



FROGMORE CATTERY

Newburgh, Ellon, Aberdeen, AB41 6BD

FREEHOLD: £495,000 | REF: 6811117

KEY HIGHLIGHTS

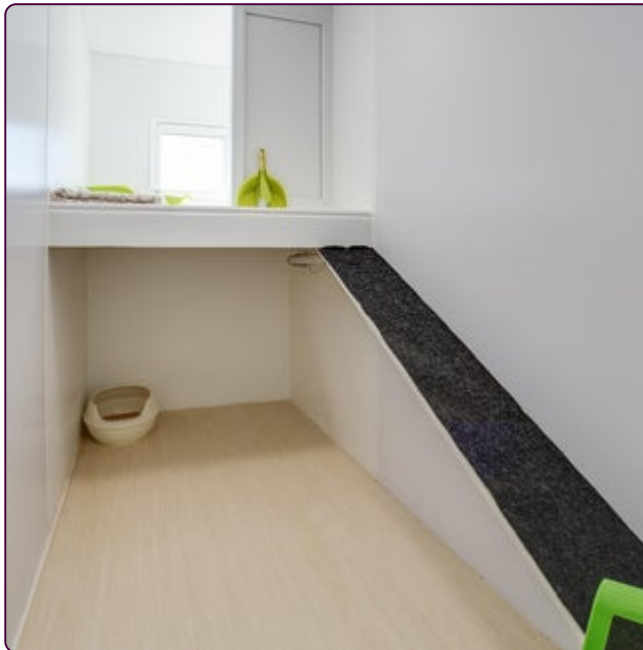
- Turnover for Y/E 31/08/25 - £86,120
- Renowned luxury cattery
- Stunning rural location
- Freehold with beautiful modern bungalow
- Lifestyle business with growth potential
- Purpose-built facility with circa 29 pens



LOCATION

Frogmore Cattery is situated at Frogmore Steading, near Newburgh, Aberdeenshire (AB41 6BD), within the tranquil and highly attractive Ythan countryside. The property enjoys a peaceful rural setting that is ideally suited to a premium feline boarding operation, while remaining highly accessible. Aberdeen city centre is approximately a 25-minute drive away, with convenient access via the A90 and strong links to Ellon, Balmedie and the wider North East of Scotland.

The surrounding area is characterised by open countryside, coastal landscapes and high-quality residential property, supporting strong and consistent demand from a broad catchment area.



DESCRIPTION

Frogmore Cattery is a high-quality, purpose-built facility comprising approximately 29 individual pens with capacity to accommodate up to 60 cats. The business has been successfully operated for over 15 years and has built a loyal and expanding customer base, drawing clients primarily from Aberdeen and the wider Aberdeenshire area, with many clients travelling significant distances specifically to utilise its services due to its strong reputation and standards of care.

Key attributes of the business include the following:

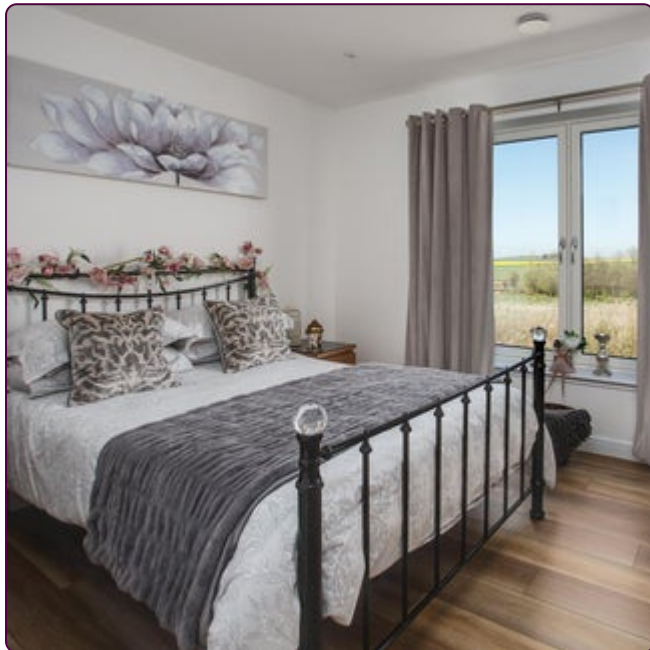
- Trading conducted by appointment, ensuring a calm, controlled and premium service environment.
- Occupation of its own private grounds adjacent to the owners' residence, providing high levels of security, convenience and operational efficiency.
- Sale of the property and business on a freehold basis, presenting a genuine turnkey opportunity for a new custodian.



INTERNAL DETAILS

The cattery buildings have been purpose-designed and constructed to a standard that exceeds local authority licensing requirements. Accommodation is arranged to provide well-ventilated, comfortable and low-stress environments for feline guests throughout their stay.

The facilities include dedicated areas for food preparation and storage, along with a reception area used for client arrivals and collections. The business has been consistently maintained to a high standard, reinforcing its premium positioning within the market.



OWNER'S ACCOMMODATION

Included within the asking price is an exceptional modern detached bungalow, positioned to take full advantage of open views across the surrounding countryside and beyond. The property is arranged entirely on one level and offers well-balanced, contemporary accommodation. A spacious open-plan lounge, kitchen and dining area forms the heart of the home, providing an excellent space for both everyday living and entertaining. The bungalow offers three comfortable bedrooms, including a generous master bedroom with en-suite facilities, together with a modern family bathroom and a welcoming reception hall that provides access to all principal rooms. The standard of accommodation significantly enhances the overall lifestyle appeal of the opportunity.



EXTERNAL DETAILS

Both the cattery and the bungalow are set within attractive, well-maintained grounds that provide privacy and separation from neighbouring properties.

The purpose-built cattery structures are positioned adjacent to, yet clearly delineated from, the residential accommodation. There is ample space for parking and manoeuvring, along with potential for future development, subject to the necessary consents.

The elevated rural position affords attractive open views and a peaceful operating environment.

TRADING INFORMATION

The business benefits from consistent year-on-year demand, strong forward bookings and a loyal customer base. Further trading information can be made available to genuinely interested parties following a formal viewing and the completion of a confidentiality undertaking.

TRADING HOURS

The cattery currently operates on an appointment-based system. Typical collection and drop-off times are between 10:00 and 12:00, and 16:00 to 18:00 Monday to Friday, with morning hours only at weekends. Bank holidays and festive periods are catered for by prior arrangement, providing flexibility while maintaining a controlled operating model.



THE OPPORTUNITY

This is a rare opportunity to acquire a long-established, luxury purpose-built cattery in a highly desirable part of Aberdeenshire. Frogmore Cattery is widely regarded as a benchmark business within the local market, enjoying an excellent reputation, high levels of repeat custom and ongoing referral trade. The business offers an attractive lifestyle proposition for an owner-operator, combining a well-invested, compliant operation with genuine scope for future growth.

Key highlights of the opportunity include:

- Long-established operation with a strong trading history and loyal client base.
- Premium positioning within the local and regional market.
- Lifestyle business suited to owner-occupiers seeking a live-and-work arrangement.
- Freehold sale including the cattery and a modern detached bungalow in a rural setting.

TENURE

The property is offered for sale on a freehold basis. The sale includes the cattery business, land, buildings and the owners' detached bungalow.



STAFF

The business is run on an owner-operated basis, with occasional support when required allowing an incoming proprietor flexibility in how the business is managed and structured

FIXTURES & FITTINGS

All fixtures, fittings and equipment required for the operation of the cattery are understood to be owned outright and are included within the sale, enabling continuity of trade from day one.

BUSINESS RATES

Interested parties are advised to make their own enquiries with Aberdeenshire Council to confirm the current rateable value of the property and the availability of any applicable reliefs.

REGULATORY

The cattery operates with the benefit of the appropriate licences and is compliant with current local authority and welfare standards. The business is run in accordance with recognised industry best practice for feline boarding.



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



MARTIN WARD

Business Agent - Retail

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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