



GRANGE KENNELS AND CATTERY

Watergate Road, Newport, Isle of Wight, PO30 1YP





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An attractive residential and commercial holding situated in a sought-after location, just 10 minutes from Newport. The property includes a substantial detached house, with separate self-contained annexe, with the kennels and cattery business as well as grass paddocks, in all extending to 5.01 acres

Guide Price - £949,950

HOUSE

Ground Floor

Sitting room | Lounge | Inner Hall | Study | Conservatory
Large Kitchen/Diner | Utility | Double Garage

First Floor

Master bedroom with en-suite | Two further small double bedrooms | Family Bathroom | Fourth bedroom (used as with main house or annexe)

ANNEXE

First Floor

Kitchen/Diner | Family Bathroom | Small Double Bedroom
Potential 2nd bedroom (either used with the house or annexe)

GARDENS & GROUNDS

Gardens and grounds | Large driveway | Pond with decking area | Vegetable Plot

BUILDINGS

Cattery | Kennels and runs | Office Block | Kennels | Pens

LAND

Paddock/Wildflower Meadow Area





SITUATION

Grange Kennels is situated within the sought-after location of Watergate Road, south of Newport. The Isle of Wight is celebrated as an international yachting and sailing venue, with the annual Cowes Week Regatta in August attracting competitors from all over the world. A full range of yacht and sailing clubs provide a social hub. There are nearby golf courses including Westridge, St Georges & Shanklin and Sandown Golf Club.

Ryde School with Upper Chine is the main independent (HMC) School on the Island, offering co-education from pre-school to sixth form on a daily, full or weekly boarding basis. Many Island children commute to mainland schools such as Portsmouth Grammar, St Edward's and Hordle Walhampton Prep and there are good feeder links to conveniently located public schools such as Winchester College and St Swithuns' in Winchester, Bryanston, Canford, and the Sherborne schools in Dorset and Marlborough College in Wiltshire.

The Island is blessed with a number of boutique hotels and restaurants, including The George in Yarmouth, The Royal in Ventnor, The Hut in Colwell Bay and The Smoking Lobster in Ventnor and Cowes.





DESCRIPTION

Grange Kennels and Cattery is an attractive and well appointed property currently operating as a profitable kennel and cattery business. Grange House is an attractively finished, Potten timber home, featuring substantial wooden beams throughout, as well as new double glazing and underfloor heating throughout the property.

Ground Floor

The house welcomes you into the spacious entrance hall, with oak floors and a timber staircase leading to the first floor. The entrance hall leads you to the principal lounge, which is dual aspect with Charnwood wood burner within a substantial brick hearth surround. A set of double doors lead you into the secondary lounge with patio

doors leading out to the garden terrace, this room is triple aspect. Also leading from the hall there is a substantial kitchen/diner with range master cooker, vaulted dining area enjoying views over the gardens and grounds with patio doors leading to the recently paved (Indian Sandstone) terrace. There is a useful utility from the kitchen, with a door leading to the side of the property as well as access directly to the garages. The adjoining integral garages benefit from up and over doors, concrete floor and an electric connection.





ANNEXE



ANNEXE





First Floor

The first-floor benefits from a large landing mezzanine area, accessed from the impressive timber staircase from the ground floor. The first floor includes a master bedroom with en-suite (which feature beams and large built-in wardrobe), two small double bedrooms, a family bathroom and a fourth bedroom, which can be utilised as an additional bedroom for the main house, or a second bedroom for the annexe. There is a door leading through into the annexe, which has main pedestrian entrance via an external staircase from the ground floor.

Annexe

Above the garage, there is a self-contained annexe, comprising a kitchen/diner, bedroom, and shower room. This is currently used as extra accommodation for the main house; however, this could make a perfect letting apartment/Airbnb area should an additional income be required, subject to the relevant planning consents.

GARDENS AND GROUNDS

The gardens and grounds surrounding the main house extend to about 2 acre, including a gravelled driveway leading to the house/annexe and to buildings used for the business, a pond with decking area, vegetable plot and an east facing terrace

KENNELS & CATTERY BUILDINGS

Within the grounds of the property, there are a comprehensive range of buildings currently used by the business, but which may have scope for alternative uses (STPP). The cattery is a detached building, constructed of brickwork with a tin roof, currently arranged as 20 undercover pens, and 10 external pens with a kitchen/utility and storage area, accessed internally or externally. The kennels comprise a detached building constructed of brickwork with a tin roof, currently arranged as 30 kennels (15 on either side of the building) as well as a separate kitchen area. The office block is a detached building, with office, staff room, W/C, storeroom and grooming parlour, and kitchen. There is a separate building to the north of the property, being

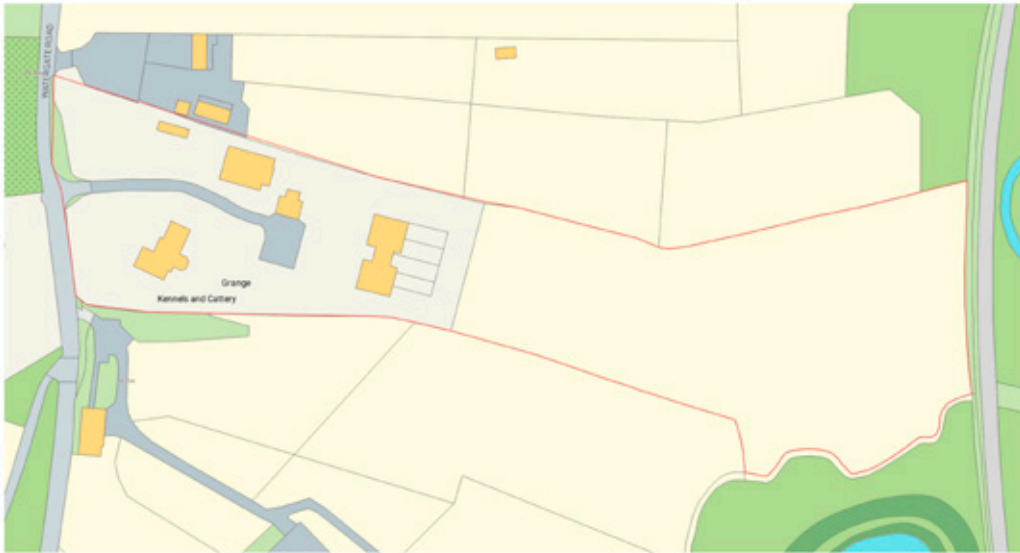
isolation kennels with a separate yard space and large concrete pen area.

LAND

Situated to the east of the property there is a 3 acre paddock, currently a delightful wildflower meadow with a number of walking trails.

BUSINESS

Grange kennels and cattery has been run as successful business since 1997. The business has a good reputation and returning customer base drawn from the Isle of Wight with circa 65,000 households. Nationally, pet owners has grown to 60% of households. The business at maximum can accommodate 50 dogs and 40 cats. In addition to the owners, the business currently employs 2 full time staff. More information can be found at www.grangekennels.co.uk. Full trading accounts can be requested from the selling agents.



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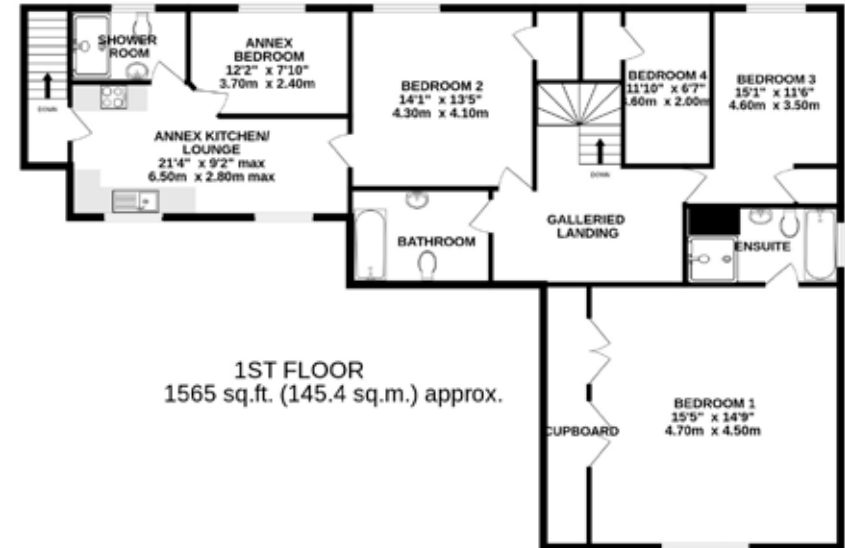
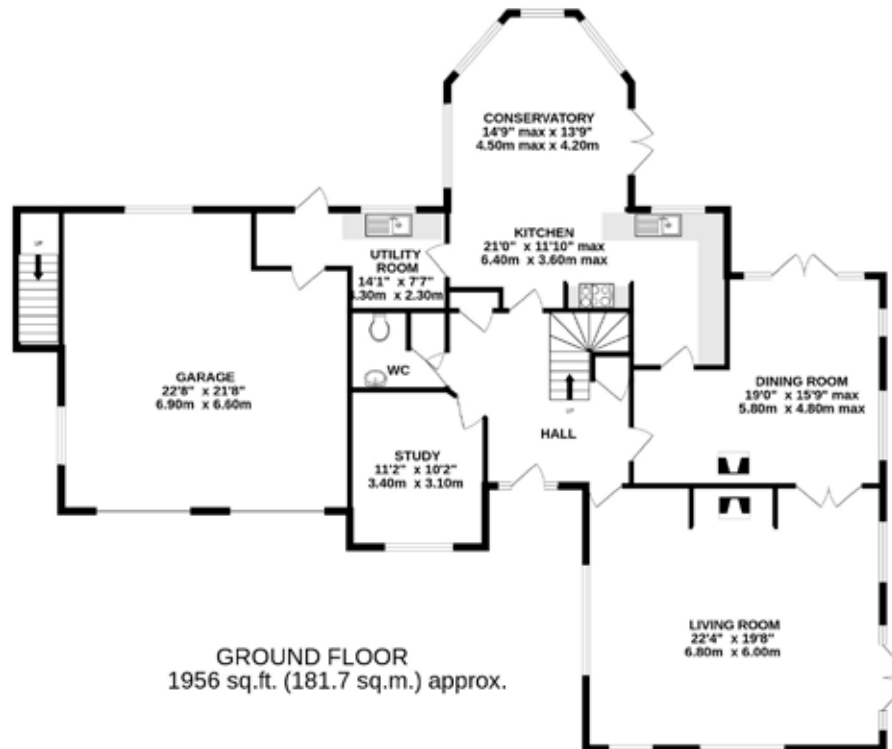
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Not energy efficient - higher running costs			
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MAIN HOUSE

ANNEXE

Approximate Gross Internal Floor Area
 327.1 sq.m or 3,521 sq.ft
 Not to scale.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

Grange Kennels and Cattery is offered for sale by private treaty, as a whole.

RIGHTS OF WAY

There are no public rights of way across property.

ACCESS

The access to the property is directly from the public highway, Watergate Road.

SERVICES

Grange House and Annexe are both served by LPG gas, private drainage, mains water and mains electric. Grange House benefits from underfloor heating throughout and the Annexe benefits from a full central heating system.

The buildings at the property are connected to mains water, mains electric, private drainage. The heating to the buildings is via electric storage heaters. The cattery and kennels benefit from electric fans and heat pumps.

WEBSITE

www.grangekennels.co.uk

PLANNING

Planning permission was granted under reference TCP/18853/K. Further details can be made available by the selling agents.

ACCOUNTS/TRADING INFORMATION

Further accounts information including full management accounts are available from the sole selling agents, BCM.

IMPORTANT NOTICE

BCM LLP and BCM (IOW) LLP, for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- iii) The information in these particulars is given without responsibility on the part of BCM or their clients. Neither BCM nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
- v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM tested them.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

LOCAL AUTHORITY

Isle of Wight Council

COUNCIL TAX/BUSINESS RATES

House – Band F

Annex – Band A

Buildings/Business – Rateable Value of £2470/annum. Vendors claim SBR (Small Business Relief).

POSTCODE

PO30 1YP



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LICENCE

The business trades under licence number:
Grange Kennels 22/01570/ANBOAR

TENURE AND POSSESSION

Freehold. Vacant possession will be given of the whole upon completion.

TUPE

Should a Purchaser be interested in purchasing the freehold property and the existing business, they will be required to inherit any existing employees currently employed by the business. Further details can be made available from the selling agents.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM and the Purchaser (s) shall be deemed to have satisfied themselves as to the description of the property. Any error or miss-statement shall not annul a sale or entitle any party to compensation in respect thereof.

EPC

Main House- D

Annexe- D

FIXTURES, FITTINGS AND EQUIPMENT

BCM will supply a list of requests, identifying clearly which items are included within the sale, which are excluded, and which may be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed within these particulars.

VIEWINGS

Viewings strictly by appointment with BCM.

SELLING AGENT

BCM, Isle of Wight office

Red Barn

Cheeks Farm

Merstone Lane

Merstone,

Isle of Wight,

PO30 3DE

NB. These particulars are as at March 2024 and photography taken July 2023.



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rural property specialists