



Woodlands, Sproatley Road, Thirtleby, Coniston, East Yorkshire, HU11 4LL



**FINE &
COUNTRY**

WELL-ESTABLISHED KENNELS AND CATTERY WITH SPACIOUS FAMILY LIVING IN EAST YORKSHIRE



This is a rare opportunity to acquire a well-established kennels and cattery business with a strong reputation and excellent income. Running successfully for over 30 years, the business is 5 STAR licensed for up to 100 dogs and 36 cats and includes all key facilities, including a dog grooming parlour.

Alongside the business is a spacious and flexible family home with five bedrooms, three bathrooms and four reception rooms. Set in a pleasant rural location near Burton Constable Hall, the property offers country living while remaining within easy reach of Hull and the east coast.

From the Agent's Perspective

From an agent's point of view, this is a genuinely rare opportunity that does not come to the market very often. The business has been built up carefully over more than 30 years and is run to a very high standard, which is clear from both the condition of the facilities and the strength of the accounts. Everything is in place for a buyer to continue trading from day one, with no immediate upgrades or changes required.

The sale is only being considered due to health reasons and retirement, not because of any issues with the business itself. This should give buyers real confidence. To further support a smooth transition, the current owners are willing to stay involved for an agreed initial period, helping with introductions, day-to-day routines and general guidance.

The property offers far more than just a business. The main house provides generous and flexible accommodation that works well for families, including those looking for multi-generational living. The current split into a three-bedroom and two-bedroom arrangement offers options for extended family or staff, while the layout can be easily returned to a single home if desired.





Outside, the additional land, paddocks and former stables add another layer of appeal, particularly for buyers with animal or equestrian interests. The rural location is peaceful yet practical, with good access to Hull, the coast and surrounding areas. Overall, this is a strong lifestyle and income opportunity that is ready for its next chapter.

From the Owner's Perspective

I have owned Woodlands for 30 years now and feel like the luckiest person alive - it's been a blast! If it wasn't for my husband's ill health I would do it for another 30 years! But alas it's time to hand over the reins, there is so much more that young blood could with Woodlands, I have never been money driven and it has so much more potential and I would love for someone to carry it forward and expand to maybe a training and behaviour centre, day creche, hydrotherapy pool, dog field or equestrian interests? I have poured my love into every inch of this place and have amazing clients some on 3rd generation now and my wonderful loyal staff. But most importantly my reason for living - ANIMALS, ANIMALS, ANIMALS xxx So if you would like to "Do a job you love and never work another day in your life" this is most definitely the place for you.



Location

The property is located within the hamlet of Thirtleby between the villages of Coniston and Sproatley, approximately 4 miles north east of the city of Hull, one mile from the A165 at Coniston and 2 miles from Sproatley.

Tenure

The tenure of the property is freehold.

Council Tax

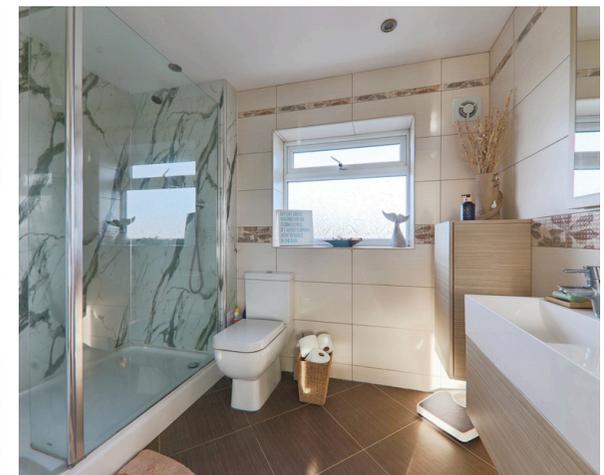
Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band E.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



Viewings

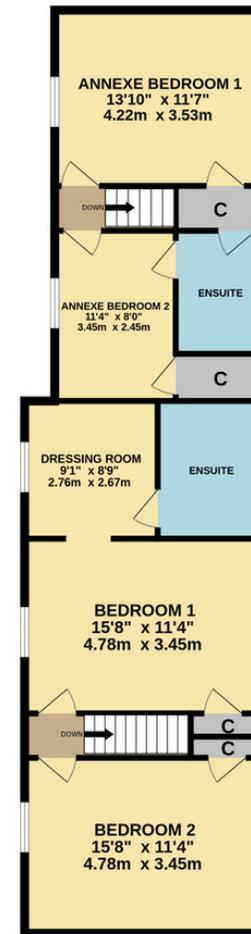
Strictly by appointment with the sole agents.

Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country office. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

Important Buyer Information: To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.





8 Kingston Rd, Willerby, Hull, HU10 6BN

Tel: 01482 420999 E-mail: eastyorkshire@fineandcountry.com

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To find out more or to arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

