

Storwood Kennels, Melbourne, York, YO42 4SY

Offers In Excess Of £1,150,000

Stephensons
commercial

General Lane, York YO42 4SY

Offers In Excess Of £1,150,000

A fantastic opportunity to acquire an established and profitable lifestyle business and well-appointed three bedroom bungalow.

The residential accommodation extends to approximately 157.37 sq. (1,694 sq.ft), with an additional 745.49 sq.m (8,024 sq.ft) of commercial buildings and kennels.

Set in approximately 10.77 acres.

Sale due to retirement.

DESCRIPTION

Oakland Farm (Storwood Kennels) provides a fantastic opportunity to acquire a modern and well appointed three bedroom bungalow, in addition to a well-established and turn-key business operation.

The current vendors have significantly developed both the residential and commercial parts over recent years. The residential bungalow has been extended and refurbished to an excellent standard, with the stand out feature being the large open plan living and dining room with log burner and views over the surrounding land.

The commercial element is made up of three separate parts, with the main building providing a client reception, dog grooming salon, food preparation area and 26 individual kennels, housing up to 60 dogs at any one time. Each kennel has access to a self-contained outdoor run. Furthermore, there is a substantial "play barn" with good eaves height and mezzanine structure that would be suitable for a variety of uses, currently utilised for dog play activities during the colder months. Finally, a single storey structure provides additional storage and garage facility.

Externally, the property is entered via double gates onto a gravel surfaced driveway, providing easy access to both the commercial and residential elements. Adjacent to the kennel building are two fenced recreational areas to allow for outdoor play activities. The property sits in a total of 10.77 acres (4.36 ha).







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 and business is located between York and Pocklington, just outside the East Yorkshire village of Melbourne. Being located on the B1228, connecting York (north-west) to Howden (south), the kennels are easily accessed for customers travelling by car.

The property is set in a pleasant rural environment, surrounded by agricultural land and woodland. There are a number of leisure based businesses within the wider area, including fishing lakes and holiday lodge accommodation.

SERVICES
The property benefits from mains supplies of electricity and water. Drainage is by way of a septic tank. A 12kW photovoltaic system and rainwater harvesting tank are present, reducing the properties overall running costs and improving its environmental credentials.

TRADE & BUSINESS
Currently operating 52 weeks per year, Storwood Kennels is run by 2x full time proprietors, employing 5x full time and 3x part time members of staff. The business has enjoyed an increasing turnover and profitability in recent years. The current business offers dog boarding, day care and grooming.

Full trading history will be made available to seriously interested parties following a formal viewing.

TERMS
The freehold, business goodwill and business fixtures and fittings are offered for sale with a guide price of £1,150,000.

LOCAL AUTHORITY
East Riding of Yorkshire Council.

RATING ASSESSMENT
Rateable Value: £11,750 (small business rates relief may be applicable)
Council Tax: Band D

ENERGY PERFORMANCE CERTIFICATE
The property has the following energy performance asset ratings:

Oakland Farm (residential): C 77
Storwood Kennels (commercial): B 26

VIEWINGS
Strictly by way of appointment with the sole selling agent - Stephensons Estate Agents (01904 625533)

Stephensons
commercial

Partners:

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I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg. dip MRICS
O J Newby FNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)
E G Newby MRICS
T Brooks MNAEA

Associate Partners:

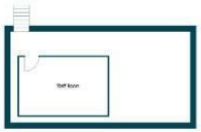
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Oakland Farm, Storwood, York, YO42 4SY



House
GROSS INTERNAL FLOOR AREA
APPROX. 1694 SQ FT / 157.37 SQ M

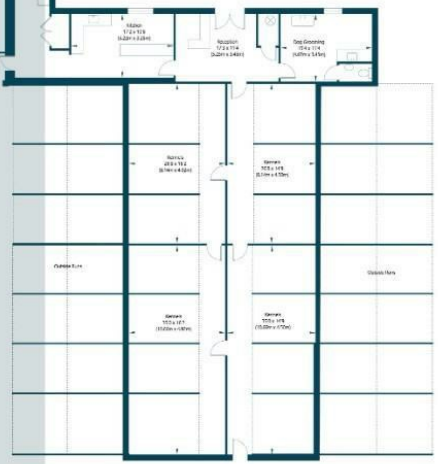


Barn First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 458 SQ FT / 42.55 SQ M



Barn Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1701 SQ FT / 158.04 SQ M

Garage
GROSS INTERNAL FLOOR AREA
APPROX. 1556 SQ FT / 144.55 SQ M



Kennels Ground Floor - (Excluding Outside Runs)
GROSS INTERNAL FLOOR AREA
APPROX. 4309 SQ FT / 400.35 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 9718 SQ FT / 902.86 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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