

GORDON COUNTRY KENNELS

LITTLE HADDOCH, ROTHIMAY, HUNTLY,
ABERDEENSHIRE, AB54 4SN




McEwan Fraser Legal
Solicitors & Estate Agents



THE INN ON THE RIVER, EXCLUSIVE GORDON COUNTRY KENNELS AND RESORT IS SITUATED ON THE B9022 JUST OFF THE A96. LESS THAN ONE HOUR FROM ABERDEEN AND THIRTY MINUTES FROM ELGIN. SET WITHIN THE ABERDEEN-SHIRE COUNCIL AREA BORDERING THE MORAY REGION ACROSS THE RIVER TO THE NORTH-WEST.

This area of Aberdeen-shire and Moray is an ideal location for equestrian, dog lovers, outdoor pursuits enthusiasts, or those looking for a rural location and privacy yet within easy reach of the nearby towns and main roads. Situated in rolling countryside, the property is in the heart of one of the most stunning areas of East Scotland renowned for its multitude of sporting pursuits. The area provides opportunities for hill fishing, walking and cycling with excellent golf courses in Banff, Macduff, Dufftown and Keith to name but a few. The nearby towns of Huntly and Keith have a good range of amenities and facilities and are set in the heart of the Speyside malt whisky country with its ever-popular whisky trail.

This thriving business enjoys an idyllic setting bordering the river Deveron, Gordon Country Kennels & Cattery is presented to the market in excellent condition throughout with many recent upgrades. The business as a whole stands in generous established grounds of approximately 8.75 acres of managed grounds and accommodates this highly successful boarding kennels and cattery.



A RARE OPPORTUNITY TO ACQUIRE A KENNEL AND CATTERY BUSINESS WHICH INCLUDES A BEAUTIFUL FOUR BEDROOM COTTAGE SET IN 8.75 ACRES OF LAND. THIS WELL KNOWN EAST COAST BUSINESS HAS GREAT POTENTIAL TO INCREASE THE CURRENT OPERATION AND TURNOVER AND IS ONLY AVAILABLE DUE TO THE OWNERS RETIRING.

This business includes a substantial property, cattery and kennels with the addition of stables and paddocks. The operating business has been developed by the current owners over the last twelve years and has an enviable reputation for the welfare and consideration to the pets entrusted to them. The overall standard of the heated kennel suites and cattery are first class and allows the business the flexibility to cater for cats and dogs of varying personalities. The business is a true testimony to the current owners' determination to provide an excellent level of care to each individual boarder and is highly recommended with customers from UK wide.

The business also has the potential to be further developed given the overall size of the subjects on offer and also has the opportunity to develop the current equestrian facilities with the stables and paddocks. The current business is presently run on a fully managed basis by owner-occupiers and part-time staff, they have very successfully targeted a returning quality of clients from all over Scotland and the UK and includes the most modern of

facilities including Kennel Cams where owners can have access to their pets during their stay.

The substantial modern four-bedroom cottage which has been extended and completed to an exact standard and provides excellent owners accommodation which has many pleasing features, the cottage is currently used as a family home and has direct access to all areas of the business.

There is an outbuilding that could convert to an additional accommodation with the relevant planning which has been explored via their architect and would provide excellent additional accommodation for staff or family.

A successful turnkey business with a super home ready for new owners to walk-in and enjoy this rewarding lifestyle.

Further information can also be obtained by viewing the following website:
www.gordoncountrykennels.co.uk







THE KENNELS



THE CATTERY

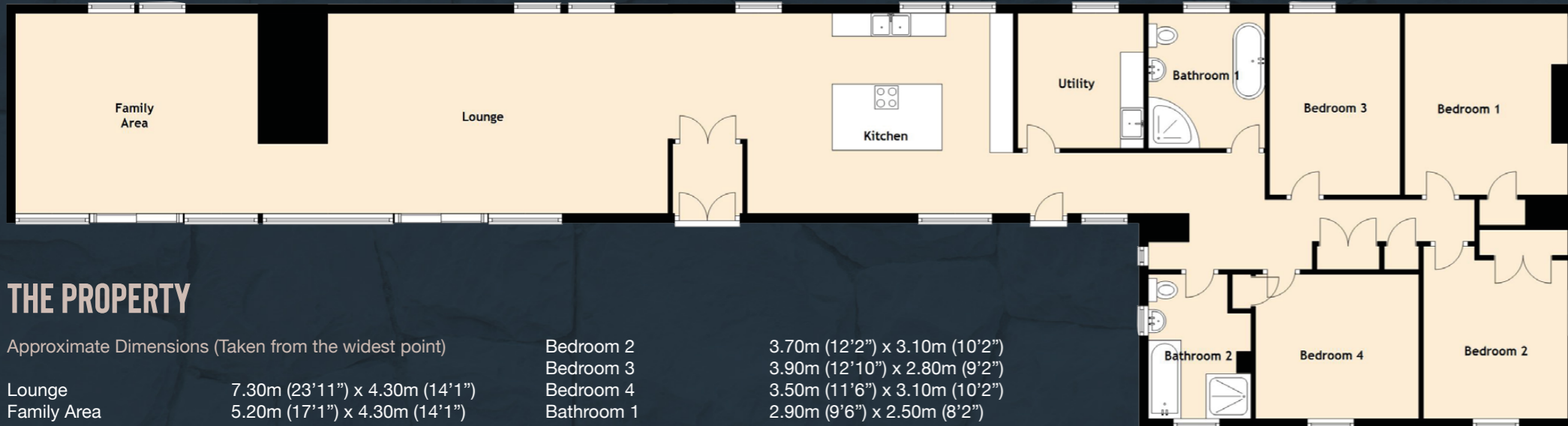


THE STABLES



EXERCISE AREA





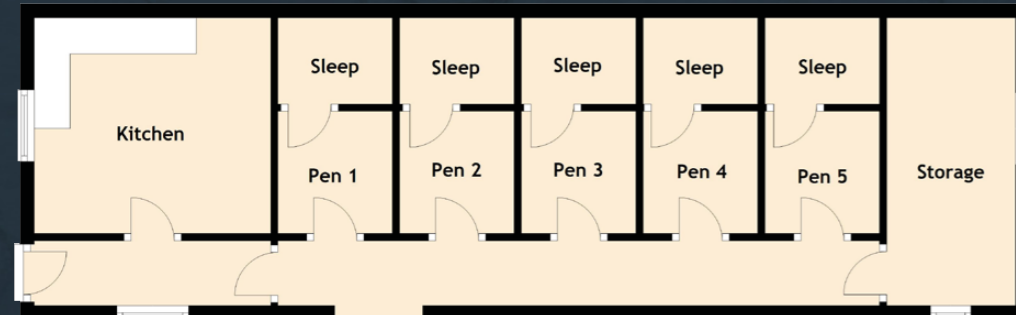
THE PROPERTY

Approximate Dimensions (Taken from the widest point)

Lounge	7.30m (23'11") x 4.30m (14'1")
Family Area	5.20m (17'1") x 4.30m (14'1")
Kitchen	7.30m (24') x 4.30m (14'1")
Utility	2.90m (9'6") x 2.70m (8'10")
Bedroom 1	3.90m (12'10") x 3.50m (11'6")

Bedroom 2	3.70m (12'2") x 3.10m (10'2")
Bedroom 3	3.90m (12'10") x 2.80m (9'2")
Bedroom 4	3.50m (11'6") x 3.10m (10'2")
Bathroom 1	2.90m (9'6") x 2.50m (8'2")
Bathroom 2	3.10m (10'2") x 2.20m (7'3")

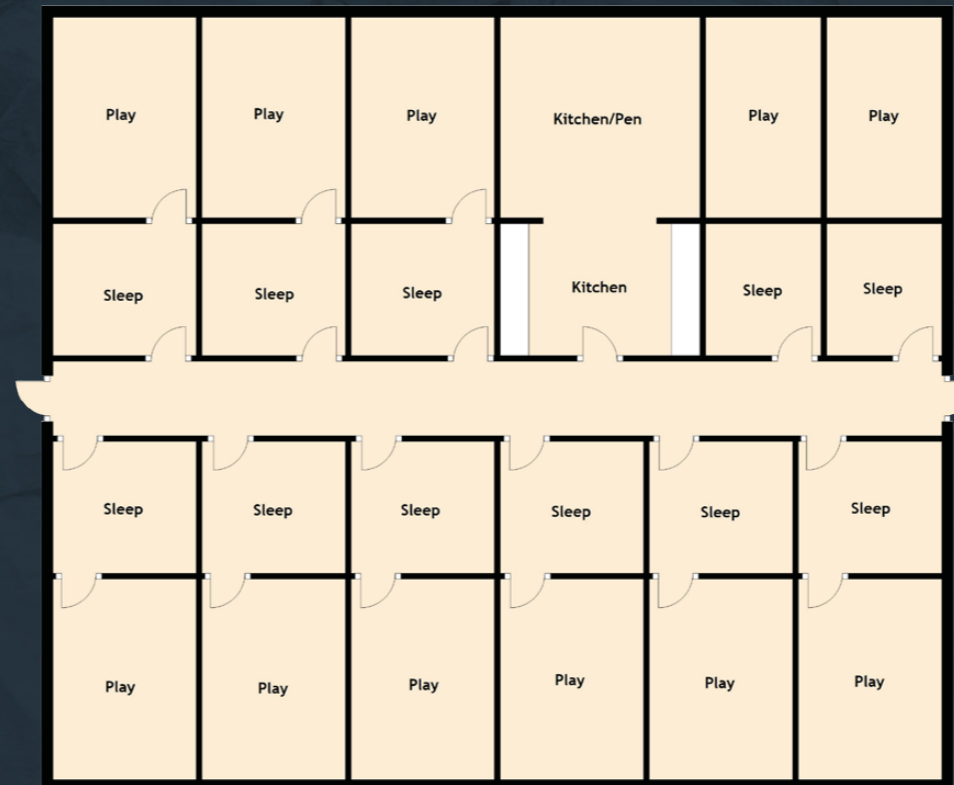
Gross internal floor area (m²): 182m² | EPC Rating: D



THE CATTERY

Approximate Dimensions (Taken from the widest point)

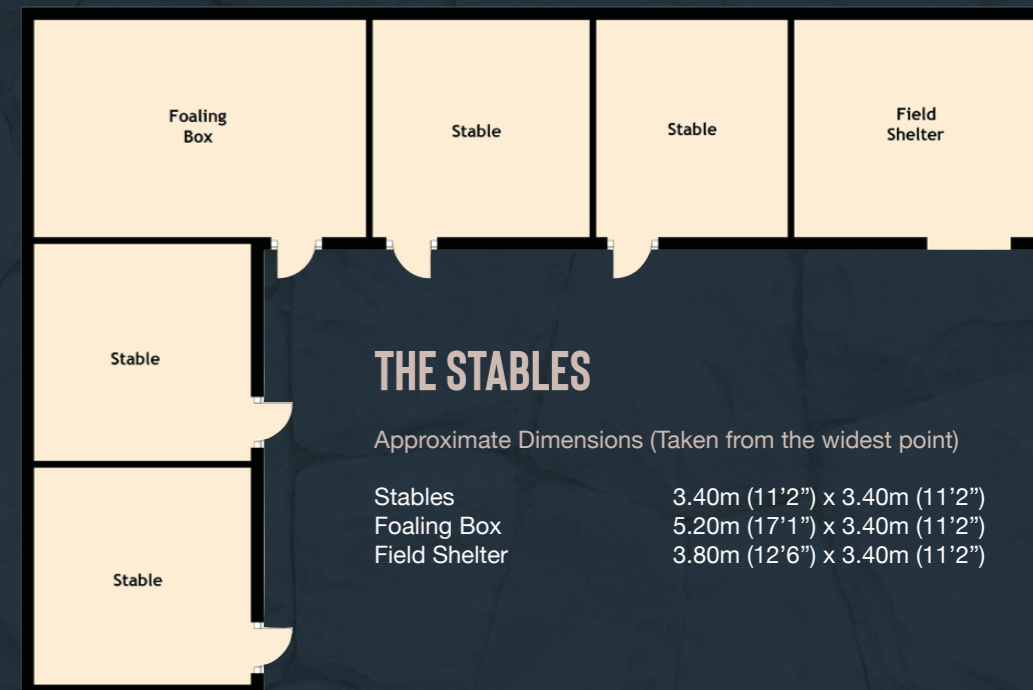
Pens	1.80m (5'11") x 1.60m (5'3")
Sleep	1.60m (5'3") x 1.20m (3'11")
Kitchen	3.30m (10'10") x 3.00m (9'10")
Storage	4.50m (14'9") x 1.80m (5'11")



THE KENNELS

Approximate Dimensions (Taken from the widest point)

Play	3.50m (11'6") x 2.50m (8'2")
Sleep	2.50m (8'2") x 2.30m (7'7")
Kitchen/Pen	3.50m (11'6") x 2.80m (9'2")
Kitchen	2.80m (9'2") x 2.30m (7'7")



THE STABLES

Approximate Dimensions (Taken from the widest point)

Stables	3.40m (11'2") x 3.40m (11'2")
Foaling Box	5.20m (17'1") x 3.40m (11'2")
Field Shelter	3.80m (12'6") x 3.40m (11'2")

EXTRAS (INCLUDED IN THE SALE): ALL CONTENTS TO OPERATE THE BUSINESS ARE ON OFFER, A DETAILED LIST OF CONTENTS WILL BE PROVIDED TO INTERESTED PARTIES. ACCOUNTS ARE AVAILABLE TO INTERESTED PARTIES VIA SOLICITOR OR ACCOUNTANT.

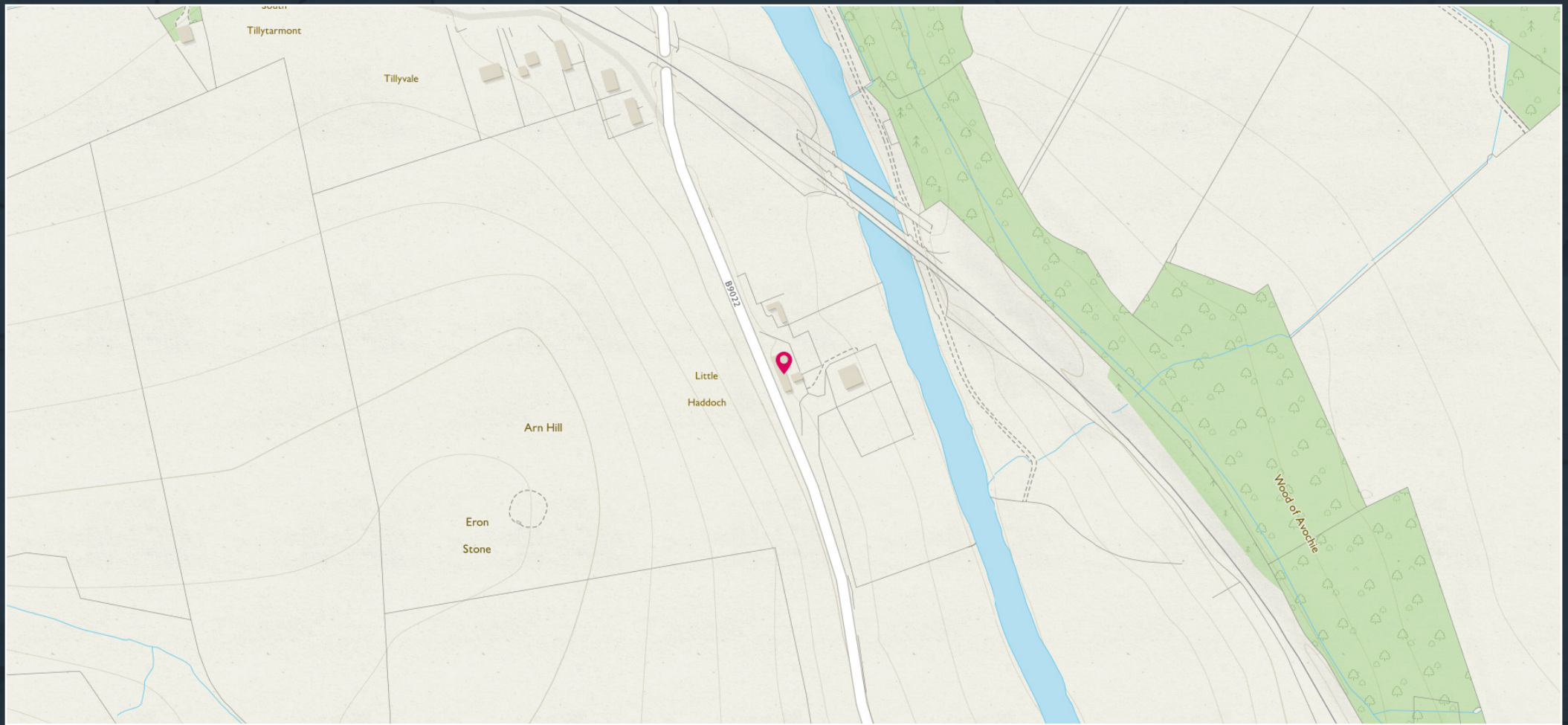


Image credit: <http://www.ordnancesurvey.co.uk/osmap/>

McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01224 472 441
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
ANDREW REID
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ALLY CLARK
Designer