

Green Lane, Monk Fryston, Leeds

£650,000

Stephensons
commercial

Green Lane, Leeds LS25 5EJ

£650,000

Est. 1871

An opportunity to acquire an established luxury boarding cattery, together with a substantial three-bedroom home, in an attractive rural setting. Combining dedicated cattery facilities with on-site residential accommodation, the property offers an appealing lifestyle and business proposition.







DESCRIPTION

The property comprises an established boarding cattery with a substantial three-bedroom residential dwelling, occupying an attractive position on Green Lane, close to Monk Fryston.

The residential accommodation is arranged over two floors. The ground floor comprises an entrance hallway, kitchen/dining room, sitting room with log-burning stove, office, cloakroom/WC and utility room, which provides access to the cattery. The first floor provides three bedrooms, including a principal bedroom with en-suite, together with a Jack-and-Jill bathroom serving the remaining bedrooms.

The cattery has been purpose-designed and provides 41 individual heated pens (incl 2 holding pens), each with a window and enclosed outdoor exercise area. Facilities include a dedicated reception and office, WC, store, and a separate preparation and cleaning area. Foundations and footings are understood to be in place for a further ten pens, offering potential to increase capacity, subject to the necessary consents.

Externally, the property occupies a fabulous rural setting, approached via a gated driveway providing generous parking and access to the double garage and additional outbuildings. The grounds are a particular feature, comprising attractive lawned gardens, a paddock and established trees and hedging. Further features include solar panels and a substantial polytunnel measuring approximately 16.7m x 6.2m, adding to the property's range of useful external facilities.

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.











LOCATION

The property occupies a rural position on Green Lane, close to the village of Monk Fryston, between Leeds and Selby.

The surrounding area is characterised by open countryside and established residential properties, providing a peaceful setting for the cattery while remaining accessible to the wider local area.

The village and surrounding settlements provide a catchment for customers seeking boarding facilities across the wider area.

SERVICES

We understand the property is connected to mains water and electricity. Foul drainage is served by a shared water treatment plant, with heating provided by LPG.

TRADE & BUSINESS

An established, family-run boarding cattery, originally established in 1990. The business is currently operated by two full-time proprietors and has traditionally been run as a lifestyle business, offering considerable scope for an incoming purchaser to further develop the operation.

Annual turnover is understood to be in the region of £120,000. There is potential to increase trading through more intensive management and fuller utilisation of the existing facilities. The business has also historically incorporated pet supplies retailing and small-animal boarding, providing further opportunities to diversify.

The sale includes the business goodwill, fixtures and fittings, together with the freehold property.

Full trading accounts will be made available to seriously interested parties following a formal inspection of the property.

TENURE

Freehold.

LOCAL AUTHORITY

North Yorkshire Council.

RATING ASSESSMENT

Council Tax Band D
Rateable Value: £8,000











PLANNING PERMISSION

Planning permission was originally granted in November 1990 (Ref: 8/56/115/PA) for the erection of a cattery on approximately 0.24 hectares of land at Green Lane, Monk Fryston.

A further permission was granted in March 2003 (Ref: 8/56/115D/PA) for alterations and extensions, including additional boarding units, offices, stores, a grooming parlour and staff room.

In March 2010, permission was granted (Ref: 2009/1102/FUL) for the change of use of part of the cattery to ancillary residential accommodation. This is subject to an occupancy condition restricting occupation to persons solely, mainly or last employed in the cattery business, or their widow or widower and resident dependants.

ENERGY PERFORMANCE CERTIFICATE

D 61

VIEWINGS

Strictly by prior appointment through the selling agents.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers & tenants. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser/tenant is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale/Heads of Terms to the solicitors and is non-refundable should the purchase/letting subsequently not proceed.





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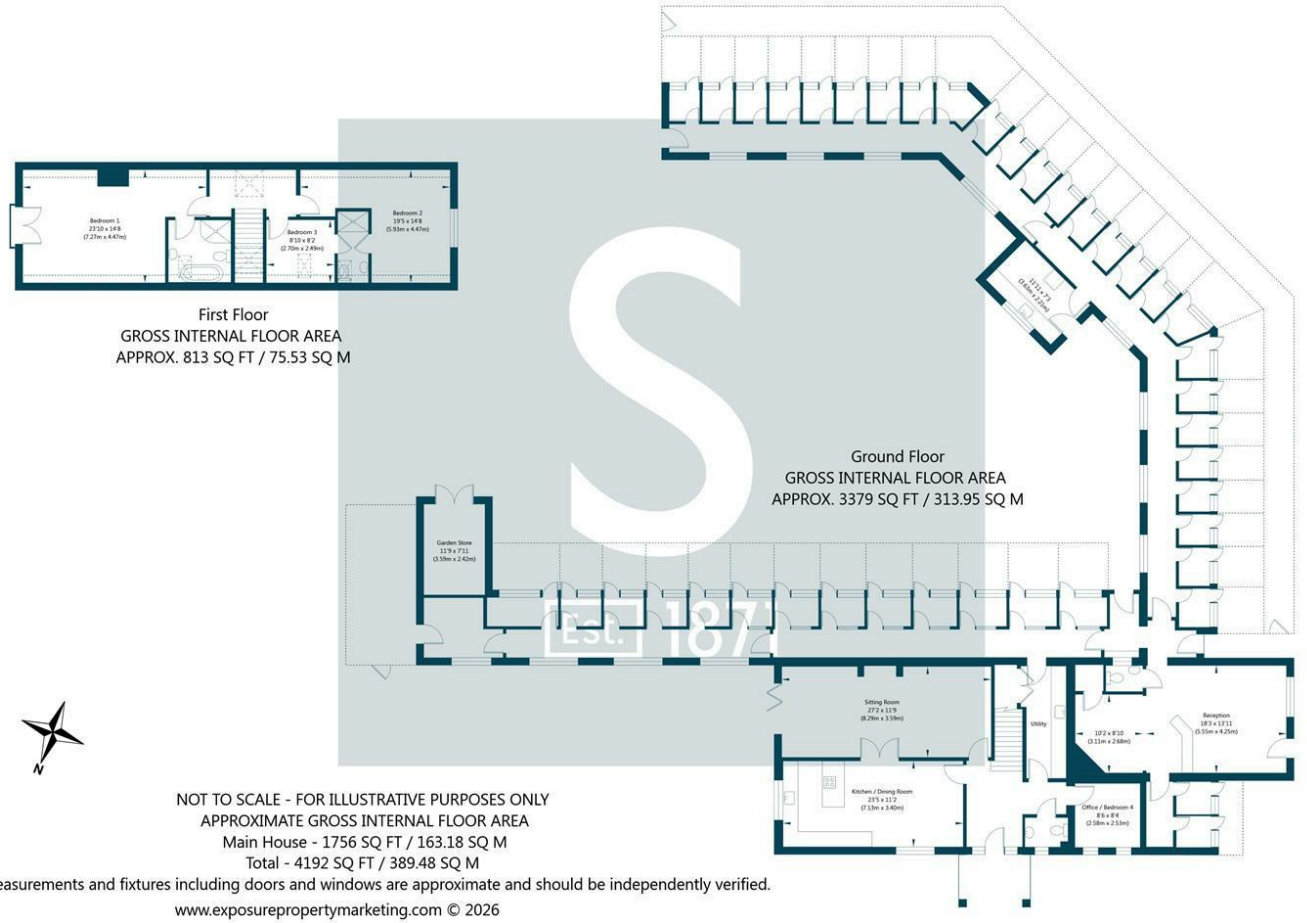

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House - 1756 SQ FT / 163.18 SQ M
Total - 4192 SQ FT / 389.48 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.

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