

FOR SALE

GreenWood

Gelli Guffwidd

Family Theme Park
Freehold Visitor Attraction

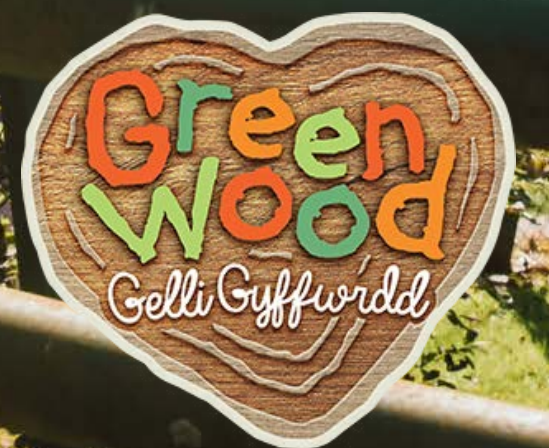
Bush Rd, Y Felinheli, LL56 4QN

[Click here to view on Google maps](#)



A FOREST

FULL OF FUN



Investment Highlights

Established and well capitalised regional attraction in North Wales, benefiting from a strong reputation regionally.

Extensive picturesque freehold holding, extending to over:

34 acres

with an interesting topography in a beautiful mature deciduous wooded valley.

£1.5M

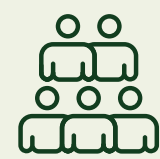
of investment over the last seven years.

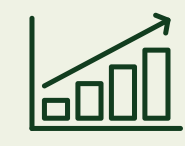
- › **Strategic location** and well connected to the major road network serving **North West Wales**, on the edge of **Eryri National Park**.
- › **Multiple opportunities** to enhance revenue in developing complementary activities and facilities, with ample land for project development.
- › **Eco focussed** - Renewable energy infrastructure in place.
- › **Glamping development** (for 6 tipis) and infrastructure in place.
- › **Experienced staffing** structure in place – capable and knowledgeable in all aspects of the operation.



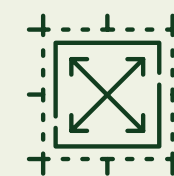
Attraction Highlights

- › Established in **1991**, the park has been sympathetically developed and managed becoming a **major attractor** for the area.
- › With over **15 themed attractions** and a plethora of activities focussed on discovery, adventure, play, learning and nature including a gravity roller-coaster, solar powered splash ride, numerous adventure play areas, forest theatre and **Eryri (Snowdon)** viewing platform.
- › Significant central facilities including **indoor play** and **café**, with further catering outlets throughout the park.
- › Greenwood was acquired by **Continuum Attractions** in 2017, having previously been in family ownership.

 Over **110k** visitors pa

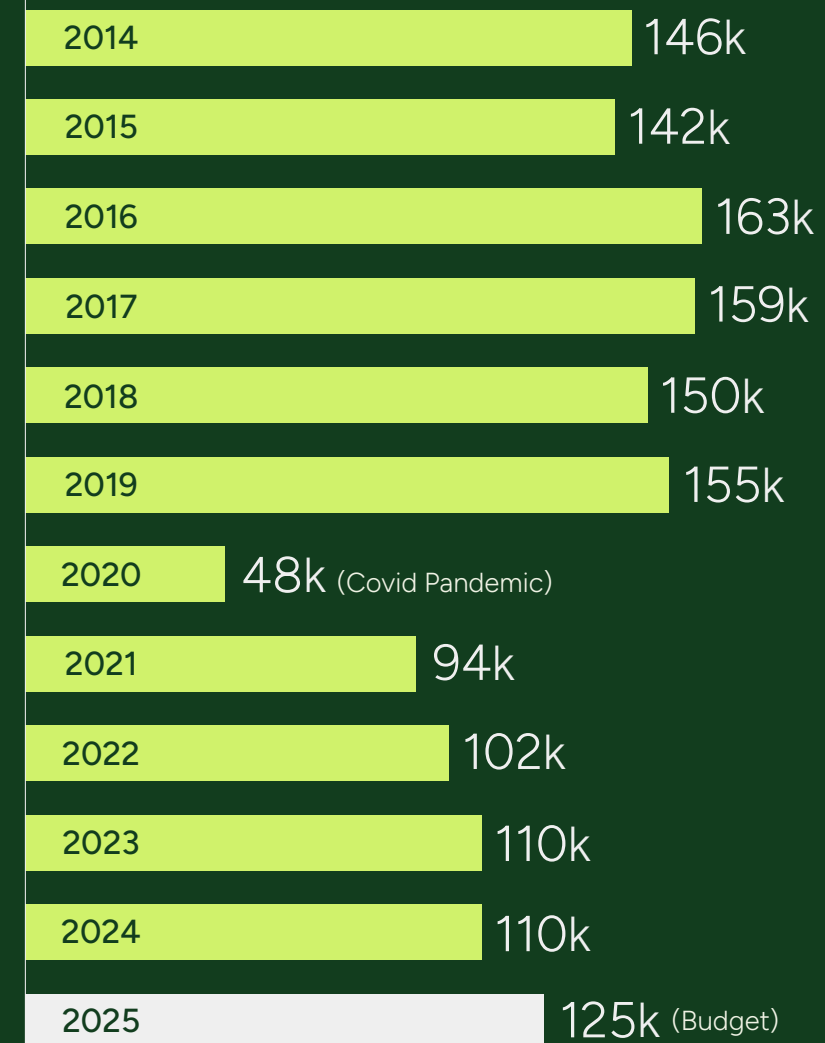
 Circa **£2.1m** revenue

 Est. **1991**

 **34** acres



Historical Attendance



Situation & Location

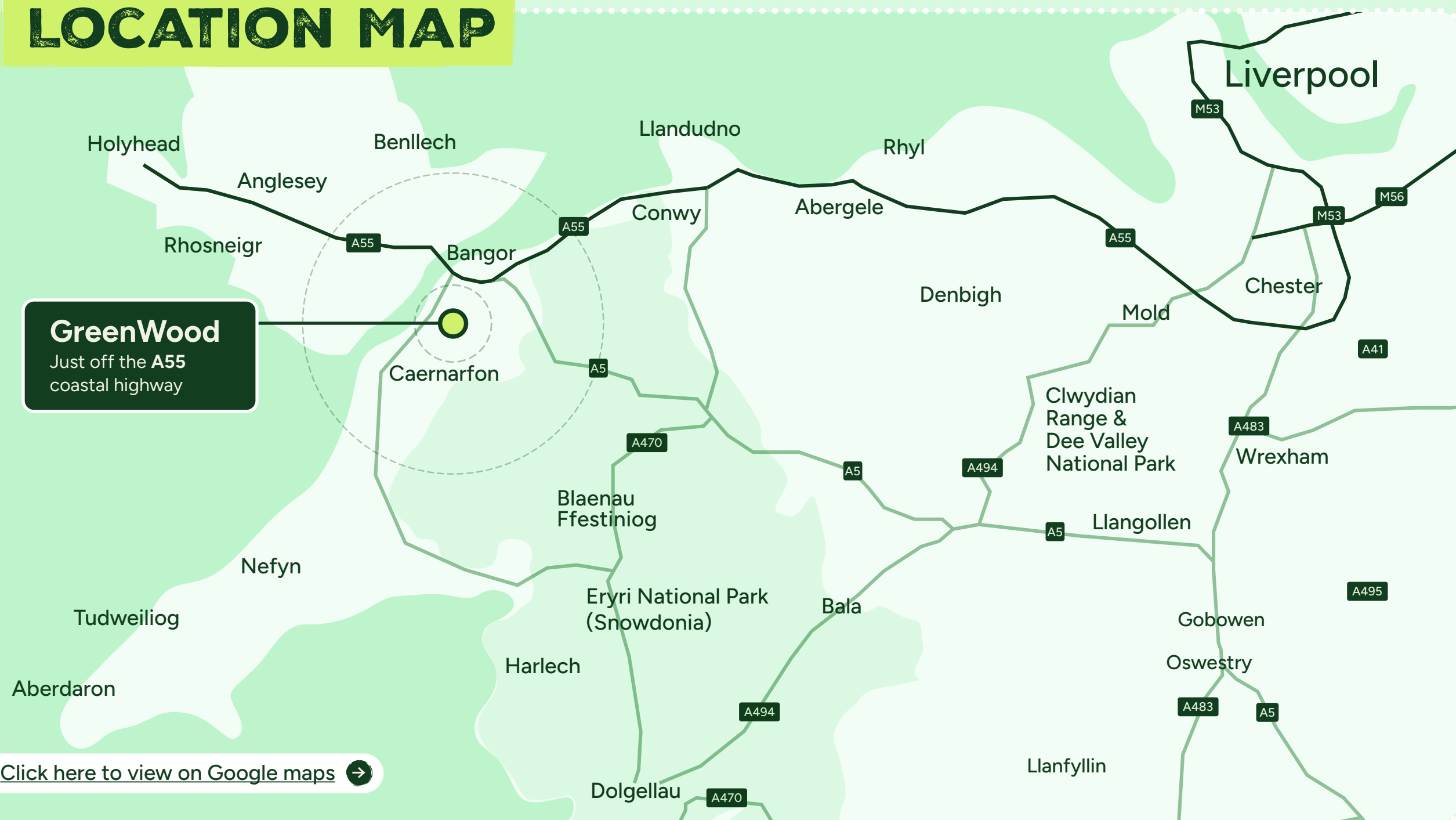
GreenWood is located close to the **A487** between **Bangor** and **Caernarfon** on the North Wales coast, south of the **Menai Straits**.

The **A487 – Felinheli bypass** - provides good connectivity to the surrounding area linking to the **A55** North Wales Expressway on the outskirts of Bangor approximately 4km (2.5 miles) to the north east. This in turn links Anglesey through to Chester, the M53/M56 and the significant catchment populations in the north west including Liverpool, Manchester and beyond.

The coastal town of Llandudno is approximately 40km (24 miles) to the north-east, Abersoch is some 55km (32 miles) south-west and Chester 105km (65 miles) east.



LOCATION MAP



GreenWood
Just off the A55 coastal highway

[Click here to view on Google maps](#)



Offering wild experiences

Over the last seven years there has been over £1.5m of investment in the facilities with enhanced attractions and accommodation set in a stunning natural habitat affording the park with an ever changing environment, all of which is served by a comprehensive infrastructure of paths and walkways.

WOODBARN CAFE & SOFT PLAY

Main park reception, retail gift shop, indoor soft play area and café (80 covers) with administration offices.

Park awards

- 2021 North Wales Tourism Awards- Go responsible and Sustainable Green – Winner 2021
- 2023 Visit Wales' Visitor Attraction Quality Assurance Service. Gold Award
- 2024 SILVER in the Best Sustainability Initiative from UK Theme Park Awards
- 2024 TimeOut – Top 10 parks in the UK

Adventure Awaits

SPLASH, SLIDE & ZIP

- › Solar Splash
- › Green Dragon Rollercoaster
- › Forest Glider
- › Little Green Run
- › Enchanted River Ride
- › Zipadeeddoodah

CLIMB, JUMP & PLAY

- › Giant Quest
- › Treetop Towers
- › Wild Web
- › Barefoot Trail
- › Tunnel Warren
- › Dragon Maze
- › Barefoot Trail
- › Giant Jumper
- › Moon karts
- › Tractors and Diggers

LEARN

- › Forest Theatre
- › Craft Area
- › Educational Hub
- › Den Building
- › Longbow Archery
- › Toddler's village play
- › Live shows
- › Cwtch Corner animals (Including - Alpacas, Pygmy Goats, Pigs, Sheep, Chickens and much more)

EAT & DRINK

- › Woodbarn Café
- › Theatre Snacks
- › Solar Treat Shack
- › Snowdon Snacks
- › Forest Snacks Kiosk



Accommodation

NEW IN 2020



Greenwood Tipi Glamping – Tipi Village

Six teepee tent bases and frames, with adjacent shower, toilet and kitchen block. Affording far reaching views south towards Eryri.



Wooden Lodge

Formerly a check-in facility and now used as a staff amenity, with the potential for alternative uses & development.



Access & Parking

130 vehicles

Adjacent to the main entrance (inc disabled and 10 coaches)

550 vehicles

Main visitor car park with further overspill areas off.

Ancillary



Toilets
– with facilities throughout the park.



Service compound & workshops, staff room & stores.



Key Financial

An established family-based attraction with a growing performance

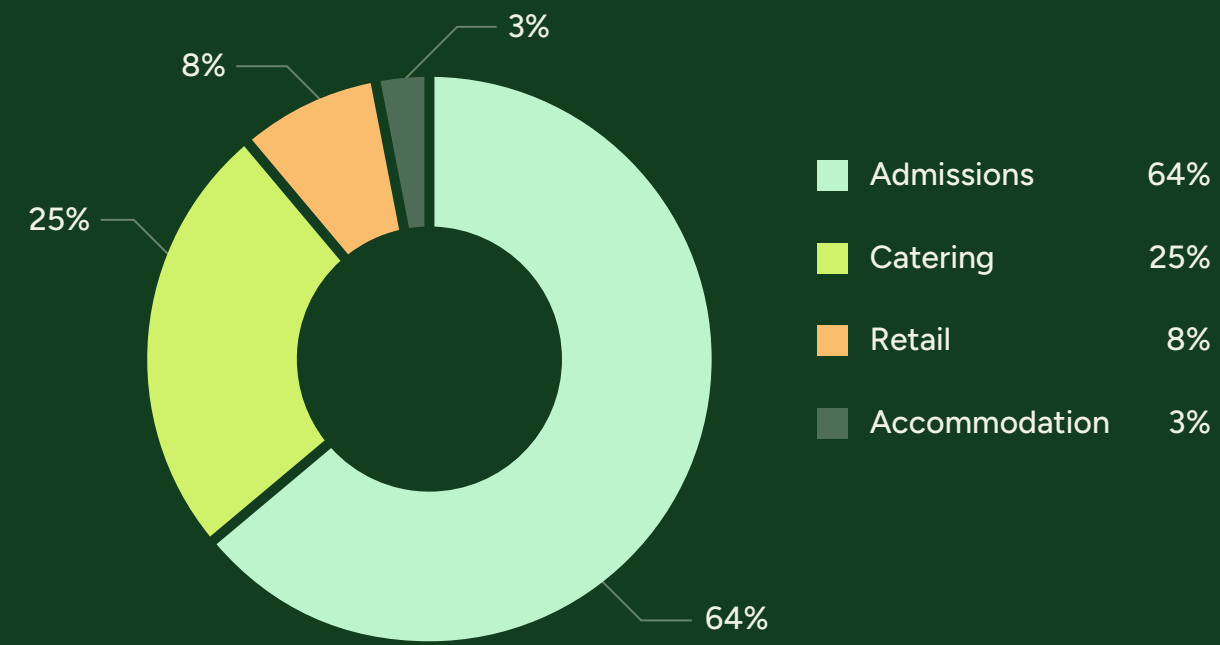
Historical Revenue

Year	GBP m
2018	1.83
2019	1.85
2020	0.73 (Covid)
2021	1.79
2022	1.9
2023	2.07
2024	2.29
2025	2.5

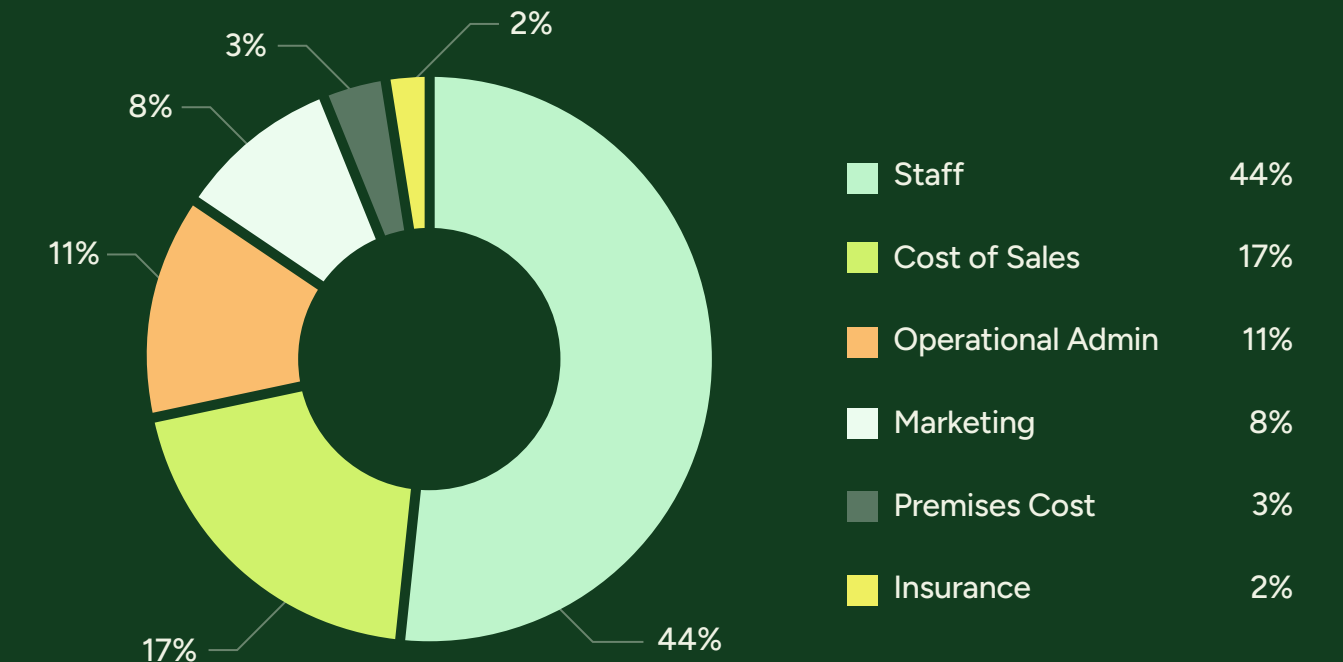
Historical EBITDA

Year	£'000
2018	331
2019	259
2020	11 (Covid)
2021	686
2022	373
2023	231
2024	115
2025	375

Revenue Mix



Cost Structure 2023/24

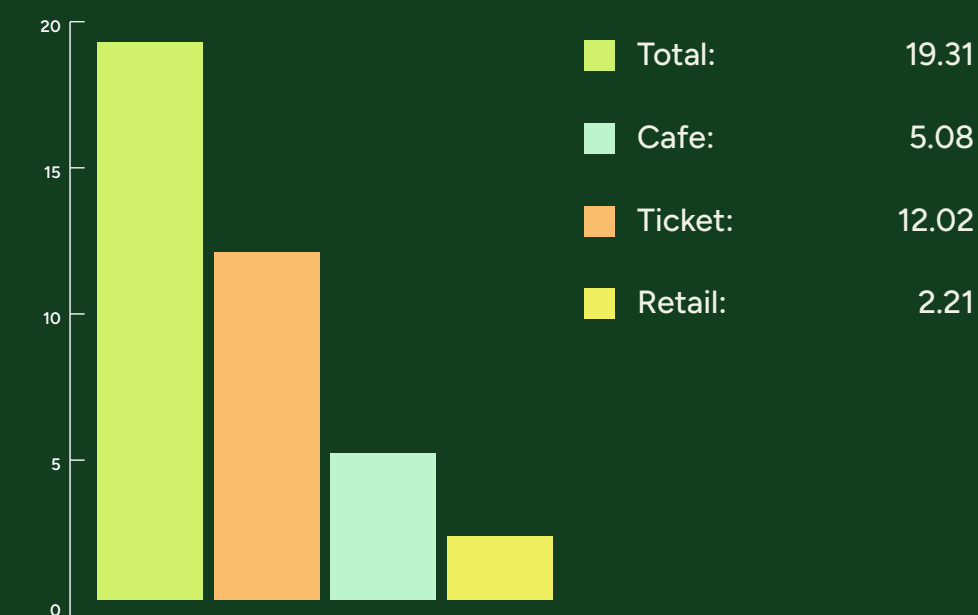


Attendance

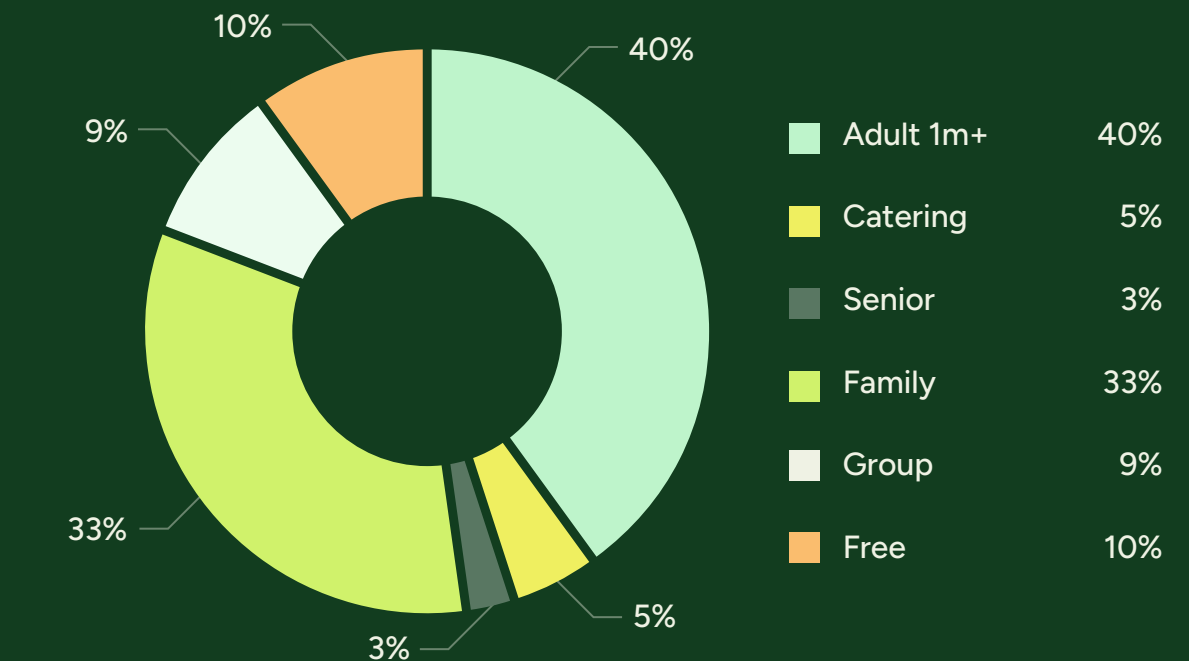
Ticket Type	Off Peak		Peak (July/August)	
	Online	On the day	Online	On the day
Over 1 metre	£20	£22	£20 (was £23)	£25
Bundle ticket for 4 people	£75	£83	£75 (was £75)	£95
Under 1 metre	£7	£7.50	£7 (was £7.50)	£10
Infant / baby	FREE			
Carer	FREE			

Averages

Visitor Spend



Visitor Split 2024/24





Additional Information

Tenure – Freehold

The property is held under the following titles:

WA614614 / CYM35859 / CYM358208 / CYM437665

Staffing

The business is operated with a complement of full and Part-time staff as required together with seasonal staff during the core trading periods.

Services

The attraction has a good level of service provision including renewables:

- › **Electricity** – Overhead high voltage 3 phase supply (11,000v). 200KVA transformer. 900amp supply to the site.
- › **Solar PV** – In 2015 a dedicated solar farm was built on site to supply the Park. This is a 150kw Solar Photovoltaic panel ground mounted system which produces a net income of approximately £10,000 per annum. Approximately 70% of power for the Park is generated through this source and income is guaranteed for 20 years.
- › **Water** – There is a 32mm mains water supply allowing a flow of approximately 35m³ per day. There are a number of storage tanks on site providing potable water, water for the Solar Splash and harvested rainwater – with a total capacity of 60m³. Usage varies up to 22m³ during peak times. Borehole – Investment to create all infrastructure is complete; mitigating risk of park relying on mains supply at peak.

- › **Drainage** – All toilets, catering and the lodge are connected to a mains septic tank via intermediate pumping tanks with macerator pumps. The main septic tank has a 7.8m³ volume with a further 12m³ balancing tank adjoining. Effluent from the septic tank is pumped to a reed bed system on site, which discharges to a watercourse adjacent. Waste water from the Snack Bars goes to soak aways.
- › **Reed Beds** – the first reed bed was constructed in 2007 and this area was doubled in 2015. The system is a vertical drop gravity type.
- › **Biomass** – The Woodbarn Café is insulated to a high level. A 18KW log burner is installed in the Café, with logs harvested mainly from the site.
- › **Hot water/ ancillary heating** – there are two LPG supplied boilers in the Woodbarn Hall. One supplies hot water and heating to the Café, and the other to the staff kitchen, staff and public toilets, the office and shop radiators.
- › **LPG** – used as per above and also for cooking in the café. Gas bottles are used for cooking in the Theatre Snack Bar. Annual consumption of bulk LPG is approximately 7000ltrs.
- › **Alarms** – there is a comprehensive intruder alarm and appropriately positioned CCTV system installed.

Licenses

Discharge Licence – for Sewage Effluent. CG0460101. Environment Agency Wales. Expiry 27 September 2025. Allowing 13.5m³ per day. In practice there is virtually no discharge as the reed beds process the waste water.

Energy Performance Certificates (EPC)

Greenwood has one building that has the following EPC energy rating – C51

For further information please visit - <https://www.gov.uk/find-energy-certificate>

Rateable Value

£120,000 (Effective 1 April 2023) – Rates Payable £68,160

Structure of the sale

The business is available by way of the sale of 100% of the issued share capital of GreenWood Forest Park Ltd – Company No 04769234.

A fair apportionment of any credits and debits will be made upon completion of the sale along with any stock, as well as work in progress, which will be purchased at valuation on completion in addition. Appropriate financial warranties will be provided.

A comprehensive inventory of, trade fixtures, fittings, furnishings equipment and livestock is included in the sale.

Data Room

Access to a suite of information can be provided to seriously interested parties on receipt of a signed non-disclosure agreement. Please Contact Newmark for more details.



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Further Information

Approached should be made through Stripe Leisure Consulting or Newmark only. No direct approaches should be made to GreenWood Forest Park Ltd, Continuum Attractions or any affiliates, staff or management.

Contact:

All enquiries relating to this unique opportunity should be directed to:

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Director

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Associate

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NEWMARK

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