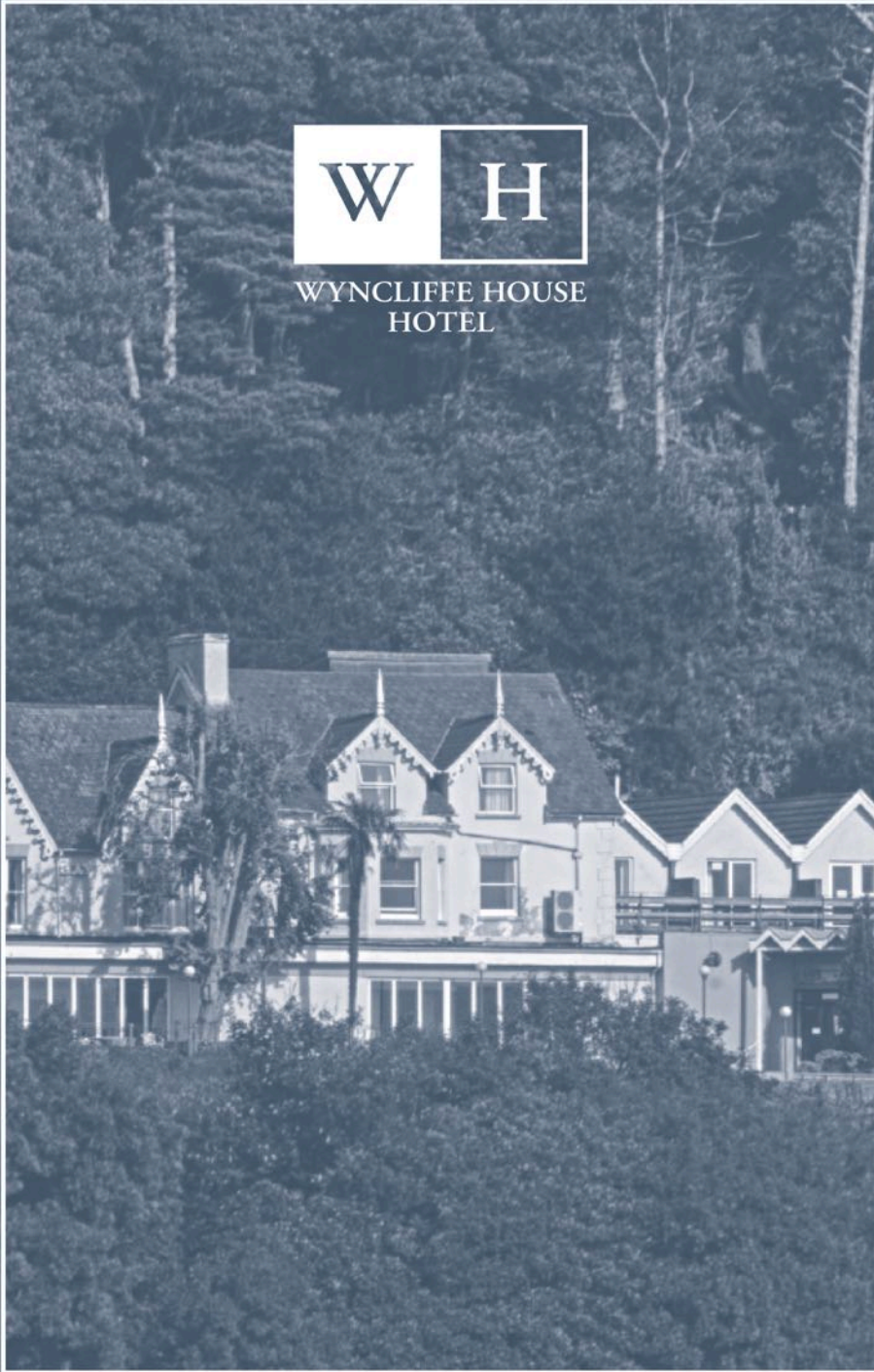
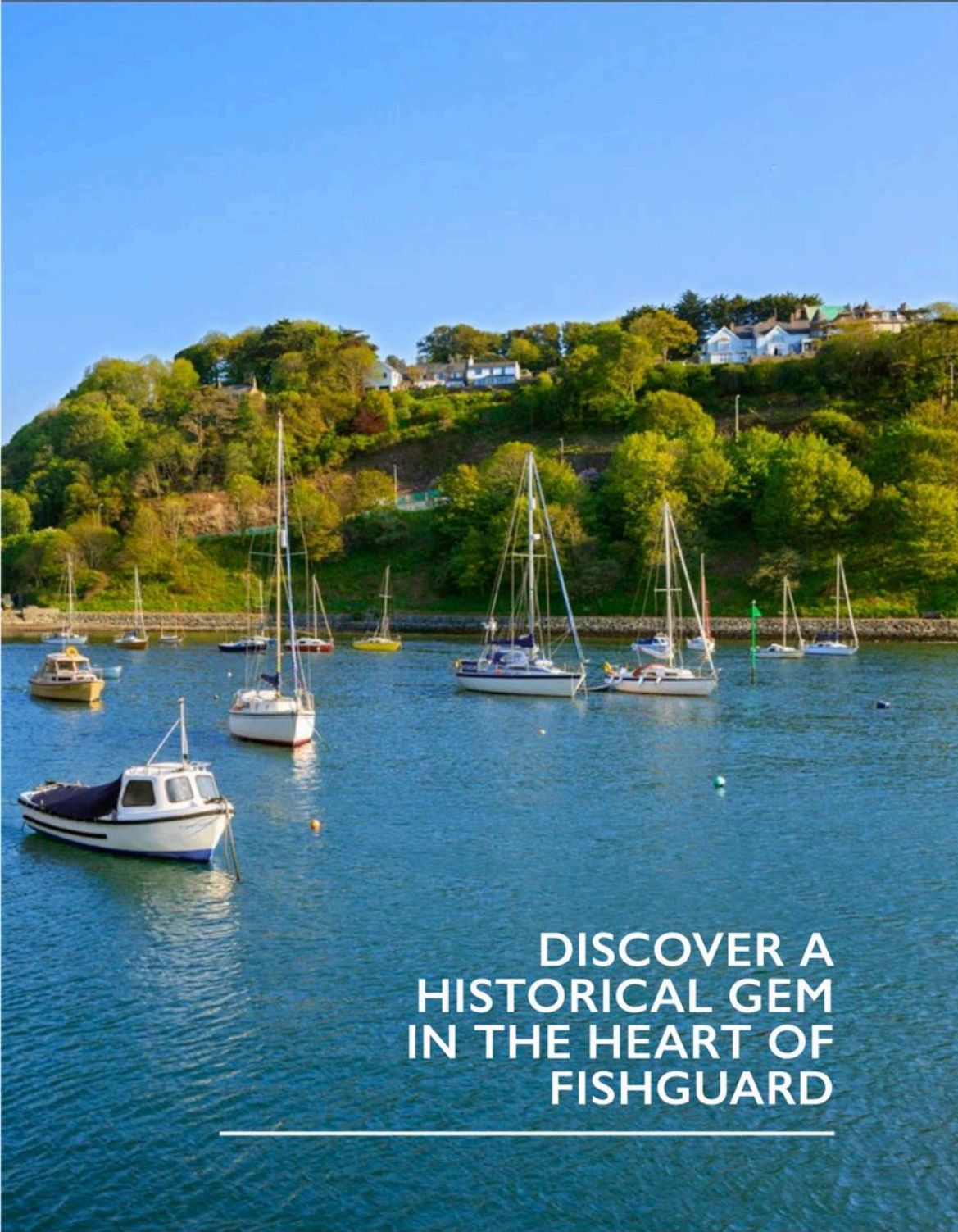




WYNCLIFFE HOUSE
HOTEL





**DISCOVER A
HISTORICAL GEM
IN THE HEART OF
FISHGUARD**



THE OPPORTUNITY

Northern Powerhouse Developments and Giant Hospitality are delighted to announce another exciting hotel investment opportunity in one of the UK's most charming seaside resorts.

Located on the stunning Pembrokeshire coastline, the picturesque town of Fishguard is regarded as one of Wales' most beautiful seaside towns and we are delighted to present our latest acquisition, the stunning Wyncliffe House Hotel

Nestled in this much sought after and hugely popular tourist destination, properties in Fishguard offer purchasers huge return potentials on their investments.

The luxurious Wyncliffe House Hotel will offer luxury family accommodation and sits proudly in our Classic Collection of hotels.

Designed to the same high standard as The Queen's Hotel in North Wales, this latest addition is another exciting opportunity for investors to realise a real gem in the UK hotel market.

THE HOTEL



CLASSIC collection



With its origins as a 19th Century mansion, and a former flagship Great Western Railway hotel, it is not surprising that Wyncliffe House Hotel exudes an atmosphere of elegant sophistication.

With its impressive exterior façade, and spacious reception area leading to a sweeping staircase, guests are immediately immersed in the hotel's welcoming yet opulent embrace

All bedrooms, many with sea views are en-suite and tastefully decorated making this the ultimate destinations for families to come and enjoy.

Restaurants, function rooms and family friendly activities, make this a hugely destination for those looking to have the holiday of a lifetime within budget.

Wyncliffe House Hotel is ideally located, whatever your reason for visiting the Pembrokeshire National Coast Park and enjoys a central base from which to explore this stunning part of the country.

Currently made up of 60 standard bedrooms, the hotel will shortly undergo further refurbishment to enhance its reputation as the region's most family friendly hotel.

The hotel will fall into our Classic Collection of hotels and will follow the same refurbishment schedule as The Queen's Hotel in Llandudno.

The plan is to quickly implement our operational strategy and increase occupancy levels for the year. Giant Hospitality will run the hotel alongside sensitive refurbishment to ensure the business is not effected.

We will also be carrying out improvements to the function and restaurant facilities.

Operationally, sales, marketing, accounts, reservations and HR will all be managed from Giant Hospitality's head office.

THE LOCATION

Located deep in Pembrokeshire, in the heart of south-west Wales, where the River Gwaun meets the sea, lies the pretty fishing town of Fishguard

Stretching along the north slope of the valley, this picturesque coastal town stands atop an imposing and rugged cliff top commanding stunning views of the bay below.

Divided into two parts, namely Upper Fishguard and Lower Fishguard, by a steep and winding hill, Fishguard is a real hidden gem on the Pembrokeshire coast.

Upper Fishguard is the town's main area which sits high over the bay on the headland and is home to many high street shops, the 19th century parish church, hotels and numerous cafes, restaurants and pubs while Lower Fishguard is the old port area and is situated at the mouth of the River Gwaun, lending the town its beautifully picturesque setting.

The lower part of the town is the original fishing village which developed during the 18th century, becoming a herring fishery and port, trading with cities which included Bristol, Liverpool and Dublin.

On the western side of Fishguard's bay lies the village of Goodwick, home to the railway, modern ferry port and a quiet beach which overlooks the harbour.

This quaint and peaceful fishing village is steeped in history and is famously known as the location of the last British invasion, when French troops invaded the town in 1797. The port was raided by privateer Black Prince, who bombarded the town when a payment of a £1,000 ransom was refused.

The invasion resulted in the completion of the Fishguard Fort in 1781, which still sits atop the clifftop today offering visitors spectacular panoramic views of the pretty harbour below.

The town's ancient Royal Oak pub was the location of the signing of the surrender after the Battle of Fishguard, the very last successful invasion of Britain, and this historical invasion is commemorated by a tapestry which is on display at the Last Invasion Tapestry Gallery in Fishguard's Town Hall.

The impressive, colourful tapestry, created for the 200th anniversary of that historical day in British history, is a huge 30 metres in length and was designed to emulate the Bayeux Tapestry, which depicts the events leading up to the Norman Conquest of England.

Thanks to its location on the edge of Pembrokeshire's National Park, this beautifully scenic town is an idyllic spot for walking and exploring the great outdoors, and its perfect setting has earned it a starring role in many films, including *Under Milk Wood* starring Richard Burton, Elizabeth Taylor and Peter O'Toole.

Many visitors are drawn to Fishguard by the proximity of the Pembrokeshire Coast National Park, which boasts spectacular seascapes, offering the chance to spot puffins, peregrine falcons, seals and even porpoises. Away from the coast there is a wealth of historical and religious sites, which are testament to the rich heritage of this part of the UK, which attracts tourists throughout the year, not just the summer months.

The 'Superferry' service to Rosslare in Ireland is operated by Stena Lines and takes approximately three and half hours. This popular service remains the fastest sea crossing between the two countries. Ferries depart from Fishguard Harbour, which is situated in adjacent Goodwick. Many travellers from Ireland enjoy day trips by ferry or longer holidays in Fishguard and its surrounding areas. Business travellers also take advantage of the frequent, reliable service.

Fishguard's remote western location is one of the main reasons it remains unspoilt. It is two hours by road from the Welsh capital of Cardiff and 255 miles from London, making it relatively accessible as a weekend destination.

There are regular Arriva train services running between Cardiff and Fishguard Harbour with a journey time of 2hrs 30 minutes. The fastest journey time from London Paddington to Fishguard is 4 hrs 42 minutes. Pembrokeshire also benefits from an excellent bus network with services linking every town in the county. There is also a convenient 'Puffin' Coastal Bus, which shuttles the length of the 186-mile Pembrokeshire Coast Path National Trail.

- 255 miles from London
- 193 miles from Manchester
- 210 miles from Birmingham
- 391 miles from Glasgow
- 339 miles from Newcastle
- 173 miles from Liverpool

ATTRACTIONS

Perched on the edge of the Pembrokeshire Coastal Path, surrounded by Britain's only coastal National Park, Fishguard offers the perfect base to exploring and adventuring in the great outdoors.

The Coastal Path is one of 15 National Trails in Britain and hugs the coastline for 186 miles, offering a beautiful trek along some of the most spectacular coastal scenery.

The town is ideally located for gentle walks or more challenging hikes, exposing visitors to breath-taking views of the coast while traversing through the hilly and rugged terrain of Pembrokeshire's dense valley.

While the Coastal Path is a popular route for walkers, the Gwaun Valley, which is also located within the National Park, is well worth exploring. Formed during the Ice Age, the wooded valley is a great spot for hitting the trails, both by foot or bike.

Thanks to its bay position, Fishguard is also a perfect location to enjoy a range of water-related activities, including kayaking, surfing, swimming and coasteering, while other outdoor activities include rock climbing, golf and fishing, leaving no time to be bored.

Of course being a coastal town, Fishguard is a popular spot for seaside getaways. With Pembrokeshire being home to more Blue Flag beaches than the rest of Wales put together, visitors have plenty of choice when it comes to kicking back on the sand.

Outside of sporting pursuits, there's plenty of history and culture to be soaked up in this picturesque town, including the Last Invasion Tapestry Gallery within the Town Hall and the site of the old fort which offers stunning panoramic views of the bay.

The town is home to an array of interesting restaurants, cafes and pubs, enabling visitors to sample the finest traditional Welsh cuisine, while Theatr Gwaun, the town's independent cinema, theatre and music venue, offers a wide range of entertainment and events which can be enjoyed by all the family.

For those keen to explore further afield, Ireland is less than two hours away and can be accessed via the Stena Express ferry out of Fishguard's harbour.

Fishguard is truly a year-round town with regular live music in a number of venues and bustling markets selling local produce. It was also voted as offering revelers the 'Third Best New Year's Eve Party in Britain'.

Permanent attractions include St David's Cathedral, the oldest in Wales, where worshippers have prayed for over 1,500 years. Older still, Castell Hennlys is a faithful reconstruction of an Iron Age fort, built on the foundations of a structure thought to date back 2,400 years.

Tregwynt Mill is a delightful, old whitewashed building, hidden away in a remote wooded valley. It champions both exciting, contemporary design and traditional Welsh weaving techniques, which can both be bought in its shop.

For those seeking peace and tranquility, Penlan-Uchaf Gardens, with its three beautiful acres of gardens and stunning views across the Preseli Hills, is the perfect retreat.

Fishguard and North Pembrokeshire in general also offer a wealth of popular cultural events and entertainments throughout the year, drawing a huge number of visitors to the region. Highlights in the calendar include:

- Fishguard Folk Festival in June
- Fishguard International Music Festival in July
- Aberjazz Jazz and Blues Festival in August
- Fishguard Agricultural Show in August
- Fishguard Autumn Festival in October

Fishguard In Numbers

Fishguard is at the heart of a Welsh tourist boom that saw **10m** tourists make overnight stays in the country during 2015, the highest figure since 2006. Almost a quarter of these travelled from overseas.

Pembrokeshire, an area of outstanding natural beauty, is the destination of choice for well over four million visitors annually, contributing a massive **£520 m** for the local economy. Many are attracted by its **11** Blue Flag and **15** Green Coast beaches, offering safe bathing and a host of watersports.

19 cruise ship visits will come to Fishguard in 2016, bringing around **5000** passengers and crew to the town and adding an expected £2.5 million to the economy.

Fishguard is the perfect base for exploring the stunning Pembrokeshire Coastal Path, which stretches for **186** miles (299km) and offers some of the most spectacular scenery in Europe.

The hotel trade in the area has enjoyed a welcome upward trend during 2015 with occupancy levels reported at **67%** representing a 3% rise on the previous year.

The town has quite a small population, with an estimate of around **3,430**

The community of Fishguard and neighbouring Goodwick have an estimated population of **5,407**

The Pembrokeshire Coast National Park covers approximately **615 sq km** and while it is one of the smallest UK National Parks, it has one of the most diverse landscapes

The coastline of the National Park spans for **420 km**

Pembrokeshire's Coastal Path is one of 15 National Trails in Britain and stretches **186** miles (299km)

Pembrokeshire is home to **11** Blue Flag beaches and **15** Green Coast beaches

Why Invest In Fishguard?

Fishguard is a highly attractive destination in its own right but has greatly benefitted from several recent funding initiatives, aimed at regenerating regional tourism, including an exciting **2-year** project developed by the Fishguard Chamber of Commerce.

In 2014 Pembrokeshire's private sector tourism industry received a welcome boost, with the Government investing up to **£500,000** in investment projects, through its Tourism Investment Support Scheme (TIFF). It helped upgrade the standard of facilities and increase hotel capacity. Next, in 2015, the Tourism Product Innovation Fund (TPIF) launched, to help tourism partners achieve the 10% growth target set out in the Government's tourism strategy. TPIF provides projects with up to **£75,000** and is aimed at encouraging joint-working between tourism consortia, partnerships and trade groups. It is hoped that this 3-year initiative will improve the product offered to visitors and grow Fishguard's tourism industry in a sustainable way.

With **19** cruise ships visiting Fishguard Bay in 2016, the profile of this popular town will be raised still further and the number of cruise visits is expected to increase year on year.

Plans for a new **340**-berth marina and associated businesses at neighbouring Goodwick have been submitted by the joint-venture company, Congar-Stenaline, which will bring welcome new lifeblood to the area if approved

Fishguard and Goodwick Marina

The Fishguard & Goodwick Marina is a planned development within the harbour of the Welsh towns of Fishguard and Goodwick in Pembrokeshire.

In April 2012 Pembrokeshire County Council revealed that they had given outline planning permission for the development of a marina to be located in the small town of Goodwick within Fishguard Harbour.

The initial planning application was submitted to Pembrokeshire County Council in October 2011 by Conygar who wish to invest £100 million into the project.

Proposed development

The developers Conygar have been granted outline planning consent by Pembrokeshire County Council for a 450-berth marina, 253 apartments, 76 one-bed and 177 two-bedrooms, 200 sq m of shops and 500 sq m of financial and professional services; 840 sq m of restaurants and cafe space; a light industrial area, along with a boatyard, workshop and fishing stores, visitor parking and a 19 acre platform for the potential expansion of the existing Stena Line port.

The scheme will also create a publicly accessible promenade and waterfront. Two breakwaters to protect the marina are also proposed. Most of the proposed new developments will be sited by reclaiming land from the sea bed within the two existing breakwaters mainly near the current 'Ocean Lab' and alongside the existing ferry terminal access roads.

Conygar have also exchanged contracts to acquire an eleven acre site for a lorry stop and distribution park on the perimeter of the Stena Line owned port.

In April 2012 Robert Ware, Chief Executive of Conygar, commented: "We are delighted that Pembrokeshire County Council has resolved to grant planning permission for our marina development at Fishguard. This now gives us the confidence to push ahead with preparing detailed proposals during the course of which we will continue to consult with all relevant parties and address any remaining issues that may still be of concern.

As a consequence of discussions with Sea Trust, a local community conservation group, and other stakeholders, our detailed planning submissions will incorporate a Landmark Visitor Centre with associated parking for cars and coaches, which we believe will attract significant numbers of all year round visitors including those travelling to and from Ireland."^[5] Conygar also published on their website that: While plans for the Visitor Centre are still under discussion it is envisaged the centre could incorporate a Marine Aquarium, Seal Hospital and marine heritage and wildlife exhibits along with a new public slipway with an associated parking and viewing area.

Welsh Tourism In Figures

In 2015 **75m** day trips were made by British residents to destinations in Wales, generating a total expenditure of **£2,714m**

More than **10m** tourists stayed overnight in Wales in 2015, the highest figure since 2006.

Wales attracted **933,000** visits from overseas in 2015 [figures from Office for National Statistics]. 70.5% of these visits came from Europe, 12.6% from North America and 16.7% from elsewhere.

The average spend per day trip amounted to approximately **£36.24**, which was slightly higher than the value of £35.32 for Great Britain as a whole, and was £6.59 higher than the average spend for Wales in 2014.

From January to December 2015, hotel room occupancy levels in Wales rose by **3%** (up to 67%), compared to the same period in 2014. Similarly, guesthouses and B&B room occupancies also rose by **3%** (up to 38%) in the same period.

Holiday and leisure trips to Wales accounted for **62%** of all trips to Wales in the first eleven months of 2015.

£7.3b is the projected tourism expenditure in Wales for 2017.

Growth figures for Wales are ahead of the rest of the UK and overseas tourist expenditure is set to increase by **42.8%** by 2017, while domestic tourist growth is forecast for 28.3%.

The popularity of Wales' three National Parks, namely Snowdonia, Brecon Beacons and the Pembrokeshire Coast, is expected to continue to boost overseas visitors numbers significantly.

THE PROCESS

We believe that by taking our time to listen to your needs, we are able to establish a full client profile for you. We can then confidently confirm whether Carmarthen Bay Hotel is the right opportunity for you.

You can also be fully assured that throughout the whole process will always put your needs first.

A purchase has to be 100% right for you and we will work with you to make sure we find the perfect opportunity for you.

1. Your sales consultant will prepare a reservation form which includes details of the unit that you have chosen and the financial terms offered by us.
2. You will then be asked to sign the reservation form and pay the £500 reservation fee to reserve the unit. Your sales consultant will send the signed reservation form to us. Within seven days, you are required to send us your certified identification documents along with source/proof of funds for the unit you are intending to buy.
3. A memorandum of sale is then produced by the developers dedicated sales support team and issued to the third party solicitor chosen by you to act on your behalf. At this point the purchase contracts will be drafted by our solicitors and sent to your solicitor for review.
4. A client care pack will be sent to you by your chosen solicitor; there are documents within this pack that require your authorisation, this allows the necessary checks to be carried out and the purchase to continue as per UK conveyancing law.
5. Your solicitor will also send you the purchase contracts and their report on title, this is your third party advice that relates to your purchase. You should read this thoroughly and liaise directly with your solicitor to ensure you are satisfied with the documents you have received.
6. Once you are ready to proceed you will be asked to sign and where appropriate have your witness sign the contracts and return them to your solicitor, using a secure, signed-for delivery service. At the same time, you are required to transfer the balance of purchase into your solicitor's client account.
7. Upon receipt of your documents and the balance purchase monies, exchange and completion can take place. Your lawyer will then attend to all registration formalities with the Land Registry.
8. Omitting delays, the purchase process is scheduled to take no longer than 28 days from the point of reservation.

About the leaseback

A leaseback arrangement is a financial transaction whereby a seller of an asset (the developer) leases back the same asset from the purchaser (you).

The operator, Giant Hospitality in this case, assumes all responsibilities for the day-to-day running of your unit and for all costs.

Unlike a traditional buy-to-let, you are not responsible for: monthly property management fees, property maintenance, refurbishment, or any tenant-related issues, including vacant periods that may result in a loss of earnings. This opportunity provides a hands-off, hassle-free, income-generating asset.

Rear Facing Single Room

The single room full cash input delivers £4,500 annual rental income for the next 10 years.

£45,000 - Full cash input

By purchasing with a full cash input, you benefit from an annual rental income being paid from year 1 onwards annually in arrears.

How the return is calculated:

Cash input £45,000 × 10% = £4,500 × 10 years = £45,000

Buy back option at year 10 = £56,250 (125%)

ROI = (Buy back £56,250 + Cash rental income £45,000 – Initial cash input £45,000) ÷ Initial cash input £45,000 = 125%

ROI: Return on investment.

Purchase price	£45,000
Cash input	£45,000
Reservation fee	£500
Balance of cash input	£44,500
Assured tenancy period	10 years
Income circa	10%
No. years cash deposit	0
No. years full purchase price	10

Year	Rental income (circa 10%)
1	£4,500
2	£4,500
3	£4,500
4	£4,500
5	£4,500
6	£4,500
7	£4,500
8	£4,500
9	£4,500
10	£4,500
Total	£45,000

Buy back @ 125%	£56,250
Total purchaser returns	£101,250
Less cash input	£45,000
Cash received over and above initial cash input	£56,250
	ROI: 125

Sea Facing Single Room

The double/twin room full cash input delivers £5,000 annual rental income for the next 10 years.

£50,000 - Full cash input

By purchasing with a full cash input, you benefit from an annual rental income being paid from year 1 onwards annually in arrears.

How the return is calculated:

Cash input $£50,000 \times 10\% = £5,000 \times 10 \text{ years} = £50,000$

Buy back option at year 10 = £62,500 (125%)

ROI = (Buy back £62,500 + Cash rental income £50,000 – Initial cash input £50,000) + Initial cash input £50,000 = 125%

ROI: Return on investment.

Purchase price	£50,000
Cash input	£50,000
Reservation fee	£500
Balance of cash input	£49,500
Assured tenancy period	10 years
Income circa	10%
No. years cash deposit	0
No. years full purchase price	10

Year	Rental income (circa 10%)
1	£5,000
2	£5,000
3	£5,000
4	£5,000
5	£5,000
6	£5,000
7	£5,000
8	£5,000
9	£5,000
10	£5,000
Total	£50,000

Buy back @ 125%	£62,500
Total purchaser returns	£112,500
Less cash input	£50,000
Cash received over and above initial cash input	£62,500
	ROI: 125%

Rear Facing Double/Twin

The double/twin room full cash input delivers £5,000 annual rental income for the next 10 years.

£50,000 - Full cash input

By purchasing with a full cash input, you benefit from an annual rental income being paid from year 1 onwards annually in arrears.

How the return is calculated:

Cash input £50,000 × 10% = £5,000 × 10 years = £50,000

Buy back option at year 10 = £62,500 (125%)

ROI = (Buy back £62,500 + Cash rental income £50,000 – Initial cash input £50,000)
÷ Initial cash input £50,000 = 125%

ROI: Return on investment.

Purchase price	£50,000
Cash input	£50,000
Reservation fee	£500
Balance of cash input	£49,500
Assured tenancy period	10 years
Income circa	10%
No. years cash deposit	0
No. years full purchase price	10

Year	Rental income (circa 10%)
1	£5,000
2	£5,000
3	£5,000
4	£5,000
5	£5,000
6	£5,000
7	£5,000
8	£5,000
9	£5,000
10	£5,000
Total	£50,000

Buy back @ 125%	£62,500
Total purchaser returns	£112,500
Less cash input	£50,000
Cash received over and above initial cash input	£62,500
	ROI: 125%

Sea Facing Double/Twin

The premium room full cash input delivers £6,000 annual rental income for the next 10 years.

£60,000 - Full cash input

By purchasing with a full cash input, you benefit from an annual rental income being paid from year 1 onwards annually in arrears.

How the return is calculated:

Cash input £60,000 × 10% = £6,000 × 10 years = £60,000

Buy back option at year 10 = £75,000 (125%)

ROI = (Buy back £75,000 + Cash rental income £60,000 – Initial cash input £60,000) ÷ Initial cash input £60,000 = 125%

ROI: Return on investment.

Purchase price	£60,000
Cash input	£60,000
Reservation fee	£500
Balance of cash input	£59,500
Assured tenancy period	10 years
Income circa	10%
No. years cash deposit	0
No. years full purchase price	10

Year	Rental income (circa 10%)
1	£6,000
2	£6,000
3	£6,000
4	£6,000
5	£6,000
6	£6,000
7	£6,000
8	£6,000
9	£6,000
10	£6,000
Total	£60,000

Buy back @ 125%	£75,000
Total purchaser returns	£135,000
Less cash input	£60,000
Cash received over and above initial cash input	£75,000
	ROI: 125%



Sea Facing Family

The premium room full cash input delivers £7,000 annual rental income for the next 10 years.

£70,000 - Full cash input

By purchasing with a full cash input, you benefit from an annual rental income being paid from year 1 onwards annually in arrears.

How the return is calculated:

Cash input £70,000 × 10% = £7,000 × 10 years = £70,000

Buy back option at year 10 = £81,250 (125%)

ROI = (Buy back £87,500 + Cash rental income £70,000 – Initial cash input £70,000)
÷ Initial cash input £70,000 = 125%

ROI: Return on investment.

Purchase price	£70,000
Cash input	£70,000
Reservation fee	£500
Balance of cash input	£69,500
Assured tenancy period	10 years
Income circa	10%
No. years cash deposit	0
No. years full purchase price	10

Year	Rental income (circa 10%)
1	£7,000
2	£7,000
3	£7,000
4	£7,000
5	£7,000
6	£7,000
7	£7,000
8	£7,000
9	£7,000
10	£7,000
Total	£70,000

Buy back @ 125%	£87,500
Total purchaser returns	£157,500
Less cash input	£70,000
Cash received over and above initial cash input	£87,500
	ROI: 125%





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INTEGRATED SERVICES IN REAL ESTATE

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