



The Oaks Nurseries, Main Road, Gilberdyke, Brough, East Riding of Yorkshire, HU15 2UP

FINE & COUNTRY

## LUCRATIVE BESPOKE BUILT KENNELS AND CATTERY ON 1.75 ACRES INCLUDING LARGE BUNGALOW WITH SELF CONTAINED ANNEX



Discover a delightful opportunity in this spacious bungalow complete with a lucrative kennels and cattery business. This property offers a unique blend of comfortable living and a ready-to-go business setup, ideal for those looking to merge their passion for animals with a profitable venture.

## Summary

Set on approximately 1.75 acres of well-maintained land, the property includes a fully equipped grooming parlour, workshop, and self-contained annex, making it perfect for family living or a multi-generational setup.

## Agent's Perspective

We're excited to present this bespoke-built property that serves as a thriving business and a cosy home.

The kennels and cattery is licensed for up to 20 cats in the cattery and up to 20 dogs in the kennels and are designed to high specifications, featuring heated beds and secure outdoor areas for the ultimate comfort of its furry guests.

Situated conveniently just off the M62, it's an ideal stop for pet owners heading to regional airports.

The versatile living accommodations, complete with a large bungalow and a self-contained annex, provide ample space for family life or could be transformed into a single residence.

With an established turnover and potential for additional revenue streams, this property represents a fantastic opportunity for the right buyer.





Kennels Cattery - The business has an ongoing sustained turn over of approximately £75,000 per annum due to health reasons the vendors have not operated the parlour which would offer an opportunity to create extra income, the current order book is well booked up. Full details and accounts available only to serious buyers.

#### Location

Gilberdyke offers a variety of facilities including schooling, recreational and shopping facilities. Gilberdyke has excellent road links to the M62, South Cave and Howden and lies approximately sixteen miles west of the city of Hull, it also has a main railway station.

#### Tenure

The property is freehold.

#### Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band -D.\*

#### Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.



## Disclaimer

\*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

## Viewings

Strictly by appointment with the sole agents.

## Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

## Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## Valuation/Market Appraisal:

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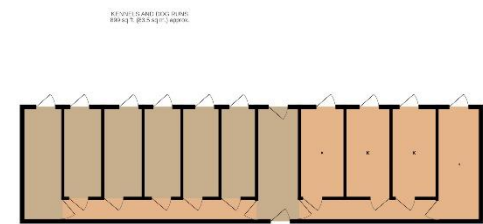




MAIN ROAD, GILBERDYKE, HU15 2UP

TOTAL FLOOR AREA : 4082 sq.ft. (379.2 sq.m.) approx.

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To find out more or arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)



