



TERFYNFA BOARDING KENNELS

12 Smelt Road, Coedpoeth, Wrexham LL11 3SH

- A Profitable, Licensed Kennel / Cattery Business Offered For Sale Due To Retirement
 - Three Bedroom Detached Family Home
 - Approx. 0.75 Acre Plot
 - Ideal Lifestyle Change Opportunity
- Outline Planning Permission Previously Granted to Develop the Plot Residentially (Now Lapsed)

REF AR/WA/5629

RURAL SCENE

Equestrian | Smallholdings
Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:

Wrexham 4 miles • Chester 15 miles • Liverpool 40 miles
Stoke On Trent 45 miles • Manchester 55 miles
Easy access to the A483 and A525 Road links

A superb kennels and cattery business, established for over 60 years, licensed for 40 dogs and 14 cats set in approx. 0.75 acres with a well-appointed and presented detached three bedroom family home with formal gardens to front, side and rear.

The kennels are spread over six blocks, there is a cattery building as well as a reception area and kennels kitchen.

Excellent scope to develop the accommodation and also the boarding facilities (Subject to Planning Permission / Consent).

Situated in the village of Coedpoeth, this property enjoys far reaching views. The village itself has a range of amenities providing shops and businesses including a convenience store, pharmacy and café. Further amenities are available in Wrexham, the largest town in North Wales situated between the Welsh Mountains and Lower Dee Valley close to the border with Cheshire, England. Wrexham is the main commercial retail, educational and cultural centre in North Wales.

Business Information (based on the accounts of 2018). Annual turnover in excess of £70,000. Gross Profit in excess of £40,000. Recent accounts are available to prospective purchasers via Rural Scene subject to the vendors' approval. The business currently employs one full time member of staff who would be prepared to remain, as well as the vendors currently being fully hands on.

THE RESIDENCE

There is the following accommodation with approx. room sizes:

Ground Floor

Entrance Porch window to front elevation, door to outside, door leading to:

Dining Room 17'8 x 9' (about 5.4m x 2.7m) two windows to front, window to side, tiled flooring, beams to ceiling, radiator, door to breakfast kitchen and archway to:

Living Room 20'6 x 13' (about 6.3m x 4m) (max) windows to front and side, stairs to first floor, beams to ceiling, tiled flooring, radiator, solid fuel burner with exposed stone fireplace and stone hearth

Breakfast Kitchen 15'6 x 9' (about 4.7m x 2.7m) window to rear, range of base and wall mounted units with rolled edge worksurfaces, electric hob and oven with extractor over, tiled flooring, beams to ceiling, two storage cupboards, radiator, 1½ bowl sink unit with mixer tap, plumbing for washing machine

Cloakroom window to rear, wash hand basin and WC, tiled flooring

Inner Hall door leading to kennel kitchen

Utility Room 12' x 9'9 (about 3.6m x 3m) window to rear, plumbing for washing machine, space for tumble dryer, dog shower, tiled flooring, base units, tiled walls, door to rear

Kennel Reception / Office 13'1 x 9'1 (about 4m x 2.7m) window to side, to front and rear, tiled flooring

First Floor

Bedroom One 13'1 x 11'8 (about 4m x 3.5m) window to rear, radiator, fitted wardrobes

Bedroom Two 13'4 x 11'8 (about 4m x 3.5m) window to front, radiator, fitted wardrobes and drawers, airing cupboard

Bedroom Three 13'1 x 11'5 (about 4m x 3.4m) (max) window to rear, radiator, fitted wardrobes and overhead cupboards

Landing window to side, access to loft space above (the vendor informs us the loft is boarded)

Family Bathroom with wash hand basin, WC, bath, shower in cubicle, tiled flooring, tiled walls, heated towel rail, spotlighting and window to side

OUTSIDE, OUTBUILDINGS & LAND

The property is accessed via a driveway which provides parking for multiple vehicles. There are formal gardens to the front, side and rear of the property.

Garage double doors and window to front (currently used as a workshop)

The gardens are laid to lawn with trees and shrubs planted. There is also a rear and side patio seating area and a **Lean-to Greenhouse**.

Two Timber Stables approx. 12' x 10' (c. 3.6m x 3m) with overhang and a concrete yard area to front (currently used for storage)

BUSINESS FACILITIES

Purpose Built Cattery Building comprising general storage area with windows to each side incorporating **Fourteen Good Sized Pens** benefitting from heating and lighting

Kennel Facilities provided by six kennel blocks as follows:

Kennel Block F with five large kennels all with heating lamps and electricity. There is a large concrete run in front and behind this block

Kennel Block E comprising nine kennels with large enclosed concrete run to the front

Kennel Block D comprising two large family kennels and four single kennels with large enclosed run to the front

Kennel Block C a timber block comprising nine kennels (no heating)

Barn comprising five internal kennels

Terrier Block comprising five kennels and one family sized kennel with heating

IN ALL APPROX. 0.75 ACRES
(About 0.3 Hectares)

Uplift Clause The Vendors may place a residential Uplift Clause on the plot, exact details of this to be confirmed, but likely to be 50% over 25 years. This will be confirmed at the point of sale and exact details will be available from the vendor's solicitor.

The **SPORTING & MINERAL RIGHTS** are not owned by the property and are not included in the sale.

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LOCAL AUTHORITY

WREXHAM COUNTY BOROUGH COUNCIL
Tel: 01978 298997
Council Tax Band **C** (Mixed Use)

SERVICES

MAINS ELECTRICITY, MAINS WATER AND DRAINAGE,
MAINS GAS: OIL CENTRAL HEATING; TELEPHONE and
BROADBAND (connected and available subject to normal
transfer regulations)
Commercial Energy Rating **F**

DIRECTIONS

From Wrexham follow the Ruthin Road (A525) for approx. 2½ miles. Take a left turn onto Cemetery Road and then a right turn onto Smelt Road. Continue along Smelt Road and No 12 is located on the left, tucked away down a driveway.

VIEWING

Strictly by appointment only with the Agents
RURAL SCENE - TEL 01264 850700

PRICE GUIDE

£ 650,000
(Serious Offers Would Be Considered)

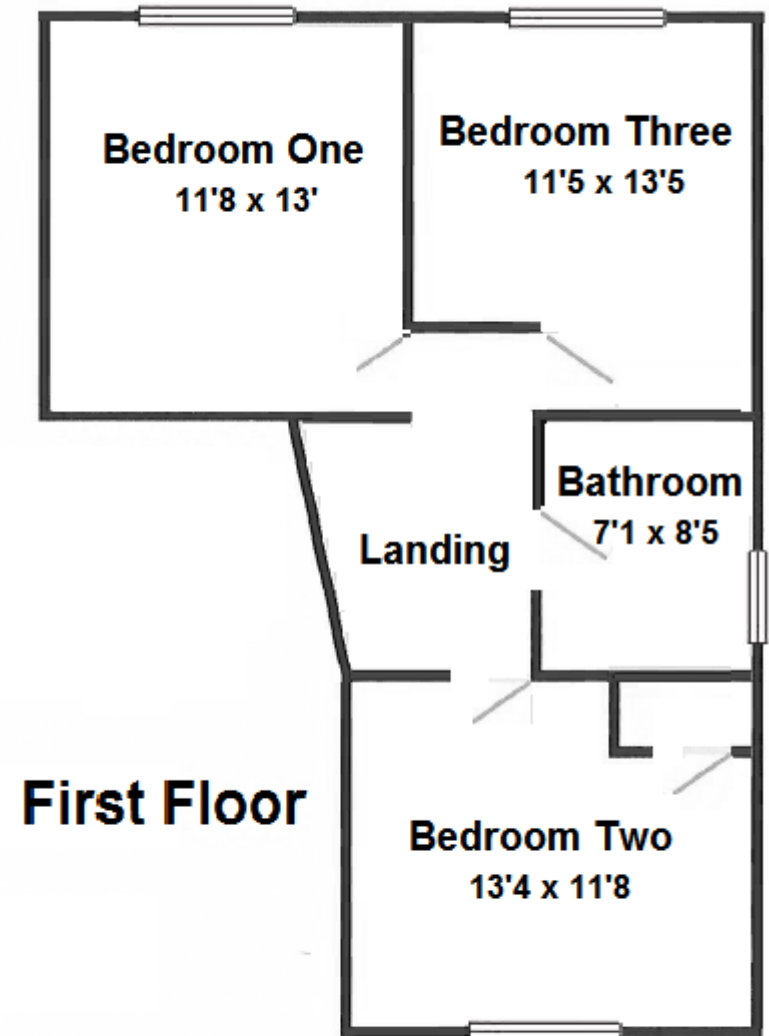
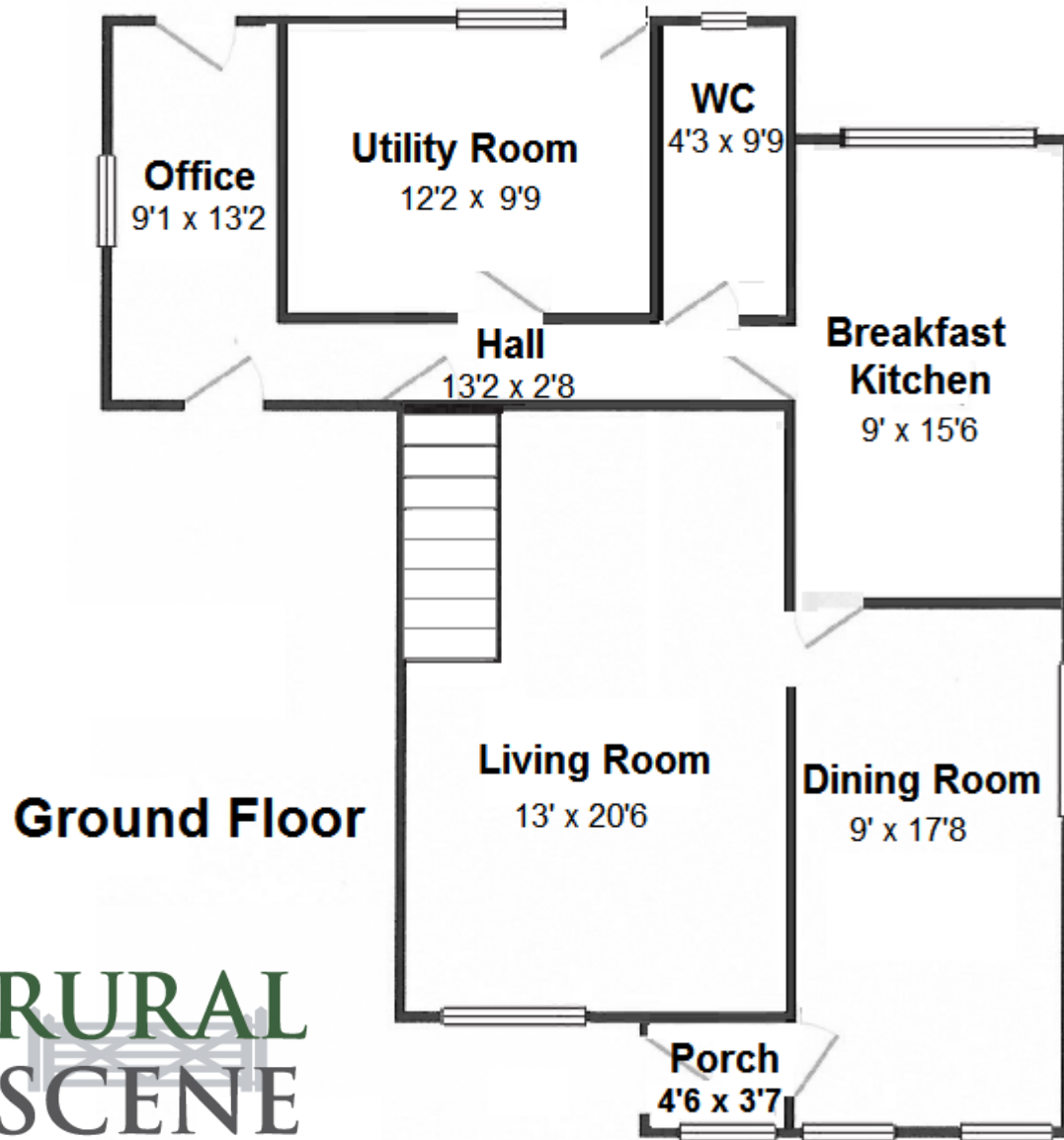
High Street, Collingbourne Ducis, Marlborough, Wiltshire SN8 3EH
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*N.B. These details are a general guideline for intending purchasers and do not constitute an offer of contract. Rural Scene have visited **Terfynta Boarding Kennels** but NOT surveyed 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 surveyor's inspections and their solicitor's 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.*



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