

**SOLD**



# Freehold Residential Outdoor Education Centre, Tirabad, Powys

 **Price Taylor LLP**

 **The Property Ombudsman**

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## 01

### KEY FEATURES:

- Previously in successful operation as an outdoor education centre for about 50 Years.

The centre has been attended by an ESTIMATED 80,000 Students, based upon Approx. 1,600 students visiting each year.

- Approx. 8400 sq. ft. of accommodation. Accommodation previously with a capacity of 66 beds. Set within grounds of approximately 1.92 acre.

- Secluded location with outstanding views
- Potential for further development.

- Large Parking Area

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## 02

### LOCATION & DESCRIPTION:

The centre is located near Builth Wells, in Powys, mid Wales directly adjacent to Natural Resources Wales forestry land. It is near to water suitable for kayaking and canoeing, and to local caves, which has made it an ideal location for the Outdoor Education Centre.

The centre comes with much heritage as it had been in successful operation as an OEC for about 50 years.

Of interest to operators for the continued operation as an outdoor centre.

Considered suitable for a host of other uses such as hospitality, subject to planning permission being obtainable.



**Ground Floor**

Approx. 261.3 sq. metres (2812.9 sq. feet)



**First Floor**

Approx. 153.2 sq. metres (1648.5 sq. feet)



Total area: approx. 414.6 sq. metres (4462.4 sq. feet)

For Identification Purposes Only  
Plan produced using PlanUp.



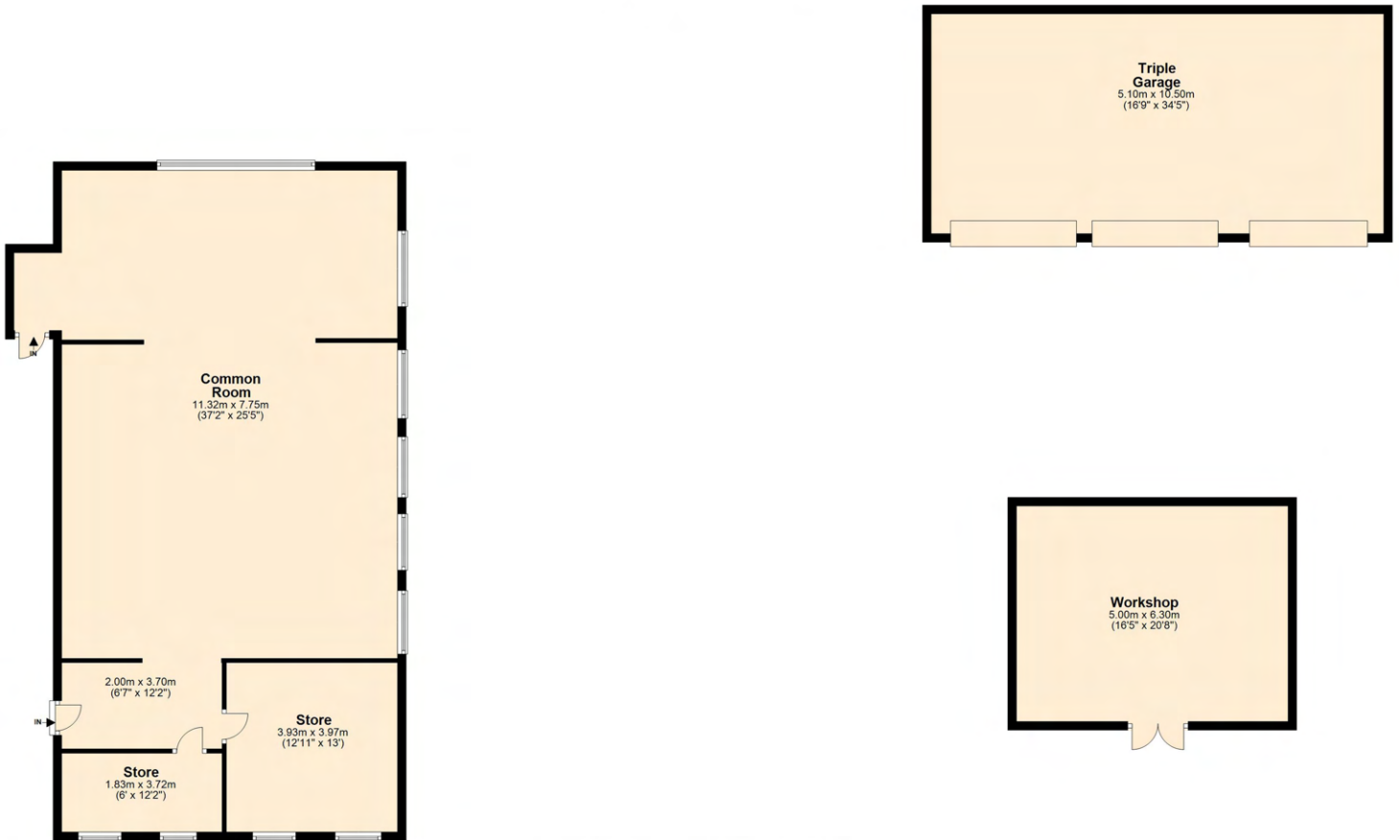
**Ground Floor**

Approx. 175.4 sq. metres (1888.1 sq. feet)



**Ground Floor**

Approx. 206.1 sq. metres (2218.8 sq. feet)

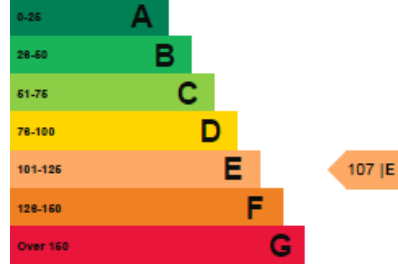


Total area: approx. 206.1 sq. metres (2218.8 sq. feet)

For Identification Purposes Only  
Plan produced using PlanUp.

Not to scale. For identification purposes only.

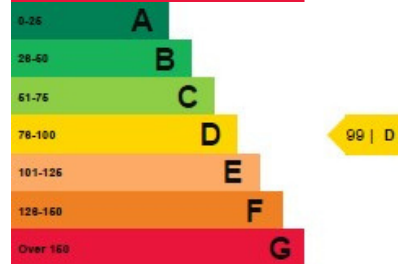
## ENERGY PERFORMANCE ASSET RATING



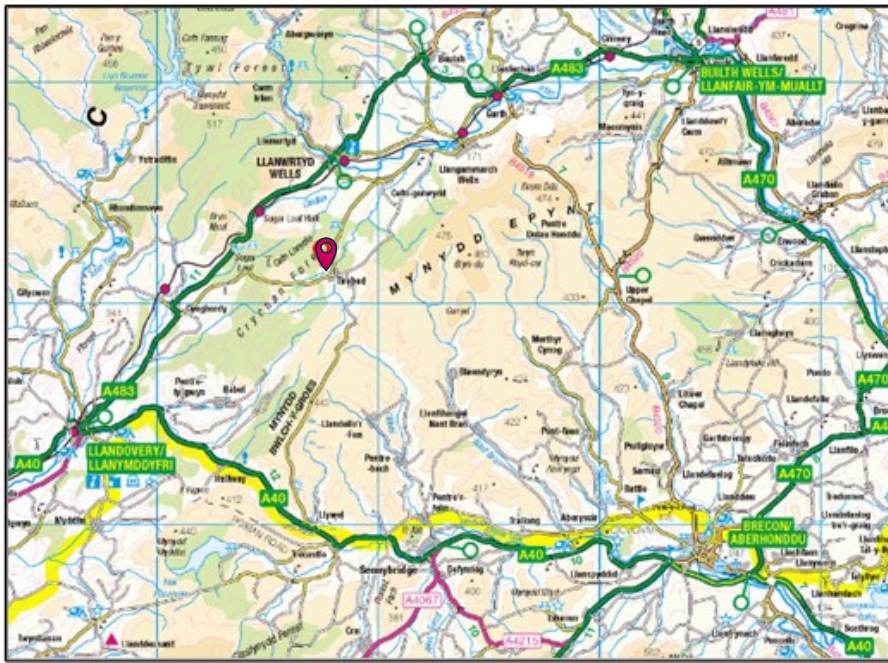
Mansion



Ernies Cottage



Classroom



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## ARRANGE A VIEWING

Strictly by appointment with  
Price Taylor LLP Chartered Surveyors.

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