



CHESTNUT CATTERY

Southwick Road, North Boarhut, Wickham, PO17 6JF



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Wickham 2.5 miles | Fareham 5.1 miles | Petersfield 18.3 miles
London Waterloo from Winchester – 57 minutes
Mileages and times approximate

An opportunity to acquire a 3-bedroom property with successful Cattery business close to Wickham, with excellent growth potential.

CHESTNUT CATTERY

The Cattery consists of 4 individual buildings, with 36 fully licenced pens and capacity for up to 68 cats. There is also current planning permission for a further 8 pens.

One of the buildings houses the reception area, which is a generous space, and a separate office. The other three large cabins house the pens and are extremely well presented.

The 3-bedroom bungalow consists of two generous double bedrooms, one with en suite shower room. Bedroom 3 is either a single bedroom or currently used as a study. The reception space is a generous kitchen/dining and sitting room with triple aspect and double doors out onto the decking and garden at the front. The kitchen provides generous unit space and wood-burning Range. The bungalow is subject to an Agricultural Tie.

The plot in total comprises around 0.8 acres. To the front is a large gravel parking area for ample vehicles. The garden to the bungalow is a generous lawn area, with decking adjacent to the property.

SITUATION

Chestnut Cattery is in North Boarhnut, a popular village to the east of Wickham and surrounded by the attractive countryside of the Meon Valley. Wickham is a thriving market town and offers a good array of local shops and amenities. More comprehensive facilities can be found in nearby Fareham.

GENERAL REMARKS AND STIPULATIONS

Method of Sale

The property is offered for sale by private treaty.

Business information

For more details on the business turnover, please contact the agent.

Rights of Way

There are no public rights of way crossing the property.

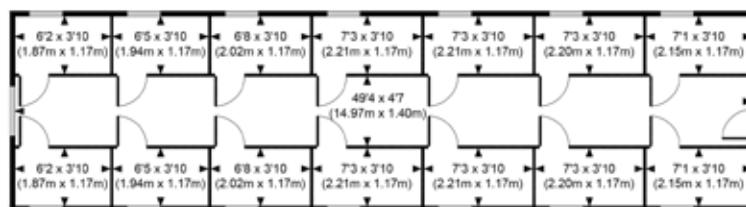
Services

Mains water, electricity. Private drainage. Calor gas fired central heating.

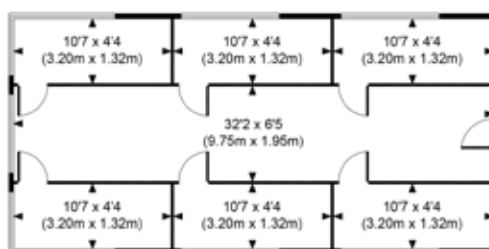




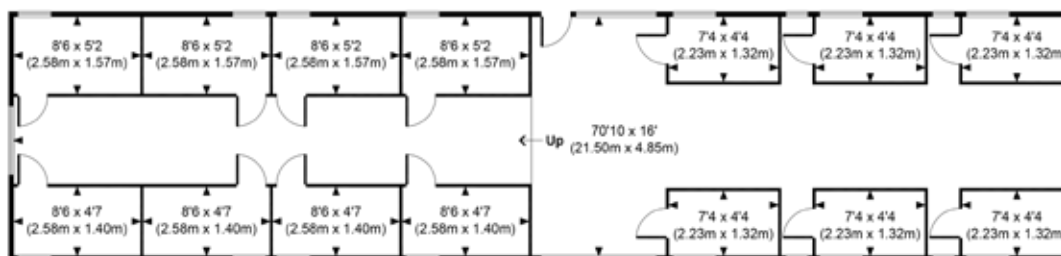
Approximate Gross Internal Area
Lodge = 1003 Sq Ft / 93.22 Sq M, Office / Store = 457 Sq Ft / 42.46 Sq M
Cattery Buildings = 2233 Sq Ft / 207.44 Sq M, Total = 3693 Sq Ft / 343.12 Sq M
 Outbuildings are not shown in correct orientation or location.



CATTERY BUILDING 3



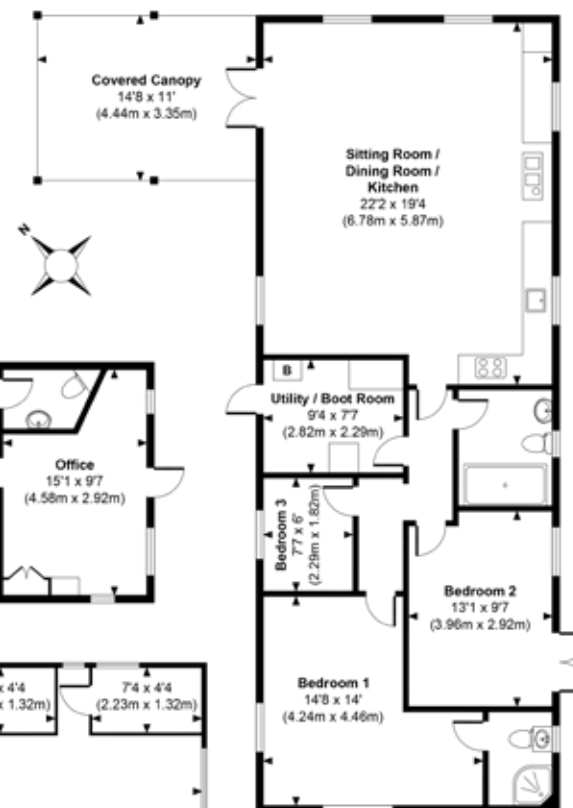
CATTERY BUILDING 2



CATTERY BUILDING 1



OFFICE / STORE



LODGE

Tenure

Freehold with vacant possession.

Local Authority

Winchester City Council

Postcode

PO17 6JF

Directions

Heading north on the A32, from Wickham turn right by the church onto the B2177 to Southwick. Proceed along this road, and upon entering North Boarhunt, turn right into the entrance to Mud Hill Nursery. You will see the entrance to Chestnut

Cattery immediately on the right hand side.

Viewings

By appointment with BCM LLP only.

Selling Agent

Tom Woods, BCM LLP

The Old Dairy, Sutton Scotney, Winchester, SO21 3NZ

t: 01962 763905 e: twoods@bcm.co.uk

NB These particulars are as at 2 March 2020.

IMPORTANT NOTICE

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- Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
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