



Offers in the region of
£540,000
(Freehold)

Copperfield Cattery
Kirkhill, Inverness, IV5 7PB



Exceptional licenced cattery
for up to 45 cats

Attractive 4 double bedroom owners'
accommodation with garage

Beautiful 1-acre rural
countryside garden

Profitable and sustainable business



Flexible heated cabins, including
disabled cat provision

5 blocks of indoor with
covered outdoor runs

CCTV coverage

Long established trading business





DESCRIPTION

Built in 1980, Copperfield Cattery is a successful, long-established family run business. Purpose-built with the involvement of the SSPCA in 1980, this offers a highly attractive business opportunity. Nestled in a secluded location on the outskirts of the charming village of Kirkhill, this is an excellent opportunity to acquire an attractive property with a well-established and highly regarded, reliable cattery business. The four-bedroom family house is full of charm and character with lovely extensive gardens containing the self-enclosed, well equipped cattery buildings.

TRADE

Copperfield Cattery is a Council licensed business which provides clean and secure accommodation for up to 45 cats. This well-established business is currently open for 8 months of the year as a lifestyle decision, operating just below the VAT threshold. This desirable business has a strong level of profitability and is very sustainable with an extremely high level of repeat bookings. The business benefits from a significant quantity of future bookings which have increased substantially in recent years.

There are almost 2,000 customers on the database of whom approximately 80% live within a 20 mile radius of the business. The remainder come from more distant locations in the Highlands and Islands. Cattery places are at a premium caused by the closure of two catteries in the area over the last few years. Bookings for peak periods (school holidays) are taken months in advance providing a significant level of financial certainty.

REASON FOR SALE

The vendors have successfully operated the business for 22 years and it is now their intention to retire, that brings this high-quality business to the market.

THE PROPERTY THE CATTERY

This beautifully maintained, self-contained cattery consists of 44 cabins/runs. Each of which includes its own exercise area, a heated cabin and sneeze barriers between runs. Cabins are thermostatically controlled and the heating to individual cabins can be switched off when not in use minimising heating costs. The cabins are constructed using a timber frame, with a weather cladding and insulation, all freshly maintained. The front of the building is very neatly clad with fencing mesh, allowing free flow of air into the daytime space. The front of the enclosure is open to the fresh air and can be used during the daytime for the cats to exercise or





for sitting on elevated perches viewing the local wildlife. The cabins are located in a very secluded and peaceful countryside garden and the cattery has CCTV coverage which can be viewed anywhere. There are five separate blocks which collectively house 45 cats. These consist of single, double, triple and quadruple cat cabins, all of which are thermostatically heated with a covered external space to the front for daytime. All cabins come complete with toys and scratching posts. There are also cabins suitable for disabled or elderly cats.

The reception area consists of a timber log cabin built in 2010. It is used to welcome customers. This flexible space has been used in the past for pet food sales and giftshop.

The 'Kosy Kabin' outer kitchen building is used for food storage and preparation. It is equipped with numerous storage cupboards, sink with hot/cold water supply, fridge and freezer.

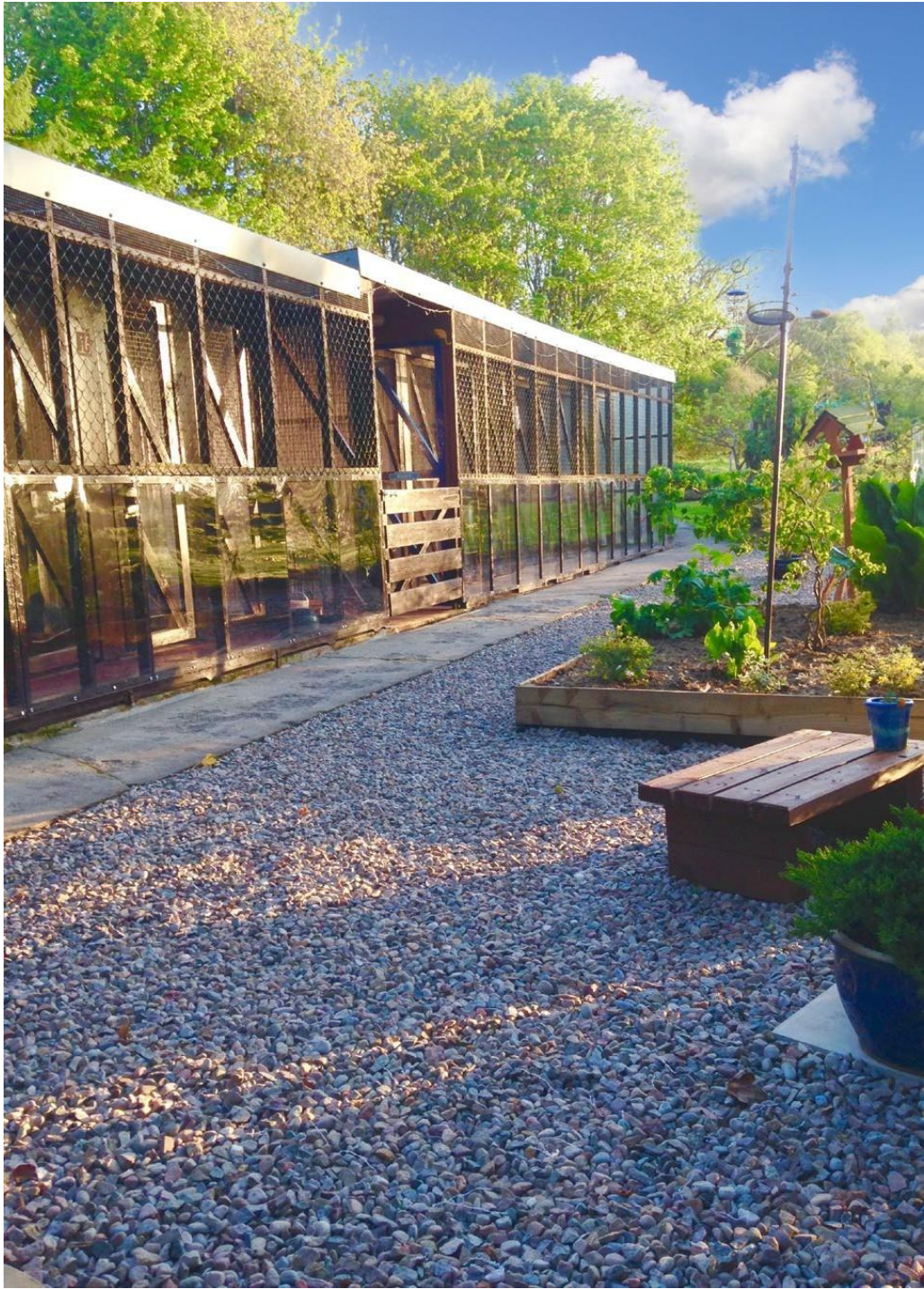
The owners offer unaccompanied pickups to suit those that can't do so during normal opening hours. This minimises disruption to family life and offers a flexible service to customers living in more distant locations. There are two holding cabins in the Reception building and one in the Kosy Kabin. These units are accessed by keys safes by the front door of the buildings. There is plenty of space to further develop the number of cabins with the appropriate statutory approvals.

THE HOUSE

This attractive, well-presented four bedroomed family house is split into two levels. The original part built in the 1880s, of the delightful family home is constructed of stone walls with quoin detailing and a slate roof. The building was sensitively extended around 2005, adding the kitchen, utility, 2 bedrooms and a bathroom to this characterful property. The homely yet stylish ground floor contains a lovely large open plan country kitchen diner. A large dining room offers a space for entertaining and large family gatherings. From the hall, leading into a traditional style family lounge with original Victorian features and a log burning stove. The kitchen is well appointed with solid wooden cabinets and large cooking range. To the left of the lounge is a delightful light and airy sun lounge with a floor to ceiling window and patio doors which lead out on to a small shrubbed patio area, ideally situated to enjoy the lovely views of the garden. Next to the kitchen is a large utility room with ample storage, a downstairs cloakroom and WC.

First Floor

The first floor consists of four sizeable double bedrooms. All of the characterful bedrooms have stripped floorboards and are finished to a high standard. Bedroom one is a spacious well lit room containing a garden facing window and benefits from an additional Velux window. Between bedroom one and two is a modern shower room with toilet. A skylight in the hall enhances this light and bright area.





Bedroom two is a spacious room with garden facing window. The walls have attractive wood panelling which is in keeping with the original wooden flooring. At the opposite end of the hall is bedroom three which is currently being used as a large office space containing double Velux windows. There is also a family bathroom with freestanding bath. Bedroom four is also a spacious double bedroom with double windows and wooden flooring.

The property has a well-proportioned detached garage with a carport and outside seating/BBQ area. The entrance to the property offers ample parking for family and customers.

GROUNDS

There is a number of delightful sheltered seated patio / seating areas throughout the gardens and a shed. The garden has a greenhouse, polytunnel, wildlife pond and herb garden. There is a well established soft fruit and vegetable garden with raised beds and mature fruit orchard area. Within the grounds there is also a chicken run area set within the 1 acre of grounds.

LOCATION

The cattery occupies a peaceful rural location just outside the village of Kirkhill which is a vibrant community with regular village activities including a weekly community café, monthly indoor market, annual gala and a range of activities in the village hall. Local amenities include a primary school, the community hall, church, nursery and a visiting Post Office. The village, known in Scottish Gaelic as "Cnoc Mhoire" meaning "Big Hill," was established in 1618 with the union of two Parishes. The location is ideal for outdoor enthusiasts, with a variety of scenic walking trails and natural landscapes.

Just 9 miles east, lies the city of Inverness which is the commercial and administrative centre for the Highlands of Scotland. It is a vibrant city with a population in the region of 50,000 and a geographical shopping catchment area spanning 10,000 square miles, with a potential catchment population of around 200,000. Within the holiday season, the city attracts many thousands of visitors who come to experience the Highlands in all its glory. Inverness has extensive facilities for residents and visitors boasting three golf courses, a theatre (Eden Court), an excellent indoor swimming complex, two cinemas, ten pin bowling and ample opportunity to enjoy an evening's entertainment at a range of venues. Inverness is a busy tourist destination with its population vastly increasing during the main tourist season. Whether it is a whisky trail, a boat trip on Loch Ness or a visit to one of the many accessible Scottish castles.











There is a regular bus service into Inverness and Beaulieu. The nearest train station is Beaulieu Station. Local authority schools are Kirkhill Primary School and Charleston Academy which is just a short drive away in Inverness. Inverness enjoys good transportation connections to Europe, the UK, and the remainder of Scotland. Inverness is connected to Perth, Edinburgh, and Glasgow via the A9 trunk road, and Inverness Rail Station offers regular train services to all of the major regional cities in the UK. Situated merely 9 miles beyond the city limits, Inverness Airport offers frequent flights to major cities in the United Kingdom, along with extra flights to Amsterdam.

SERVICES

The property benefits from mains water, septic tank drainage and electricity. The house also has oil central heating. There is Wi-fi throughout. The property and cattery has localised CCTV coverage.

ACCOUNTS

Full accounting information will be made available to interested parties subsequent to viewing.

EPC RATING

The EPC rating for the retail unit is 'E'

TITLE NUMBER

The title number for the retail unit is INV4757

RATES / COUNCIL TAX

The retail unit has a rateable value of £1300 as at April 2023, property reference number 06/29/150008/3 and benefits from 100% discount under the Small Business Bonus Scheme for eligible businesses. The house has a council tax banding of 'E'. reference 06/29/150004/5.

WEBSITE

<https://www.copperfieldcattery.co.uk/> is the business's web address and is included in the sale.









PLANS

An indicative plan is available upon request from the selling agents ASG Commercial.

PRICE

Offers in the region of £540,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

FINANCE & LEGAL SERVICES

ASG Commercial Ltd is in touch with several lenders who provide specialist finance to the hospitality trade. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large team of legal experts who can act in all legal matters arising.

DIRECTIONS

See location map. What3words reference is [///manifests.pinging.action](http://www.manifests.pinging.action)

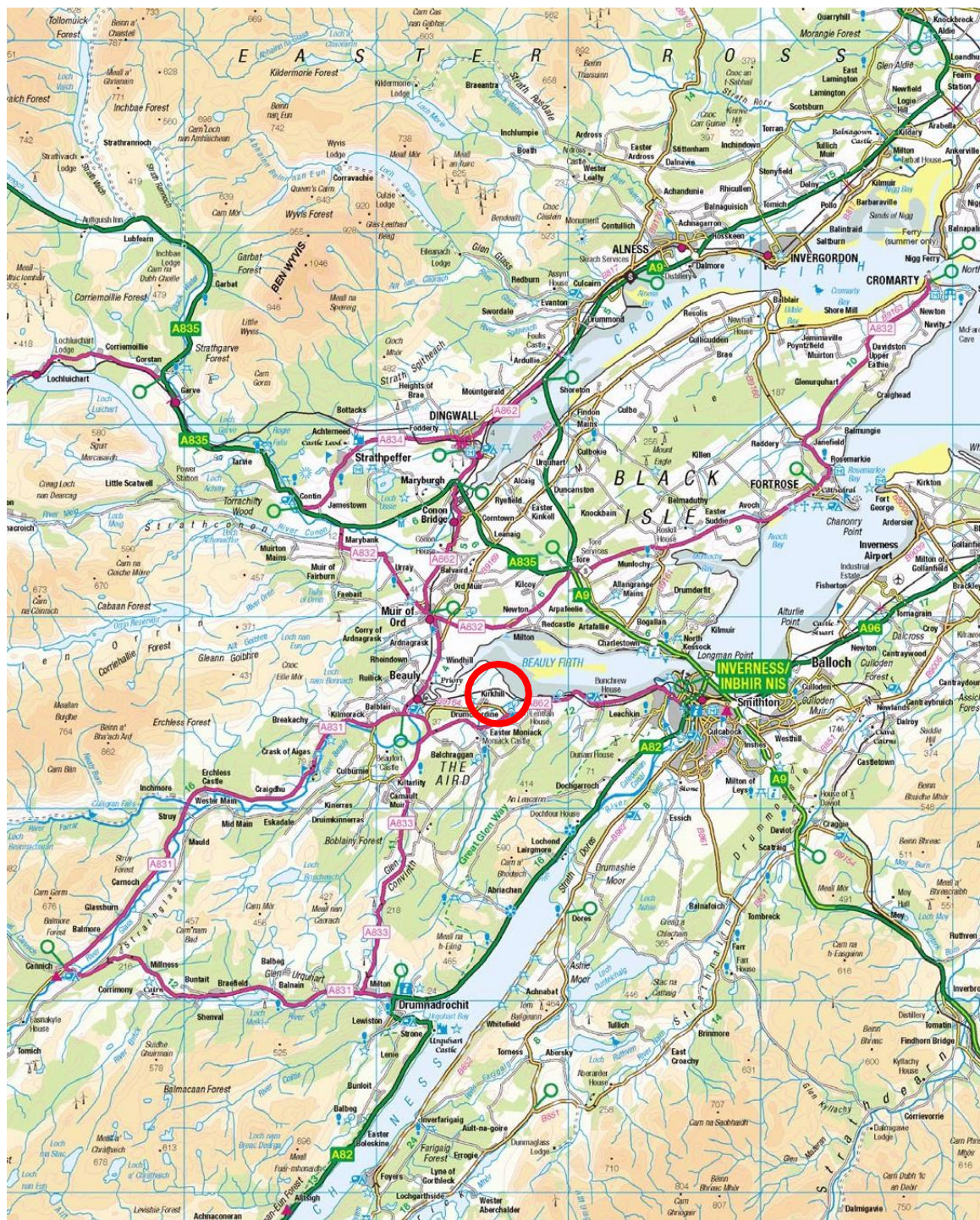
VIEWING

All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd,
1 Cromwell Rd,
Inverness IV1 1SX
Tel: 01463 714757 (5 Lines)
E: info@asgcommercial.co.uk
Web: www.asgcommercial.co.uk

OFFERS

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date, should one be set.



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