

For Immediate Disposal: The Buildings, Grounds and all contents of the Rhoserchan Project, Blaencastell, Aberystwyth SY23 3EX

The Rhoserchan Project operated as a 20 bed Drug and Alcohol Recovery Centre serving Mid Wales until it closed recently. Amco Agency are seeking offers and we are expecting to be able close quickly for a purchaser that has proof of funding.

**This Property is now to be auctioned
During July 2015 by Lambert Smith Hampton.**

**Please Note that apart from the Tenant's
Improvements the contents are for sale by
Private treaty.**

Please contact Amco Agency for details Prior to the Auction.

The building meets current regulations and was fire inspected earlier this year. With the exception of some minor items the facility is complete and ready to operate, it simply requires staffing.

The Property consists of a purpose built 14 Bed Main Hostel building set in 11.5 acres of hillside with only sheep for immediate neighbours. The hostel was constructed as an outward bound centre but was not a financial success. There is a further converted cottage which was operated as second stage recovery facility.

The Property is served by a single track road through Forestry Commission land around a mile or so from the village of Penrhyncoch. Penrhyncoch is itself around 5 miles from the costal town of Aberystwyth.

Main Facility

Entering the property through a double farm gate on a tarmac drive the converted cottage / lodge is on the right. There is a further track plus parking and a double garage serving the cottage.

The road opens into a very large tarmac car park at the head of the site. From the Car Park there is a wide set of steep steps to the main building, the Calor gas tanks are adjacent. A further road "horseshoes" down to the main building serving both the first and ground floor entrances along with the workshops at the rear of the building.

The main entrance to the building is via a wooden and steel bridge walkway to the first floor. The entrance is directly to a sunroom with soft furnishings creating a

holding area / reception to control visitors to the building.

First Floor

On entering the building there are stairs down to ground floor and a corridor ahead. Turning left takes you to the main reception / office administration area. Currently there is a main office which was occupied by the CEO but is big enough to house an assistant as well. Opposite the CEO's office is an office which was occupied by the senior therapist and has enough room to interview clients. Between the offices is a mail, print and stationery area with cabinets and it equipment. There is another office used for Finance of the same size as the therapist office and a fully stocked staff kitchen area.

Walking back towards the staircase there is a further office on the left which is large enough for two desks lengthways, along with cabinets etc. Also on the left is a staff WC plus another smaller office which could be used for 1:1 meetings. To the right there is the main IT General office which is a considerable size housing 5 desks, various filing cabinets and storage racks.

There is a telephone system cabinet and space for a server. All the network ports both telephone and IT are terminated here. Broadband is driven by a satellite / ground system so it is workable but a little restrictive in bad weather.

The boiler is located in a cupboard opposite the General Office.

Walking past the staircase there are 4 bedrooms (all with basins) , WC's, Bath/Wet rooms either side of the corridor. The corridor turns sharp right and there are two TV / Lecture rooms that are bedroom sized and a maintenance cupboard.

The corridor carries on towards the main lounge/ communal area with a long row of floor to ceiling windows (with blinds) on the right.

Lounge

The main lounge is a considerable area housing something like 16 sofa seats with three coffee tables organised to face inwards to promote a social setting.

There is no separation between the lounge and the dining room. The dining room is canteen style with wipe down furniture. There is seating for around 22 with serving tables, a hot cabinet, glasses cabinet and a large toaster. There is a selection of cutlery and china to suit.

At the head of the dining room is a small staff dining / private area which could have alternative uses.

Kitchen

To the right is a full sized industrial kitchen with stainless steel fittings. There are preparation tables, sinks, double gas deep fat fryer, large double gas industrial oven with Gas Hob.

There is a further area devoted to food storage with countless fridges and freezers. There is an industrial dishwasher, food processing equipment, microwave ovens and shelving units. The kitchen is fully stocked with stainless steel pots, pans, dishes and cutlery.

Adjacent to the bridge is a separate laundry room with industrial washer dryers and space to process both dirty and clean items. The laundry machines are rented.

We are advised that there is also a large cellar with an entrance in the same location however we were not able to inspect it.

Ground Floor

On the ground floor there is an entrance which is used as a wet entrance. Given the nature of the area the grounds and the air are very often wet and misty. This area doubles as a storage place for wellingtons and outdoor clothing.

The ground floor is smaller than the 1st and is given over to 10 bedrooms and a number of bathrooms. A double bedroom at the end of the corridor is used to house a good stock of bedding change. At the other end one of the bedrooms is a detox/ treatment room and also doubles as a night staff room.

External

Walking around to the rear of the property there is a block of two classroom sized workshops that are constructed mainly of timber and glass with flat roofs.

They are both light and airy and represent a significant facility for residents. One is equipped to teach gardening, grounds maintenance and propagation. The other has maintenance equipment and a selection of woodworking tools such as saw tables, planer and pillar drill. There are also hand and portable power tools.

As an adjunct to the gardening instruction there are two large poly tunnels. These are used to ensure that the facility is self sufficient in vegetables. There are also outside vegetable / flower beds. In the main grounds maintenance is carried out under supervision using the clients by way of therapy.

The facility is connected to the national grid, enjoys its own spring water supply and stores Calor Gas in two large tanks on the site. Sewage is via a cess pit in the grounds.

Converted Cottage

A flint cottage at the head of the site has been extended using a rendered construction. The extended building contains a small wet entrance area with rented laundry equipment fitted. There is an office fully fitted with IT equipment. Moving into a large lounge area leading to a kitchen diner with separate bathroom and WC on the ground floor.

The kitchen incorporates a working AGA plus separate cooker/microwave and is fully fitted with crockery/cutlery and kitchen equipment.

Leaving the dining area there is a hallway with another small office, staircase and large lounge.

Upstairs, to the left is a good sized bedroom adjacent to a bathroom/WC and a further 5 bedrooms on the upper floor giving a total of 6. This unit is currently used as a second stage unit preparing people for independent living.

There is scope to add a further room on each floor as there is a partially restored area which is attached to the flint cottage.

The building has its own garden space and is secluded from the road. With the addition of some additional fencing it could be completely separated from the site.

There is scope here for a separate disposal of this facility as a dwelling. Alternatively it would be very suitable as an owner operator's family home.

Condition

The building is in first class condition both internally and externally. In fact it is extremely well maintained. There will be some grounds keeping to be done whilst the sale process continues.

Other Uses

The facility is ready to use today apart from phone lines. Everything is in place although the bedrooms are Spartan being white painted block finish they all have, chests, wardrobes, beds and bedding.

There are a number of uses envisaged apart from its last function, it would make a good retreat, a convalescence centre, rehab centre either physical or mental, a religious education centre or perhaps a sports or outdoor centre.

There is Trout Fishing locally and a Mountain Bike Course, set in the Cambrian mountains, visitors come to walk or more seriously to indulge in orienteering and outdoor sports such as paragliding.

Whilst the undulating site would not be suitable for caravans there might be scope to build wooden lodges on the site and to support these with the main building's facilities.

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Notes

In preparing this summary we have relied upon information provided by officers of the Company. We have proceeded on the basis that where such information has been provided it is accurate.

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Amco Agency