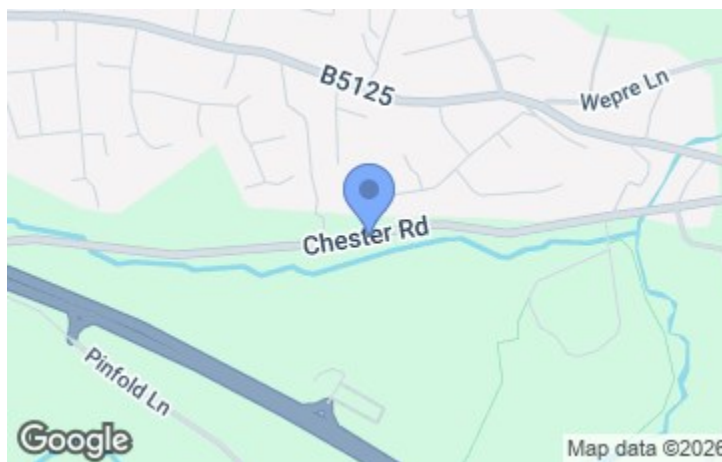




Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - low running costs</i> (92+plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		56	72
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			

England & Wales

EU Directive
2002/91/EC





Brook Park Farm & Brook Park Farm Cattery

Chester Road, Northop Hall, Mold
CH7 6HJ

Price
£595,000

*** Cattery business & cottage for sale – A rare lifestyle opportunity *** An exceptional opportunity to purchase a thriving cattery business along with a charming three bedroom cottage, all conveniently situated on the edge of Northop Hall with excellent links to the surrounding road network. Perfect for animal lovers seeking a lifestyle change, semi-retirement, or a profitable home-based business. Business Overview: Long-established, fully licensed cattery with a loyal customer base and excellent reputation; Purpose-built facilities offering secure, comfortable accommodation and licensed for 62 cats; Consistent year-round bookings with strong repeat business and growth potential; Fully equipped with modern utilities, hygiene systems, and security features. Property Details: Attractive 3 bedroom detached cottage with character features and separate access to the cattery to ensure privacy and convenience. This is a turnkey business opportunity with everything in place for a smooth handover. Whether you're looking for a change of pace or an investment in a well-loved and reputable enterprise, this cattery and cottage package is not to be missed.

SUMMARY - BROOK PARK FARM CATTERY



Brook Park Farm Cattery is a successful and long established cattery purpose built and licensed for 62 cats. The main buildings incorporates a reception office with separate WC, store room, utility room, and 37 cat rooms with inside and outside space. There is customer car parking at the front and to the rear there is a large garden laid mainly to lawn with mature fruit trees, potting shed, greenhouse and a large summerhouse with decking. If you require any further information on this property then please do not hesitate to contact our Mold office on 01352 751515.

SUMMARY - BROOK PARK FARM

Brook Park Farm is a character three bedroom cottage finished to a high standard and briefly comprises: porch, entrance hallway, sitting room with decorative cast-iron fireplace, inner hallway/reading area, spacious living room with cast-iron log burner and vaulted ceiling with mezzanine area, dining room, modern fitted kitchen, utility room, downstairs WC, spacious landing area with airing cupboard, bedroom one, bedroom two, bedroom three/dressing room, a well appointed bathroom with free-standing bath and shower, and separate WC. Externally there is an enclosed lawned garden with patio and small summerhouse with log store with an additional lawned garden at the side and raised terrace. There is also a single garage.

LOCATION

Situated just off the A55, the cattery is easily accessible from Chester, Wrexham, Holywell, and the Wirral. The facility shares a driveway with Northop Hall Country House Hotel, making it convenient for visitors. The peaceful countryside location provides a serene backdrop for the cats, contributing to a stress-free experience. The property is located on the edge of Northop Hall, a popular village located some 4 miles from Mold and within 10 miles of Chester. The village has a shop serving daily needs, a popular inn and primary school.

BROOK PARK FARM

A character three bedroom cottage.

THE ACCOMMODATION COMPRISES:

PORCH

1.96m x 0.76m (6'5" x 2'6")

Wooden panelled entrance door with leaded insert, decorative Minton tiled floor, and hanging for cloaks.

Wooden panelled entrance door with glazed insert to the entrance hallway

RECEPTION HALLWAY

4.90m max x 1.96m extending to 3.05m (16'1" max x 6'5" extending to 10')



Two ceiling light points, picture rails, smoke alarm, feature cast-iron column radiator, UPVC double glazed window, burglar alarm control pad, and spindled staircase to the first floor with understairs storage cupboard. Wooden panelled doors to the sitting room, inner hall, dining room/kitchen and utility room.

SITTING ROOM

3.66m x 3.45m (12' x 11'4")



UPVC double glazed window, double radiator, dado rail, ceiling light point with dimmer switch control, feature decorative cast-iron fireplace with tiled inserts, tiled hearth, and wooden fireplace surround. Double opening-part glazed doors to the inner hall/reading area.

INNER HALL/READING AREA

3.68m x 2.31m (12'1" x 7'7")



Ceiling light point, dado rail, and stairs with spindled balustrade leading down to the living room.

LIVING ROOM

5.72m x 4.06m (18'9" x 13'4")



Feature high vaulted ceiling with exposed beams and ceiling light point, flagged hearth with cast-iron log burner, two wall light points, double radiator with thermostat, laminate wood effect flooring, TV aerial point, UPVC

CATTERY 1 ROOM - LAWN VIEW



1 large cat room to the left of the driveway at the front.

OUTSIDE



The cattery is a single storey building set in its own grounds. To the front there is a tarmac driveway with in-and-out metal gates, crushed slate and shrubbery. A gated driveway to the side of the cattery provides access to a further stoned driveway with useful stores. To the rear there is a large lawned garden with mature shrubs and trees and various mature fruit trees to include apple and plum. Oil storage tank, potting shed, large aluminium framed greenhouse, raised vegetable patch with wooden sleeper edging, and large summerhouse with wooden pergola to side.

SUMMERHOUSE/OFFICE

4.72m x 3.51m (15'6" x 11'6")



With outside deck, covered porch, two sets of double opening doors, power, and light.

DIRECTIONS FROM HAWARDEN

From the centre of Hawarden follow the road past Hawarden Station and Hawarden High School, which leads into Ewloe. At the St David's Park roundabout take the third exit and at the large roundabout with the A494 take the second exit signposted Buckley and Northop Hall. Then take the turning right signposted Northop Hall and Ewloe Castle into Holywell Road. Follow Holywell Road, past the Stanford Way Fisheries and Camping site, and at the mini-roundabout take the first exit left towards Northop Hall Country House Hotel. Then take the turning left after Pinfold Lane into the driveway for Northop Hall Hotel. Turn right on the driveway, continuing up the hill through woodland, and the Brook Park Farm Cattery will be found on the right hand side and Brook Park Farm ahead of you.

DIRECTIONS FROM MOLD

From the Agent's Mold Office proceed up the High Street and turn right at the traffic lights onto King Street. At the roundabout take the second exit and on reaching the traffic lights bear left signposted for Sychdyn. Continue through Sychdyn and along the A5119 Northop Road and at the traffic lights in Northop turn right onto the B5126. Continue over the A55 Expressway and then take the turning right signposted Northop Hall (B5125). On entering Northop Hall, at the Premier village store, turn right into Brookside and then just before the A55 turn left into Chester Road. Follow Chester Road for approximately 1/2 mile and turn right signposted Northop Country House Hotel and Brook Farm Cattery. On the driveway turn right and the Brook Park Farm Cattery will be found on the right hand side and Brook Park Farm ahead of you.

TENURE

* Tenure - it is understood that both Brook Park Farm House and Brook Park Farm Cattery are Freehold. Purchasers should verify this through their solicitors.

COUNCIL TAX & RATEBALE VALUE

* Council Tax Band F - Flintshire County Council.
* Cattery and premises - Current rateable value 1st April 2023 to present - £4,200 (www.tax.service.gov.uk). (We are advised that the cattery gets small business rates and doesn't pay).

AGENT'S NOTES - BROOK PARK FARM

* Mains electricity, water and drainage are connected.
* Oil fired central heating.
* The property is on water rates.
* The cottage is protected by a burglar alarm system.

AGENT'S NOTES - BROOK PARK FARM CATTERY

* There are 19 cat rooms in the single storey main cattery building, 13 additional cat rooms located to the rear of the building, 2 cat rooms in 'the cottage', 2 cat rooms to the right hand side of the building, and 1 large cat room to the left of the driveway.
* Find on Facebook at Brook Park Cattery.
* Copies of the audited accounts are available to inspect on the viewing.
* Oil fired central heating with a new boiler installed 2023.
* Mains electricity and water.
* Private septic tank drainage.
* The cattery has a burglar alarm system installed with CCTV which can be accessible via a smart phone app.
* The cattery was purpose built and has been successfully trading for over 20 years.

*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

*MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

*EXTRA SERVICES - REFERRALS

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW

WC
2.06m x 1.50m (6'9" x 4'11")
Comprising: low level WC; and pedestal wash hand basin. Ceiling light point, tiled floor, single radiator, fitted shelf, hanging for cloaks, extractor, and two UPVC double glazed windows with obscured glass.

HALLWAY
Access to loft space, ceiling light point, and enclosed store cupboard. Glazed doors to rooms 14 and 15, and glazed doors to the side hall and door to inner hallway.

SIDE HALLWAY



Ceiling light points, access to loft space, two radiators with radiator covers, and wash hand basin. Glazed doors to rooms 1-12, and UPVC double glazed door to outside.

INNER HALLWAY
Door to the store room/kitchen and door to the utility room. Glazed door to rear hall.

STORE ROOM/KITCHEN
3.07m x 2.51m (10'1" x 8'3")
Stainless steel sink unit and drainer with storage cupboard beneath, fitted shelving, ceiling light point, tiled floor, and UPVC double glazed window.

UTILITY ROOM
3.02m x 1.73m (9'11" x 5'8")
Large stainless steel sink unit, fitted worktop with plumbing and space for washing machine beneath, free-standing Worcester oil fired central heating boiler, radiator, fitted cupboard housing the hot water cylinder and immersion heater. and UPVC double glazed door to outside.

REAR HALL



Two ceiling light points, and radiator with radiator cover. Glazed doors to rooms 16-18 and 20.



13 additional cat rooms located to the rear of the main building.

THE COTTAGE



There are 2 cat rooms in 'the cottage' located within the rear garden.

CATTERY 2 ROOMS - THE WOODSIDE



2 cat rooms to the right hand side of the main building.

double glazed window, UPVC double glazed French doors to the outside terrace, and spindled staircase to a small mezzanine area.

MEZZANINE AREA



DINING ROOM
3.94m x 3.45m (12'11" x 11'4")



Chimney breast with decorative recess, flagged hearth and wooden fireplace surround, built-in wine rack to recess with worktop and wall storage cupboard, two cast-iron column radiators, stone flagged floor, and ceiling light point. Opening to the kitchen.



Fitted with a modern range of base and wall level units incorporating drawers and cupboards with laminated wood

effect worktops. Wall tiling to work surface areas. Inset single bowl stainless steel Blanco sink unit with mixer tap. Fitted four-ring Neff touch control induction ceramic hob, built-in fan assisted 'tilt and slide' electric oven and grill, integrated combination microwave oven, and built-in fridge/freezer, wine cooler and dishwasher/ Flagged floor, ceiling light point. vaulted ceiling with exposed beams, two UPVC double glazed windows, double glazed porthole window, and double glazed door to outside.

UTILITY ROOM
2.18m x 1.68m (7'2" x 5'6")
Housing for the oil fired central heating boiler, plumbing for washing machine, tiled floor, recessed LED ceiling spotlights, central heating and hot water controls, UPVC double glazed window, and wall cupboard housing the electric meter and electrical consumer board. Door to the downstairs WC.

DOWNSTAIRS WC
1.55m x 1.14m (5'1" x 3'9")



Comprising: low level dual-flush WC; and wash hand basin with mixer tap, tiled splashback and storage cupboard beneath. Recessed LED ceiling spotlights, extractor, and tiled floor.

FIRST FLOOR LANDING



Double glazed window on the half landing (which can also be used as a fire escape), ceiling light point, access to loft space, thermostatic heating controls, double radiator, and ceiling light point. Double opening doors to the airing cupboard, and doors to bedroom one, bedroom two, bedroom three/dressing room, and the family bathroom and separate WC.

BEDROOM ONE
3.96m x 3.51m (13' x 11'6")



Two UPVC double glazed windows, chimney breast with decorative tiled fireplace, two ceiling light points, picture rails, laminate wood strip flooring, and single radiator with thermostat.

BEDROOM TWO
3.68m x 3.38m (12'1" x 11'1")



UPVC double glazed window, decorative tiled fireplace, two ceiling light points, double radiator with thermostat, picture rails, and laminate wood strip flooring.

BEDROOM THREE/DRESSING ROOM
3.45m x 2.21m into wardrobe (11'4" x 7'3" into wardrobe)



Full height fitted wardrobes with hanging space and shelving, ceiling light point, single radiator with thermostat, and UPVC double glazed window.

FAMILY BATHROOM
2.59m x 2.13m (8'6" x 7')



Luxuriously appointed and comprising: free-standing double ended bath with wall mounted mixer tap and extendable shower attachment; tiled shower enclosure with canopy style rain shower head, two body jets and curved glazed sliding doors; and vanity unit with mixer tap, tiled splashback and two storage drawers beneath. Illuminated wall mirror, tiled floor, contemporary tall radiator, recessed LED ceiling spotlights, and UPVC double glazed window.

SEPARATE WC
1.85m x 0.84m (6'1" x 2'9")

White suite comprising: low level dual-flush WC; and wash hand basin with mixer tap, tiled splashback and storage cupboard beneath. Tiled floor, two recessed LED ceiling spotlights, and UPVC double glazed window.

AIRING CUPBOARD

With a pressurised hot water cylinder, hanging rail and shelving.

OUTSIDE



To the front of the property there is an easy to maintain crushed slate garden with steps leading to the entrance door. Outside water tap. There is also a separate lawned garden enclosed by mature hedging with metal gates, flagged patio and summerhouse with log store. There is also a further lawned garden at the side with flagged pathway and steps leading up to a paved terrace with outside lantern style light, external double power point and double opening French doors from the living room.

BROOK PARK FARM CATTERY



Brook Park Cattery is a highly regarded, family-run boarding facility located in Northop Hall, Flintshire, Wales. Established in 2002, it offers a tranquil, rural setting for feline guests, ensuring a comfortable and secure environment during their stay. Brook Park Farm Cattery boasts 37 purpose-built rooms designed to meet the recommendations of the International Cat Care (formerly the Feline Advisory Bureau) and licensed by Flintshire County Council. Each room is equipped with multiple levels for climbing and exploration, outdoor views and secure outdoor areas, heating and cooling as needed, fresh bedding, water, and food, toys, scratching posts, music and ambient lighting for comfort. The cattery also features a hygienic kitchen and utility room, ensuring cleanliness and safety for all guests.

THE ACCOMMODATION COMPRISES:



RECEPTION OFFICE
5.61m x 2.82m (18'5" x 9'3")



UPVC double glazed entrance door, three UPVC double glazed windows, cupboard housing the electrical consumer unit and electric meter, tiled floor, two ceiling light points, thermostatic heating controls, and double radiator. Doors to the WC, and door to the inner hall.