



Great Mountain Working Mens Club

1 Heol-y-Neuadd, Tumble, Llanelli, Carmarthenshire, SA14 6ER

FOR SALE BY PUBLIC AUCTION. To be held on the Premises
on Thursday, 10 September 2026 at 13:00 (unless previously sold privately)

Tenure: Freehold

Guide Price: £200,000

Ref: 96592

SP Sidney
Phillips
Leisure & Hospitality Specialists



Key Features

- Substantial commercial property
- Popular residential area
- May suit a variety of uses (subject to planning permission)
- Large site of 0.85 acres total
- Five bedroom owners' accommodation
- Large car park for 80 vehicles

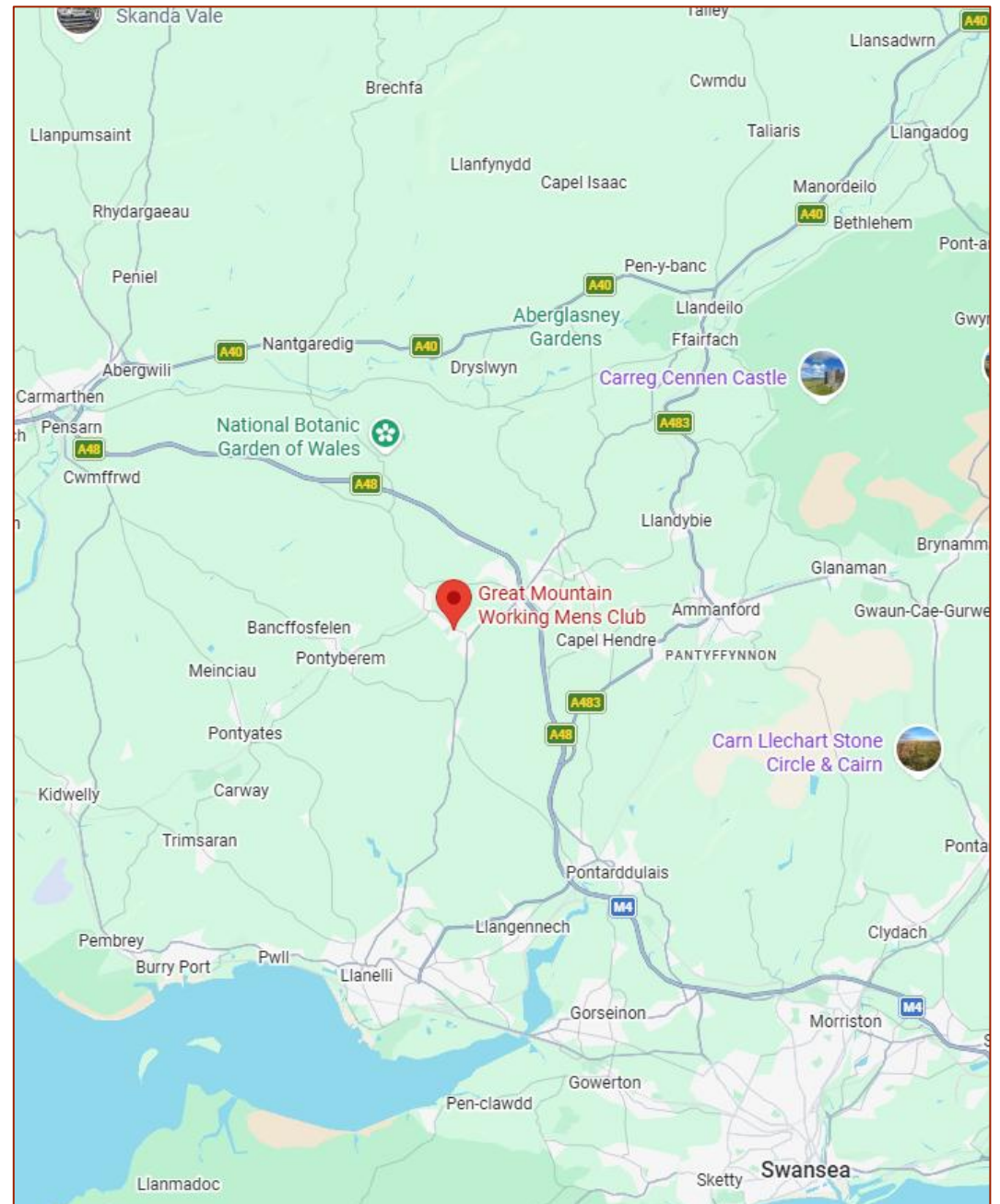
Location

The village of Tumble is located south of Cross Hands, just off the major A48 trunk route which connects the county town of Carmarthen with the city of Swansea. In the heart of Tumble lies the Great Mountain Working Mens Club.

The club is located approximately nine miles southeast of Carmarthen, 14 miles northwest of Swansea and eight miles north of Llanelli.

Property

This substantial property is arranged over four storeys. It presents an opportunity for alternative use, subject to the necessary planning permissions. The sizeable plot of 0.85 acres also provides an opportunity for development, again subject to the necessary planning consents.



Trade Areas

GROUND FLOOR

ENTRANCE VESTIBULE leading into the open plan FRONT BAR which has a full-size snooker table on the right-hand side. To the left-hand side is seating for 70 on a mix of fixed upholstered seating and banqueting chairs. BAR SERVERY with panel frontage. GENTLEMEN'S TOILETS.

Off the FRONT BAR are the OFFICE, LADIES' TOILETS and FUNCTION ROOM. The function room is approx. 15m x 18m in size and has two bar serveries with ornate panel frontages as well as fixed wall seating and loose banqueting chairs to seat approximately 150. To the rear of the function room is a raised stage and changing rooms.

KITCHEN with Altro nonslip flooring, stainless steel clad walls and a limited range of stainless steel catering effects.

Additional GENTLEMEN'S TOILETS.

Large, on-level BEER CELLAR accessed from the rear of the property. On-level STOREROOMS with access to one of the bar serveries.

First Floor

A BAR known as 'The Lion's Bar' with bar servery with decorative panel frontage. Fixed wall seating and slat back chairs for 60.

Further rooms are accessed via an additional internal staircase on the right-hand side of the property. This area is semi-derelict, however there is a set of LADIES' and GENTLEMEN'S TOILETS and a STOREROOM.





Second Floor

Bar servery servicing an additional LOUNGE.

Owners'/Manager's Accommodation

Located on the second floor is an apartment which comprises TWO BEDROOMS, a BATHROOM and a KITCHEN. The apartment is in better condition than the rooms on the first floor, however it is in need of renovation.

Third Floor

Features three additional large bedrooms.

External

Sizeable tarmacadamed CAR PARK with lined spaces, set in 0.65 of an acre.

To the rear of the property is a PATIO and BEER GARDEN. To the left-hand side of the car park is additional land belonging to the club (0.20 acres). There is an easement to garages owned by residents of the adjacent houses.

The Business

The business is currently closed. No trade is sold or warranted. No historic trade accounts are available. Prospective purchasers will need to make their own assumptions as to potential trade levels giving due regard to the size of the premises, its location and local demographics.

The Opportunity

This substantial property sits on a large plot totalling 0.85 acres. It presents an opportunity to either convert the Working Mens Club into accommodation or develop the whole site for housing, subject to the necessary planning consents.





Inventory

The sale of the property will include trade fixtures and fittings which are in absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded. An inventory of fixtures and fittings will not be provided by the Seller. If required, the Buyer may obtain an inventory (approved by the Seller) at their own cost.

The Seller will not be required to remove any such items that remain on the property on completion.

Licences

A Premises Licence is held.

Services

All mains services are connected.

Rateable Value: £13,500 from 01 April 2026.

Local Authority: Carmarthenshire County Council.

EPC Rating: Awaiting EPC.

Administration Fee

The purchaser will be required to pay Sidney Phillips Limited an administration fee of £2,000 plus VAT on completion.

Completion

Completion to take place within 28 days of the Auction, being Thursday 8th October 2026.

Viewing

Please telephone the Auctioneers on 01981 250333.

NO DIRECT APPROACH TO MADE TO THE BUSINESS; PLEASE DIRECT ALL COMMUNICATIONS THROUGH SIDNEY PHILLIPS. VIEWING STRICTLY BY APPOINTMENT ONLY.

Vendor's Solicitors – TBC.

IMPORTANT NOTICE TO BE READ BY ALL BIDDERS BUYING AT AUCTION

1. The attention of prospective purchasers is drawn to the General and Special Conditions of Sale which are available for inspection at the office of the Vendor's Solicitors and at the office of the Auctioneers. Some auction packs may also be viewed online, visit www.sidneyphillips.co.uk.

2. Prospective purchasers shall be deemed to have inspected the relevant property and made all usual and necessary searches and enquiries with all relevant authorities and other bodies. It is advisable to arrange for a survey of the property prior to the auction.

3. As soon as the Auctioneer's gavel falls on a bid, the successful bidder is under a contract to purchase the relevant property. The purchaser is immediately at risk in relation to the property and should therefore have confirmed bank or building society finance arranged (if required) and will also be deemed to have made prior arrangements for any insurance cover that is required (see Property Insurance).

4. On a property being knocked down, the successful bidder must immediately present to the Auctioneer's Clerk his name and address and, if appropriate, the name and address of the person or Company on whose behalf he has been bidding. The successful bidder must sign and exchange contracts with the Vendor's Solicitors prior to leaving the room and at the same time pay to the Auctioneers a deposit of 10% of the purchase price subject to a minimum of £2,000 per Lot. In default of any of the above, the Auctioneer shall be entitled as agent for the Vendor, to treat the failure or default as a repudiation and rescind the contract. Thereafter, the Auctioneer shall be entitled to resubmit the property for sale and if a successful bidder does not pay a deposit and/or complete the memorandum, the Vendor reserves the right to claim any loss he suffers as a result.

5. The Vendor has a right to sell before the auction or withdraw the lot and neither the Auctioneer nor the Vendor is responsible for any abortive costs, loss or damages of a prospective purchaser. Information as to pre-sale or withdrawal of a lot can be obtained from the Auctioneers at any time prior to the auction but is valid only up to the time of enquiry.

6. Prospective purchasers are strongly advised to check these particulars as to measurements, areas and all other matters to which the property is expressed to be subject or have the benefit of and in respect of any contents, fixtures and fittings expressed to be included in the sale by making an inspection of the property and all the necessary enquiries with Sidney Phillips, the Vendor, the Vendor's professional advisors and all other appropriate authorities. All measurements and areas referred to in these particulars are approximate only.

7. All location plans published in the particulars of sale are copyright and are to enable prospective purchasers to locate the property only. The plans are photographically reproduced and therefore not to scale and are not intended to depict the interest to be sold but are for identification purposes only. The boundary lines and numbers on the photographs are again only to enable prospective purchasers to locate the property and are not intended to depict the interest to be sold. Purchasers are advised to view the special conditions in respect of the precise interest to be conveyed.

8. Any guide prices issued or any estimates or values mentioned in negotiations or discussions with the Auctioneers or any of their representatives cannot be relied upon by a prospective purchaser as representing professional valuations for any purpose in accordance with the requirements or guidance notes of relevant professional bodies or other authorities. In all respects prospective purchasers are deemed to have relied upon their own knowledge or the advice of their own professional or other advisors.

9. Inspection of investment properties is by courtesy of the tenant. Inspection of properties with vacant possession only by arrangement with the Auctioneers. Interested parties should ring the office to discuss viewing arrangements or book appointments before making their journey.

10. The services, kitchen and sanitary ware, electrical appliances and fittings, plumbing and heating installations (if any) have NOT been tested by the Selling Agents. Prospective purchasers should therefore undertake their own investigations/survey to clarify the suitability of such services to meet their particular requirements.

11. The dimensions and/or areas shown in this catalogue are intended to be accurate to within + 5% of the figure shown. If greater accuracy is required, we advise intending purchasers carry out their own measurements.

12. We are advised by the Vendor, where appropriate, that an EPC (Energy Performance Certificate) has been commissioned and will be available within the legal pack.

PROPERTY INSURANCE

Once the hammer falls at a Property Auction, the purchaser becomes liable for the insurance of the property he has bought. If any purchaser/s require insurance cover, please consult the Auctioneers.

GUIDE PRICE

The Auctioneers have indicated a guide price. No responsibility can be accepted for the accuracy of guide prices provided. Guides are provided as an indication of each Seller's expectation. They are not necessarily figures for which a property will sell and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve which is a figure below which the Auctioneer cannot sell the Lot during the Auction. Please check our website at www.sidneyphillips.co.uk or telephone the office on 01981 250333 in order to stay fully informed.

CONDITIONS OF SALE

The Lot will, unless previously withdrawn, be sold subject to the Special and General Conditions of Sale which have been settled by the Vendor's Solicitors. These conditions may be inspected during the usual office hours at the offices of the Vendor's Solicitors, mentioned in these particulars, during the five days (exclusive of Saturday and Sunday), immediately before and exclusive of the day of the sale. Some auction packs may be viewed online, visit www.sidneyphillips.co.uk. The conditions may also be inspected in the Sale Room at the time of the sale, but they will NOT then be read aloud by the Auctioneer. The purchaser/s shall be deemed to bid on those terms, whether he shall have inspected the conditions or not.

MISREPRESENTATIONS ACT 1967

The Agents for themselves and for the Vendors of this property, whose Agents they are, give notice that:-

These particulars do not constitute any part of an offer, or a contract. All the statements contained in these particulars are made without responsibility and are not to be relied on as statements or representations of fact and they do not make or give any representations or warranty whatsoever in relation to this Lot. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness

of each of the statements contained in these particulars.

MONEY LAUNDERING REGULATIONS 2017

These regulations cover the activities of service providers amongst many, which includes Estate Agents and Auctioneers. These requirements apply to all property auctions. In line with banks, IFAs and other providers of professional services, we will now be required to seek proof of the buyer's identity.

Deposits - Deposits will be payable immediately following the fall of the hammer. Payment is required by Banker's draft, or cheque.

All successful bidders must provide proof of identity and address to the Auctioneers immediately after the fall of the hammer (when completing the Purchaser's Slip) as follows (one document from each list).

IDENTITY DOCUMENTS

- Current signed Passport
- Current full UK/EU Photo Card Driving Licence (1)
- Current full UK Driving Licence (old style) (1) (Provisional Driving Licence will not be accepted)
- Resident Permit issued by the Home Office
- Inland Revenue Tax Notification
- Firearms Certificate

These items may be used to evidence identity or address, but not both.

EVIDENCE OF ADDRESS

- Current full UK Driving Licence (old style) (1) (Provisional Driving Licence will not be accepted)
- A utility bill issued within the last 3 months (but not mobile phone bills)
- Local Authority tax bill (valid for the current year)
- Bank, Building Society or Credit Union statement containing a current address
- The most recent original mortgage statement from a UK lender

If the buyer's details are different from the successful bidder's, then the buyer will also be required to submit their details and these will be requested from the buyer's solicitor following the auction.

Failure to comply with the above could invalidate your bid and purchase of any Lot.

GUIDE PRICE

PRIOR SALE/WITHDRAWAL - The vendor reserves the right to withdraw the property or sell by private treaty prior to auction. Please check with the Sidney Phillips office before travelling to attend the auction.

STOCK IN TRADE - All wet and dry stock in trade, returnable containers and bar glassware to be taken over at valuation on completion.

VAT - VAT may apply on the sale of this property. This will be levied on the specific proportion of the price of the freehold property at the prevailing rate. Purchasers may wish to satisfy themselves by independent professional advice that this VAT may be reclaimed.

CONDITIONS OF SALE - The property will, unless sold prior or withdrawn, be sold subject to Special and General Conditions of sale which have been prepared by the Vendor's Solicitors. These Conditions will be available for inspection at the offices of the Vendor's Solicitors.

RESERVE/BIDDING - The property will be offered subject to a reserve price and the vendor and their Agents further reserve the right to bid at the Auction.

DEPOSIT - The purchaser will be required to pay a 10% deposit in the sale room immediately the Auction is concluded.

COMPLETION DATE - This will be announced at the time of the Auction.

SERVICES AND EQUIPMENT - Reference to any service, equipment, fixture or fitting shall not constitute a representation as to its condition or that it is capable of fulfilling its intended function. Applicants should satisfy themselves as to the fitness of such items for their requirements.

BREWERS EQUIPMENT - Dispensing and other equipment for beers, wines and spirits not specifically mentioned remain the property of the Brewery or other Suppliers in accordance with the usual custom in the licensed trade.

CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED

All negotiations must be conducted through Sidney Phillips Limited (trading as Sidney Phillips). These particulars do not constitute any part of an offer or contract and properties are offered subject to being sold, let or withdrawn without notice at any time and without liability for any expenses incurred by applicants. All statements and descriptions are made without responsibility or warranty by us, the vendors or lessors. Intending purchasers/applicants must check for themselves.

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Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

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Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.