

Freehold Opportunity

£1,100,000

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CLAY COTTAGE CATTERY

Well-respected and highly profitable cattery, situated on a large countryside plot, including a stunning Grade II listed cottage, separate holiday cottage and abundance of beautifully maintained gardens.

Cranworth, Norfolk.

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COMMERCIAL



PROPERTY SUMMARY



1. Award winning, highly profitable and widely acclaimed Cattery with 5 star rating, excellent facilities and a strong client base.

2. Large countryside plot with Grade II listed, 3/4 bedroom cottage, separate annexe/holiday cottage as well as the Cattery itself.

3. Situated in the heart of the Norfolk countryside in a peaceful location, with easy access to Norwich city centre as well as surrounding counties.

4. Perfect lifestyle business for those looking to relocate to the area, potential to develop additional units on site or use solely as a residence.

5. Accounts and other business information available upon request.

DESCRIPTION



Paul Hubbard Commercial are proud to present an exciting business opportunity, one of the most successful and highly rated Catteries in the whole of East Anglia.

Set in the heart of the Norfolk countryside, alongside a beautiful Grade II listed 3/4 bedroom cottage and separate holiday cottage, this plot is a fantastic opportunity for those looking for a well-established lifestyle business in a scenic location.



Established in 1984 and run successfully by the current owners for 10 years, Clay Cottage Cattery is well known and regarded as one of the best catteries in East Anglia, boasting a 5 star rating with Breckland Council, fantastic customer reviews and maintaining the highest standards possible.



As well as the cattery, this expansive countryside plot includes a beautiful Grade II listed cottage with 3/4 bedrooms, a summer house, a separate self-contained holiday cottage/annexe and sprawling gardens.

Situated in Cranworth, the site is centrally located in Norfolk with easy access to the A11, A47 and just a short drive from Norwich city centre. It's convenient location provides an ideal base for those needing to travel across the county, and also a big selling point for customers looking to use the cattery.

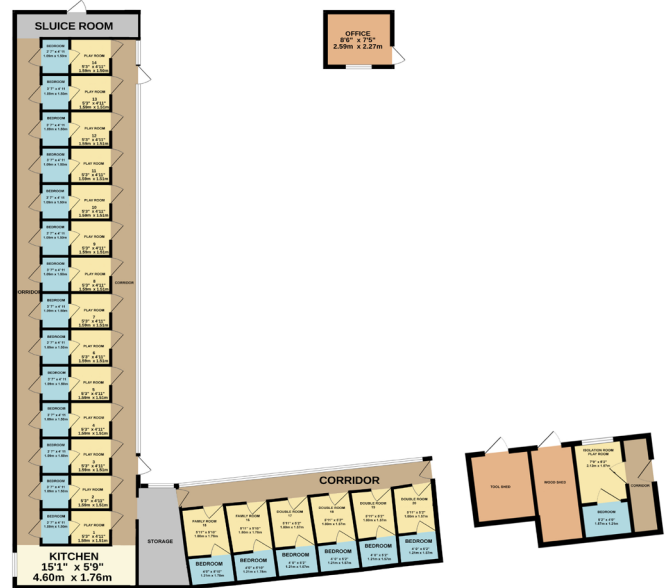


Due to retirement, the current owners are looking to sell the freehold with the business included for an asking price of £1,100,000.

THE BUSINESS

- Purchased by the current owners in 2014 and run as a successful cattery since 1984.
- Currently run and managed by the 2 owners with some part-time help during busier periods.
- 5-star rated with Breckland council, adhering to the highest possible industry standards.
- 20 rooms/pens available, plus 1 isolation room, starting from £14 per cat per day.
- Collection and delivery service available.
- LuxLife Cattery of the Year 2024 - Norfolk.
- Profitable business with flexibility to expand and grow, or wind down depending on the new owners requirements.
- Expanded in 2020 from 14 rooms to 20.
- All-inclusive cattery with secure, heated and spacious rooms.
- All units built to the The Animal Welfare (Licensing of Activities Involving Animals) Regulations 2018.

GROUND FLOOR
2114 sq. ft. (196.4 sq.m) approx.



TOTAL FLOOR AREA: 2114 sq. ft. (196.4 sq.m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor accepts no liability for errors shown here or those noted and no guarantee as to their accuracy or fitness for use is given.
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THE PROPERTY

Clay Cottage

- 3/4 bedrooms, with one currently utilised as an office.
- Ground floor shower room and first floor bathroom.
- Stunning modern kitchen with Phoebe LED colour changing downlights, integrated appliances, under-floor heating, granite work surfaces, boiling water tap, Rangemaster cooker and kitchen island, and storage cupboard underneath the stairs.
- Beautiful original features throughout including exposed beams and fireplaces.
- Ground floor utility room with space storage.
- Oil heating with mains electric and water.
- High speed fibre to the premises (FTTP) internet connection (up to 1000mbs).
- Enclosed, private garden including patio area, summer house, greenhouse, sheds and fully functioning well.

Holiday Cottage/Annexe

- Self-contained, detached one bedroom cottage.
- Previously rented at £95 per night, perfect for a couple's retreat.
- Separate enclosed garden space with patio area.
- Separate utilities.
- Potential for use as an annexe or office space.
- All fixtures and fittings included.
- Kitchen, living room, shower room, storage cupboard and large double bedroom.

The entire site is approximately 1 acre in size (STMS), and offers potential for expansion with additional residential units subject to planning permission.

There is parking for 6+ vehicles which is shared between the cottage, annexe and cattery.





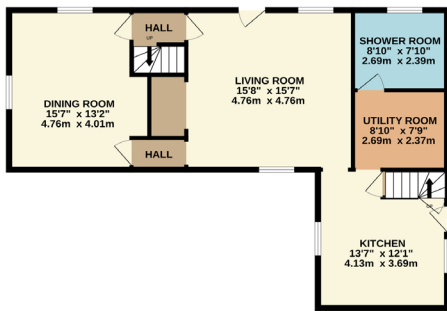




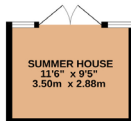
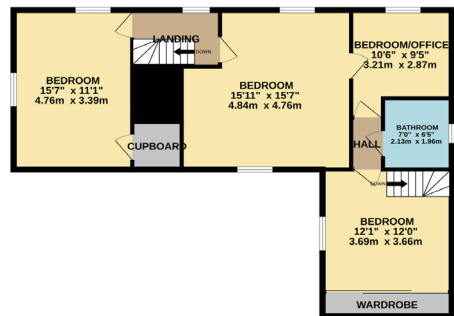


MAIN HOUSE FLOORPLAN

GROUND FLOOR
914 sq.ft. (84.9 sq.m.) approx.



1ST FLOOR
794 sq.ft. (73.8 sq.m.) approx.



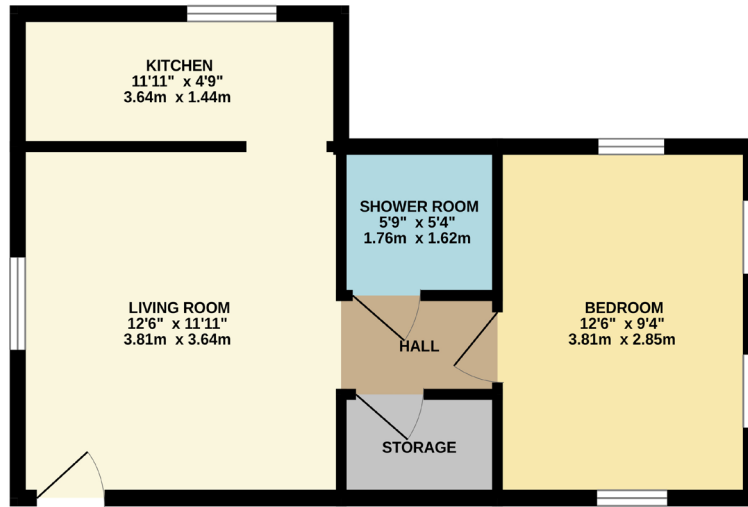
TOTAL FLOOR AREA: 1708 sq.ft. (158.7 sq.m.) approx.

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HOLIDAY COTTAGE/ANNEXE FLOORPLAN

GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 395 sq.ft. (36.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-measurement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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RATES

Business Rates Payable (1st April 2023 - present)

£0

Council Tax:

Band D

For guidance on business rates, please contact
Breckland Council for more information.

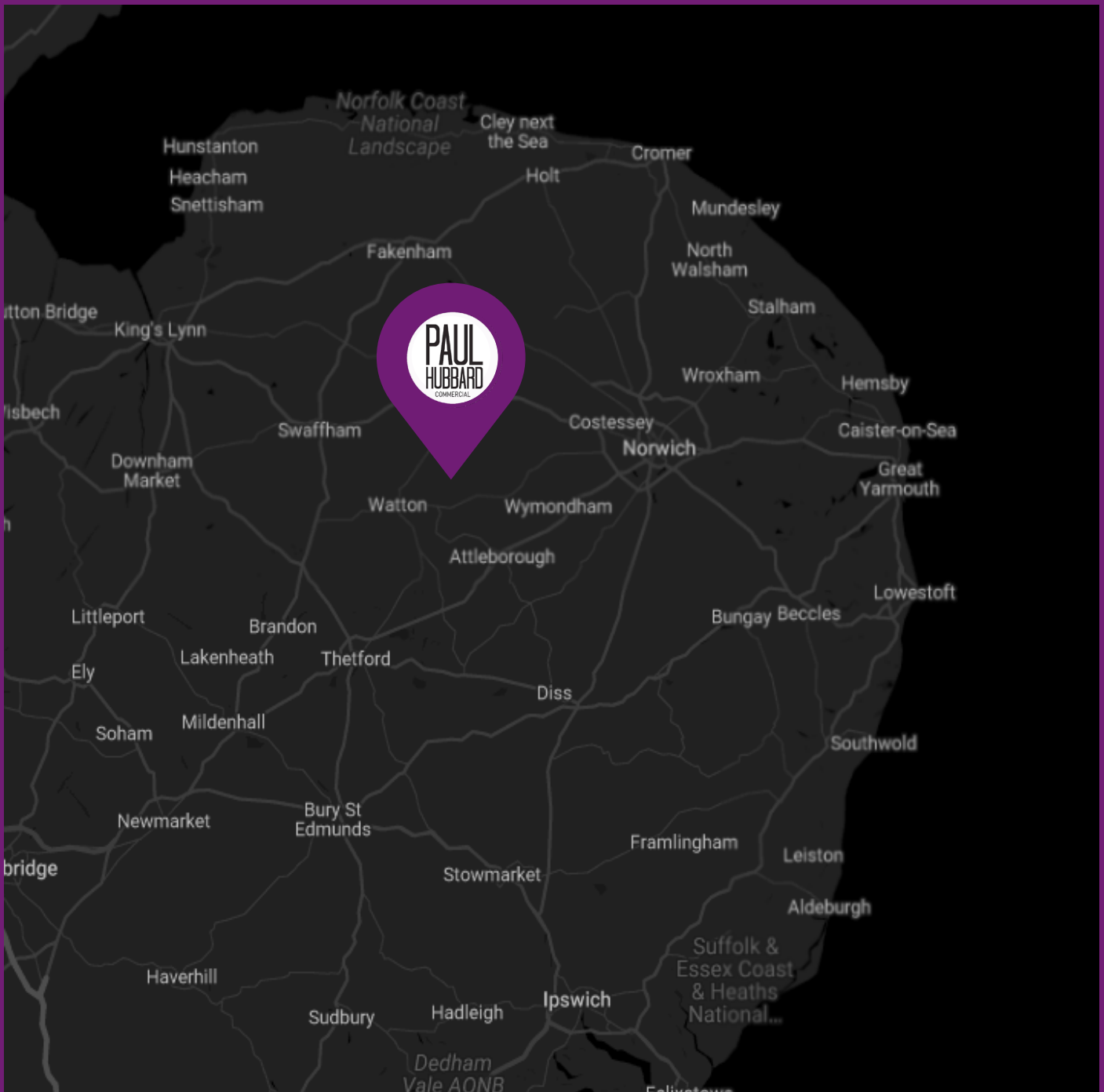


LOCATION



Clay Cottage Cattery
Southburgh Road
Cranworth
Norfolk
IP25 7SG

Cranworth, nestled in the heart of Norfolk, exudes quintessential English charm with its picturesque landscapes and tranquil ambiance. Situated approximately 20 miles west of Norwich and about 35 miles northeast of Ipswich, Cranworth enjoys a strategic location that provides easy access to both bustling urban centers while maintaining its serene rural character. Its central position within Norfolk ensures convenient connections to various attractions and amenities across the county, as well as neighboring Suffolk, making it an ideal haven for those seeking a peaceful retreat within reach of vibrant city life and the broader beauty of East Anglia.



We are a well-established Commercial Estate Agency who look to offer a fresh approach within an exciting property market.

With a strong team of experienced professionals, Paul Hubbard Commercial is a one stop shop for Commercial Sales and Lettings, providing you with a bespoke service catered to your needs. The areas we cover include Lowestoft, the whole of the East coast, all the way to Norwich and anywhere in between!



WHY CHOOSE US

We can source your buyer wherever in the world they may be. With our experienced team, we will provide you with the best blend of local and national advertising to make sure you not only sell quickly, but achieve the best possible price.

No marketing costs - You'll find that most commercial agents charge anything up to £1000 up front to produce all the necessary marketing material on your property.

No long, sole agency contract - We never tie anyone into these agreements, we offer a rolling contract so you will have peace of mind that we will strive to work hard at all times in order to sell your property. If you were to ever feel otherwise then you could leave at any point after providing us with a 2 week notice period.

Nationwide advertising - With the power of the internet, we can source your buyer wherever in the world they may be. Rightmove is the largest property portal in the country and we at Paul Hubbard Commercial also pay for additional coverage within that platform, as well as subscriptions to commercial and business specific property portals to ensure your property is advertised thoroughly, and to the right kind of people.

CONTACT



To arrange a viewing or for more information on the property please contact Kayleigh Thorp at Paul Hubbard Commercial Ltd

01502 532 028

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