directly if you'd like a link or PDF sent to you.

NTSELAT Approved



# The Photographs

Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.





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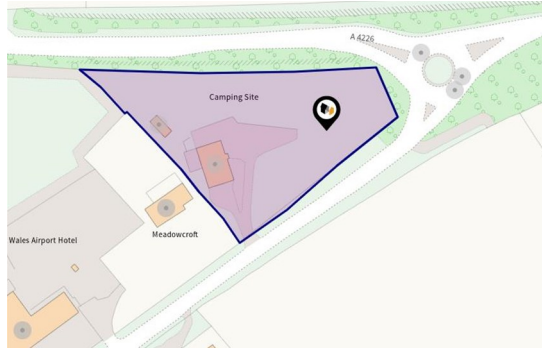


# *The Photographs*

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# The Floorplan



Ground Floor

Floor area 276.7 m<sup>2</sup> (2,978 sq.ft.)



First Floor

Floor area 271.1 m<sup>2</sup> (2,918 sq.ft.)

TOTAL: 547.8 m<sup>2</sup> (5,896 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

# The Map

