



RURAL SCENE

NATIONAL SPECIALIST ESTATE AGENCY FOR PROPERTIES WITH LAND
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YAMA KENNELS

UPTON COTTAGE, PLANTATION FARM, TARRANT HINTON, DORSET DT11 8BZ

A LICENSED BOARDING KENNELS ALSO UTILISED FOR PRIVATE BREEDING, IN A RURAL AND VERY ACCESSIBLE LOCATION

Ref: JN/SEE/VI/929D

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**YAMA KENNELS
UPTON COTTAGE
PLANTATION FARM, TARRANT
HINTON, DORSET DT11 8BZ**

Approximate Distances:

Salisbury 15 miles
Bournemouth 20 miles
Blandford 6 miles

The Residence

- ◆ Two Bedrooms
- ◆ Bathroom
- ◆ Cloakroom
- ◆ Sitting / Dining Room
- ◆ Hall
- ◆ Utility Room
- ◆ Kitchen

Kennel Complex

- ◆ Reception Building
- ◆ Block of Seven Kennels and Runs
- ◆ Block of Six Kennels and Runs
- ◆ Yard Area and Further Kennels and Runs
- ◆ Private Kennels and Buildings
- ◆ Covered Work Area

THE RESIDENCE

A detached bungalow with double glazed windows and solid fuel central heating. The property is set back from the main road and has pleasant gardens and grounds, and the accommodation with approximate room sizes is as follows:

SIDE COVERED AREA leading to:

UTILITY ROOM 12'5 x 6' (about 3.7m x 1.8m) with plumbing for washing machine, work surfaces, wall and base units

KITCHEN 11'2 x 9'5 (about 3.3m x 2.8m) with 1½ bowl sink having mixer tap, wall and base oak fronted units, cooker point, front window, full wall tiling

HALL with front door, radiator, cupboard with hot water tank, loft hatch

SITTING/DINING ROOM 21' x 12' overall (about 6.4m x 3.6m) with brick fireplace having solid fuel woodburner with back boiler for central heating, TV point, part arch divide, two radiators, tiled flooring, sliding doors to rear patio

Off entrance hall:

BATHROOM fully tiled, with white bath, power shower, wash hand basin, front window, ladder type radiator/towel rail

CLOAKROOM with wc and window, tiled flooring

BEDROOM TWO 11'3 max x 8'5 narrowing to 5'8 (about 3.4m x 2.5m narrowing to 1.7m) with front window, radiator, telephone point and wardrobe cupboard

BEDROOM ONE 12'4 x 10'4 max (about 3.7m x 3.1m) with radiator, rear window, built in wardrobe

OUTSIDE

The property is approached off the main road via a private driveway which starts beyond the bungalow with a woodland strip to one side, leading into an arrival, parking and turning area. The front garden is mainly laid to lawn and there is also a paved front area, and a further lawn area beyond with a mobile home currently providing two bedroom ancillary accommodation. There is also an old caravan on the site currently utilised as a workroom. Beyond this there is a former orchard/paddock area currently utilised for chickens with a number of old apple trees.

THE KENNEL COMPLEX

Licensed for up to 50 dogs (the vendors currently housing up to 25 dogs plus their own breeding dogs)

The outbuildings with approx sizes are as follows:

RECEPTION BUILDING 9'8 x 7'5 (about 2.9m x 2.2m) with light and power plus telephone point

BLOCK OF SEVEN KENNELS AND RUNS providing multiple uses with double glazed windows each with heat lamp and light, with all-weather runs comprising:

ONE KENNEL c.14'8 x 5' overall (about 4.4m x 1.5m)

SIX KENNELS c.14'2 x 7'2' overall (about 4.3m x 2.1m) inc. runs.

Beyond this there is a SECOND BLOCK OF SIX KENNELS ranging from 14'5 x 4' overall (about 4.4m x 1.2m) inc. RUNS to 14'5 x 6' overall (about 4.4m x 1.8m) inc. runs.

There is also a FRONT CONCRETE YARD area utilised as a turn out yard for the dogs.

SECOND YARD AREA comprising:

CENTRAL RUN AREA

TWO TIMBER KENNELS PLUS RUNS

TWO BLOCK KENNELS each with run to side

L-SHAPED RANGE comprising stores and temporary kennelling

PRIVATE KENNELS adjoining L-shaped range comprising:

TWO WHELPING KENNELS

ADJACENT DOG KITCHEN 14'6 x 9'8 (about 4.4m x 2.9m) with hot and cold water, plumbing for washing machine, space for fridge and food bins etc

GROOMING ROOM with bath and shower, grooming table

SIDE COVERED AREA leading to residence

N.B. These details are a general guideline for intending purchasers and do not constitute an offer of contract. Rural Scene have visited YAMA KENNELS, but NOT surveyed or tested any of the appliances, services or systems in it, including heating, plumbing, drainage etc. The vendors have checked and approved the details, however purchasers must rely on their own and/or their surveyors inspections and their solicitors enquiries to determine the overall condition, size and acreage of the property and also any Planning, Rights of Way and all other matters relating to it.

LOCAL AUTHORITY

NORTH DORSET DISTRICT COUNCIL

Currently Band C for Council Tax purposes

Business Rates £511.06

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, SOLID FUEL CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations), DOUBLE GLAZING

GENERAL AND SITUATION

An opportunity to acquire a licensed boarding kennels in a popular yet rural location. The property we understand is currently licensed for up to 50 dogs although the vendors tend to have up to 25 dogs in paid kennels, and utilise the rest of the property for their own private breeding specialist dogs. Current charges are £10 per small dog per day, and £12 per large dog with a discount for two dogs sharing. The vendors have owned the property for the last 25 years and are now retiring to concentrate on their own show dogs. The property is in a rural and yet very accessible location situated just off the main A354 Blandford to Salisbury road. The property is approx 15 miles from the cathedral city of Salisbury which has a wide range of amenities and facilities, and nearby Blandford is a thriving town which lies about 6 miles distance. Bournemouth is about 20 miles from this property.

There is also tremendous potential for the addition of a boarding cattery and/or grooming business (for which the vendors are frequently asked). Subject to the necessary planning permission being obtained.

DIRECTIONS

From Salisbury take the A354 to Blandford and carry on for approximately 10 miles to the main Sixpenny Handley roundabout. Go over this roundabout and on towards Blandford passing The Inn on the Chase on the right hand side. Carry on for approximately a further one mile continuing down the road and look to the right and the entrance to the property will be found shortly after the bungalow on the right hand side which then turns back on itself into the driveway to Yama Kennels.

VIEWING

Strictly by appointment only with the Agents

RURAL SCENE - TEL 01264 850700

PRICE GUIDE £435,000



Kennels



Kennels



Kennels



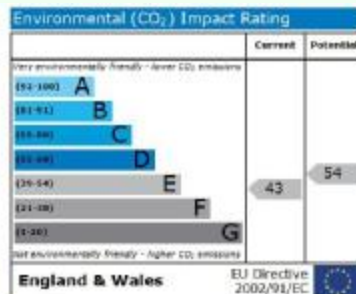
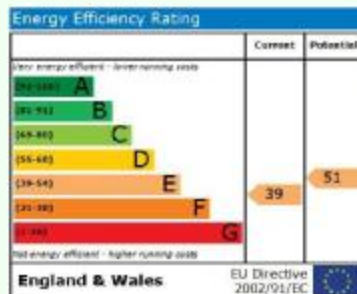
The Runs



Kennels



Sitting Room



EPC Graph