



**Cyfoeth
Naturiol
Cymru**
**Natural
Resources
Wales**

Commercial Property of mixed use.
Ceinws Site,
Machynlleth, SY20 9HA



REQUEST FOR PROPOSALS
www.iestynleyshon.com



Ceinws Site, Machynlleth, Powys. SY20 9HA.

We have an exciting sustainable development opportunity in the heart of Mid Wales adjacent to Dyfi Forest. Situated just a short distance from iconic attractions such as the world-famous Centre for Alternative Technology (CAT), King Arthur's Labyrinth and the charming, eco-friendly market town of Machynlleth. We believe the Ceinws Site 2.2 hectare site is ripe for long term investment and growth. NRW is offering this opportunity to re-develop land in the area of Ceinws in the county of Powys on a lease agreement potentially of up to 50 years. We are looking for proposals from developers who not only have the necessary experience and financial resources, but who also have a sustainable vision for the the site which aligns with NRW's corporate objectives and the local community's values and aspirations.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

Objectives for the Ceinws Development Project

This is an exciting opportunity looking for definitive proposals including Business Plans and Planning timelines for the re-development of the Ceinws Camp Site. We are open to considering all sustainable future uses for the site from parties acting either individually or collectively.

Our preferred method of disposal will be by way of long-term leasehold interest granted over the whole of the site. Part II of the Landlord and Tenant Act 1954 security of tenure provisions will be excluded from any business lease granted. Other types of agreement may be considered.

Site background

Ceinws is a small ex forest camp area just off the A487 between Machynlleth and Dolgellau south of the village of Corris in the county of Powys. It sits at the junction of the rivers Glesyrch and Dulas and behind it is the former Eira slate quarry. The site was developed by the Forestry Commission when Dyfi Forest was established just after the end of the Second World War.

The site has a long history of community involvement and value attached to it. NRW is collaborating with Ceinws Community representatives to ensure this community benefit is sustained, and ideally enhanced, through any future proposals for the site. To this end, NRW has committed to reserving an area extending to around 0.5 hectares as a community provision. Any proposals submitted must therefore account for this. We would expect the successful bidder to work with the relevant community representatives to achieve this and maximise opportunities for both parties in the process.

The Site

The site is approximately 2.2 hectares in area and consists of the following buildings in various states of repair:-

Magazine Store
Chemical Store
Civil Engineers Store 40ft x 18ft
General Store 60ft x 20ft
Former Forest District Store 60ft x 20ft
Former Forestry Office 90ft x 20ft
Old Education & Training Classroom 60ft x 20ft
3 x old residences
Former Electro dyne Shed 90ft x 20ft
Garage Unit

The community provisions reserved on site include:-

- A Wild Play area equal to or greater than - in size and quality - that which currently exists to the rear of the site;
- Community Hub building;
- Forest studios building;
- Utilities building with kitchen and toilet facilities.

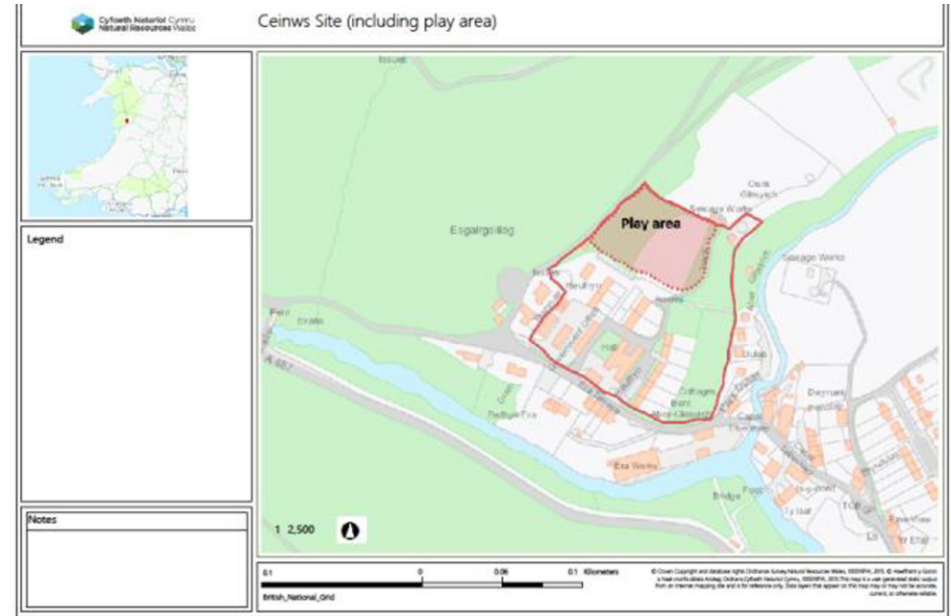
Interested parties are strongly encouraged to work with Ceinws Community representatives to achieve these aims through development proposals in a way that delivers maximum community and environmental benefit.

Viewings.

Strictly by confirmed appointments through:
menna.f.passmore@cyfoethnaturiolcymru.gov.uk

Applications.

Applications are to be made through the Sell2Wales portal online. The deadline for response is 4th November 2024



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