



FOR SALE

Goosehill Cattery, Goosehill Lane,

WF6 2JB

Business & Detached Property

£595,000



Movenowproperties are delighted to offer this business and residential property for sale. This is a rare opportunity to acquire a long established and highly regarded licensed cattery, which is located in the pleasant semi rural village in a popular West Yorkshire town.

The cattery occupies an idyllic setting in the tranquil hamlet of Warmfield, between Wakefield and Normanton, at the end of a quiet lane, yet is also easily accessible as it's situated within close proximity of the connecting motorway network. The major commuter routes and neighbouring towns and villages are all close at hand. The business is therefore ideally placed for ensuring regular repeat trade, as well as attracting new custom from throughout the West Yorkshire and surrounding areas.

The cattery is the largest in the area and has been trading since the mid 1990's and in its present ownership for the last 4 years, (the owners are looking to retire). During this time this well known business has acquired a truly enviable reputation, boasting an extensive and growing loyal customer base, with excellent reviews and enjoys frequent referrals and recommendations.

The modern facilities are well appointed creating a warm, secure and clean boarding environment offering an outdoor area for cats, something which is very exclusive to the Yorkshire Region.

There is a doorbell entry system linked to an extensive CCTV security setup managed via PC and mobile phone. The CCTV system also includes CatCam!, a unique selling point that is a purchasable option allowing customers to log on to a camera and view their cat.

There is an automated online-booking system and the cattery is also managed using the same state-of-the-art piece of software which keeps up to date information on all the feline residents.

The business is successful due to the good name it has established over the years and represents a fantastic purchase for a couple, who can enjoy the lifestyle and financial rewards a business of this nature generates quite literally on a daily basis.

As of March 2023 there is currently £75k worth of advance bookings already scheduled for the year so a successful buyer would be able to 'hit the ground running'. In addition, the current owners live on Goosehill Lane in a different house so they would be available to assist with any teething problems that the new owners may have.

This is a rare opportunity to acquire a first class business and a delightful 2 bedroomed cottage which is situated in such a pleasant setting.

LICENSED NUMBERS

Licensed for 40 cats.

OPENING HOURS

Monday - Sunday 10:00am- 1:00pm and 4:00pm – 6:00pm

Sunday 09:30am - 12:00pm

STAFF

The business is managed by the owners with 2 part time members of staff.

CATTERY

The boarding facilities are totally separate from the residential dwelling and are located in four individual blocks and a separate double nursing unit. The thirty chalets are well presented creating a secure, clean environment with views looking out over the ornamental pond with waterfall and fountain.

In addition to the facilities there is a dedicated reception area and office and a spacious preparation kitchen with washing machine, fridge and dishwasher and there is also a toilet for public and staff use.







RESIDENTIAL ACCOMODATION

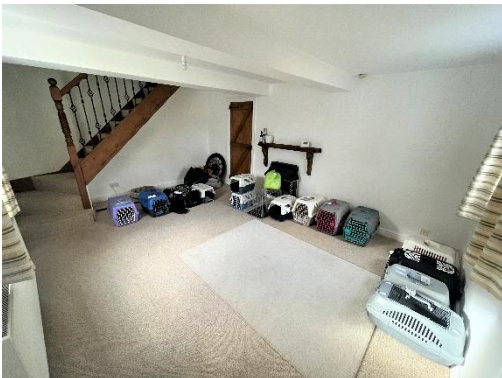
There is a charming 2 bedroom detached cottage on site which offers entrance hall, living area, dining kitchen, 2 bedrooms and bathroom.

An entrance/ vestibule.

Living Room

Measurements 16' 6 x 11' 10" (5.02m x 3.60m)

A welcoming reception room with open plan staircase leading to the first floor. This light and airy room has double glazed windows overlooking the side and rear.



Dining Kitchen

Measurements 16' 5 x 10' 2" (5.01m x 3.10m)

A comprehensive range of quality cream wall and base units with complimentary work surfaces, a gas oven and hob, one and a half bowl sink unit, an integrated fridge/ freezer, plumbing for a dishwasher and an automatic washing machine.



First Floor

Bedroom 1

Measurements 13' 6 x 12' 8" (4.12m x 3.87m)

A double bedroom with carpet flooring, radiator, useful storage cupboards and double glazed windows overlooking the side and rear.



Bedroom 2

Measurements 8' 8 x 7' 1" (2.63m x 2.16m)

A single bedroom with carpet flooring, radiator and double glazed window overlooking the front.



Bathroom

Measurements 9' 11 x 7' 7" (3.02m x 2.30m)

A modern white suite comprising of a pedestal wash basin, low level W.C. and bath with overhead shower. Tiling to walls, radiator and frosted double glazed window overlooking the rear.



Outside

The property stands in extensive and established private grounds, which we understand to be approaching a quarter of an acre, with a good size lawned garden, various trees including an apple and birch tree, an ornamental pond and a pleasant patio area. There is a single detached garage with power and lighting, a workshop, a pagoda and a garden shed.

Tenure

Freehold

EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		99
81-91	B		
69-80	C		
55-68	D	58	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

Viewings

For further information or to arrange a viewing please contact our office on 01924 249349.

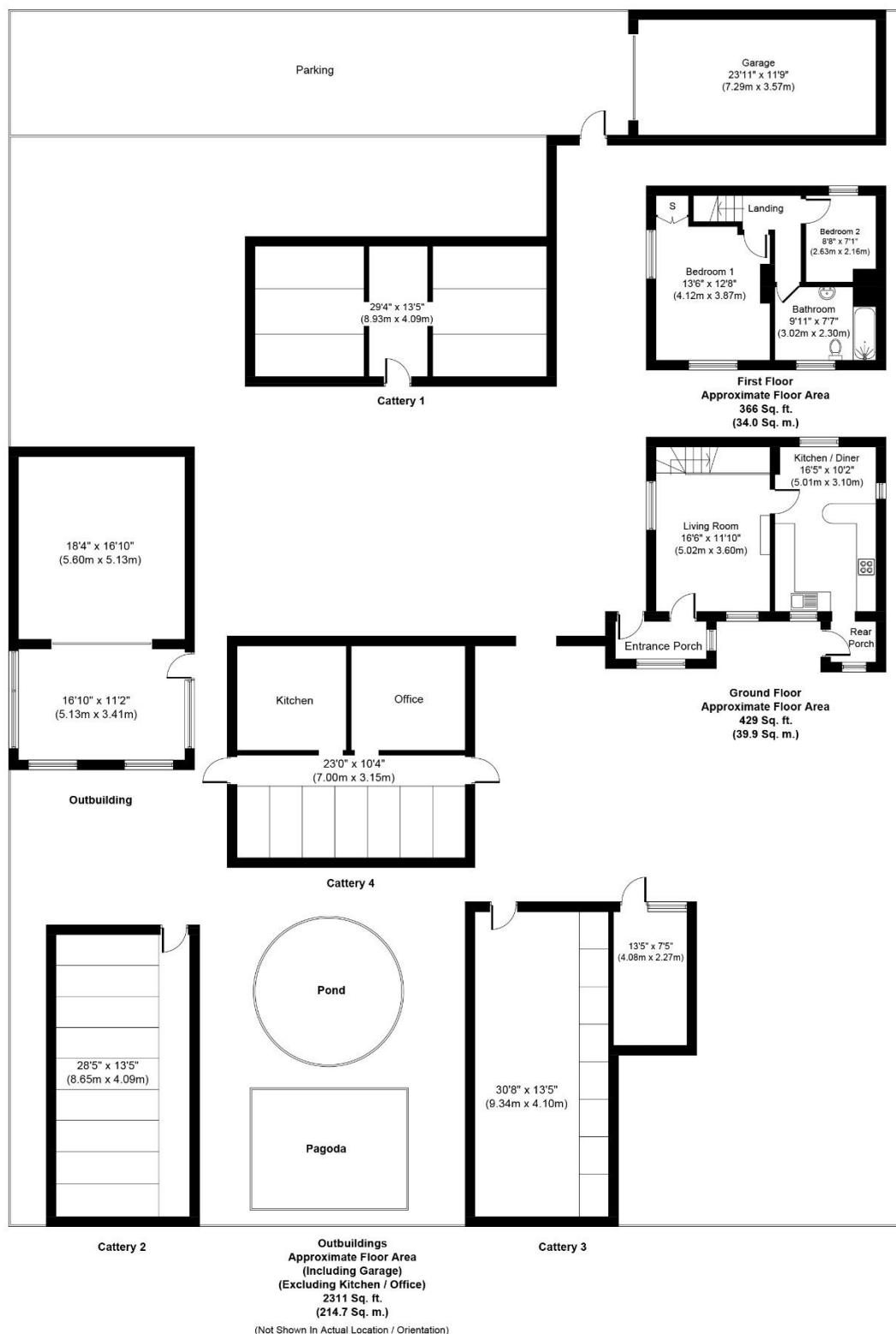
Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us Movenowproperties.com 01924 249349 / info@movenowproperties.com

Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.



DISCLAIMER:

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