

Country Cuddles Kennels Business & South Lodge House Blairadam, Fife, KY4 0JJ



Country Cuddles Boarding Kennels Business & South Lodge House Blairadam, Fife, KY4 0JJ

M90 0.5 mile, Kelty 1 mile, Dunfermline 6 miles, Kinross 7 miles, Alloa, 18 miles, Edinburgh 23 miles, Glasgow 44 miles

Lot 1A: Country Cuddles Kennels business (38 Kennels) 0.7 acres

- Licensed for 49 dogs (FC115)
- Main Portal Framed Shed 24 x 10m, 19 double kennels, feed store, laundry, isolation area, WC, concrete floor, oil fired central heating
- Tiny Tots shed 10 x 5m, 12 single kennels, oil fired heating
- House kennels 11 x 6m, 6 kennels.
- Exercise areas, concrete 25 x 6m, 14 x 5m, 14 x 8m, 22 x 5m, 8 x 8m, grass area 65 x 25m max
- Reception office 3.56 x 8.2m, pine lined
- Tarmacadam drive & large gravelled carpark

Lot 1B: 1.1 acre Paddock with likelihood of securing planning permission for a sections 75 mobile home and after two years a full time residence

Lot 2: South Lodge: 0.3ac garden

2 large bedrooms (used to be 3), bathroom, large lounge, hallway, porches, outhouse garden shed, large outhouse.

In total: 2.1 acres – Offers over £625,000



Tiny Tots Shed on left (12 single kennels) & Main Kennels on right (19 double kennels)

Front cover is a photo of the north elevation of the lodge

Boomin


mccrae&mccrae Ltd
Chartered Surveyors, Estate Agents, Planners & Valuers



Lot 1A: Country Cuddles Luxury Kennels (0.7ac)

Country Cuddles is a highly successful kennelling business which has been built up since 1996 by its owners Maurice & Edna Whitelaw. They have expanded and modernised it over the years. They now wish to enjoy their well-earned retirement.

The turnover has been remarkably consistent with the business having been built up on repeat business goodwill. The Whitelaw's have an excellent reputation near and far, and there is enough land for the kennels to expand onto further, subject to planning consent. Many of the dogs come from Edinburgh, Perth and Kinross, partly because the business sits close to the M90 Edinburgh-Perth motorway. Some come from as far as Inverness to drop their dogs off on the way to the airport. Many come from throughout Fife with there being a huge demographic catchment population from Dunfermline, Saline, Dollar, Alloa, Cowdenbeath, Lochgelly, Kirkcaldy and Glenrothes.

The kennels are served with a quality tarmacadam bellmouth (with excellent visibility splays) leading to a tarred driveway, hedged on both sides, leading to a generous gravel parking area. There is a four-year old reception cabin which is pine lined and has electric heating.

The Tiny Tots facility (12 single kennels) is about ten years old. It has a felt roof. The main kennels (19 double kennels) is about 30 years old. The house kennels (6 kennels) are part of the house outbuildings.

	Turnover	Net profit
2017 –	£134,550	£56,495
2018 -	£123,528	£49,357
2019 -	£132,809	£50,665
2020 -	£127,851	£46,732

A full set of four years worth of accounts can be sent to potential purchasers by email.

Lot 1B: 1.1 Acres

This 1.1 acre partly wooded area lies to the west of the house and kennels and the old right of way track (which is never really used by anyone) which extends northwards into Blairadam Forest. If South Lodge is bought separately (perhaps by another family member) and The Kennels are in separate ownership, planning permission should be able to be secured for a mobile home in the paddock

After two years of trading the mobile home would likely be able to be replaced by a mainstream house. Stables could also be built in the paddock subject to securing planning.

Blairadam Woods is a prime place to live with horses or dogs as the hacking is amazing (through thousands of acres of woods). Viewers should leave time to investigate the huge area of public access both to the north and the south of the property for sale.



Lot 1B – The 1.1 acre paddock. Scope for mobile home



Lot 1A: The Main Kennels Building – 19 kennels



Lot 1A: Concrete exercise area & isolated



Lot 1A: The east fenced grass exercise area



Lot 1A: Car park with office on left & sheltered main kennels on right



Lot 1A: Reception



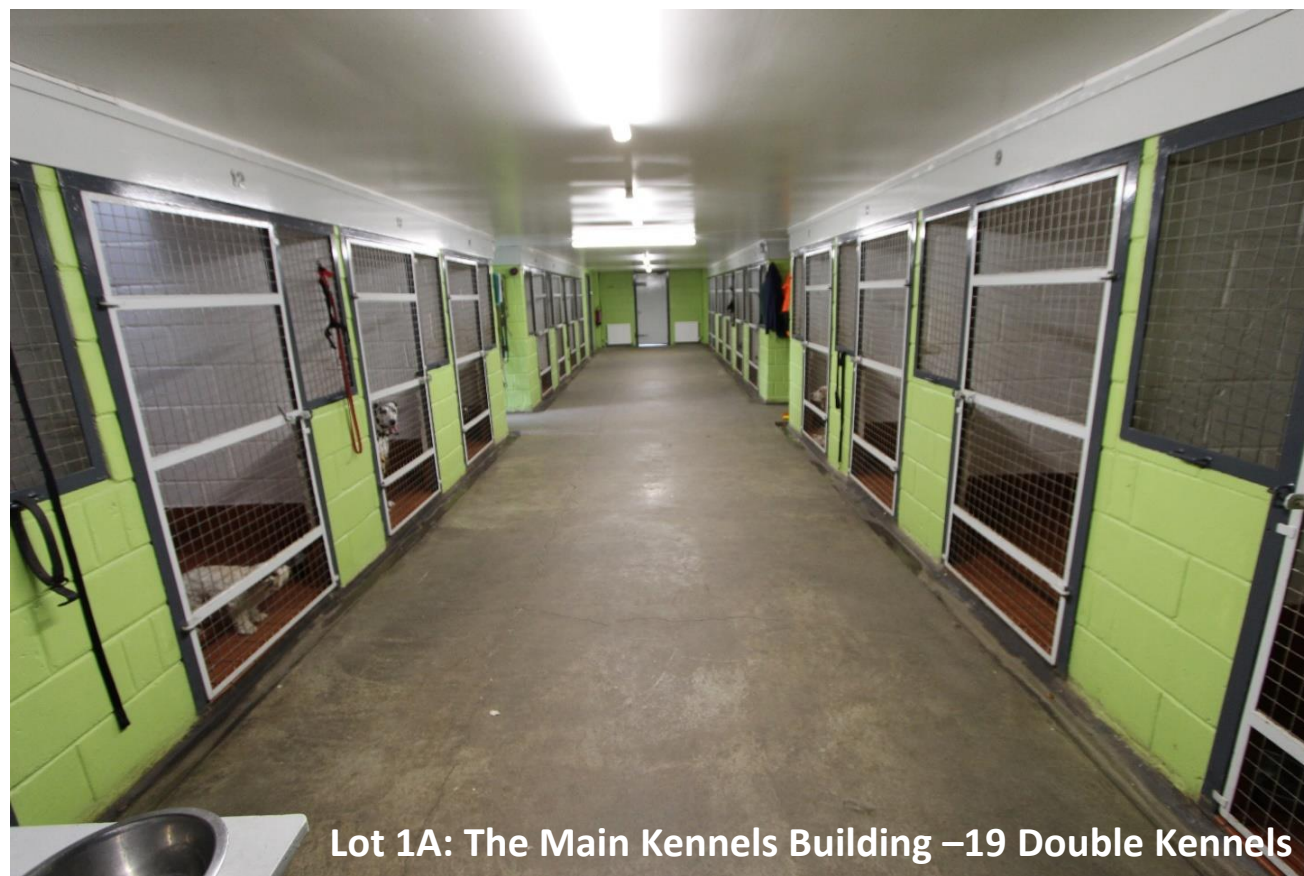
Lot 1A: Kennel yard



Lot 1A: Kennel yard



Lot 1A: Food preparation area



Lot 1A: The Main Kennels Building –19 Double Kennels



Lot 1A: Tiny Tots 12 Single Kennels



Lot 1A: Tarred Entrance (shared with the house)



Lot 1A: The House 6 Kennels



THE SOUTH LODGE DETACHED HOUSE

This detached stone lodge house bungalow is in good decorative order and could be extended by 25% to the east or west, subject to planning consent. It has an oil fired boiler and a wood burning stove. It is an attractive detached house located within a beautiful hedged/fenced garden with lawns and well stocked flower beds.

GROUND FLOOR

Entrance Porch (N + E) 2.12 x 1.92m

Partly glazed front door, tiled floor, partly tiled walls, space for American freezer, large window to the east garden

Kitchen (N) 3.42 x 2.60m

Fully fitted kitchen with wall and floor units, stainless steel sink unit, Belling electric cooker with four hobs and a warming zone, also four ovens, plumbing for washing machine, tiled floor and lovely view to the patio and garden

Hallway 3.42 x 2.27m; 2.90 x 0.68m

L-shaped with hardwood floor, two shelved cupboards, five downlights, ladder to insulated loft

Bathroom (W) 2.42 x 2.28 max

Tiled floor and walls, bath, WC, wash hand basin, shower cubicle with power shower, wall radiator, airing cupboard with hot water tank, panelled ceiling with five down lighters, hatch.

Lounge (N + W) 4.16 x 3.27m, 1.55 x 1.40m max

Large lounge with a hardwood floor, panelled walls to the south with chimney which could accommodate a wood

burning, tiled hearth, lovely views to the woods to the west and to the garden to the west, catches the afternoon and evening light

Conservatory/Sunroom (S, E, W) 1.82 x 1.62m

Tiled floor, catches sun all day, door to south, partly internal door

Bedroom 1 (E, E) 4.24 x 3.20m

Lovely large double bedroom with two large windows and a fitted mirrored wardrobe. This used to be two bedrooms and could easily be converted back to two bedrooms

Bedroom 2 (W) 4.28 x 3.52m

Large double bedroom catching the afternoon & evening sun. Built in mirrored wall cupboard, laminate floor, window facing west

THE GARDEN 36 x 36m (0.3ac)

Drying area 8 x 8m

Paved patio areas 16 x 4m & 7 x 3m, walled paths

Outhouse, 7m x 6m of block construction externally harled with a concrete floor and Garden Shed 2 x 2m

SERVICES

It is on mains water, mains electric and a private septic tank which has been registered by SEPA.

COUNCIL TAX— Band E £1942/year



Lot 2: Entrance Porch



Lot 2: Lounge



Lot 2: Front Porch



Lot 2: Bedroom 1



Lot 2: Kitchen



Lot 2: Bedroom 2



Lot 2: Bedroom 2



Lot 2: Bathroom



Lot 2: Hedged Garden



Lot 2: Garden from the south



Lot 2: Path from the east into garden



Lot 2: House from south west



Lot 2: House outhouses



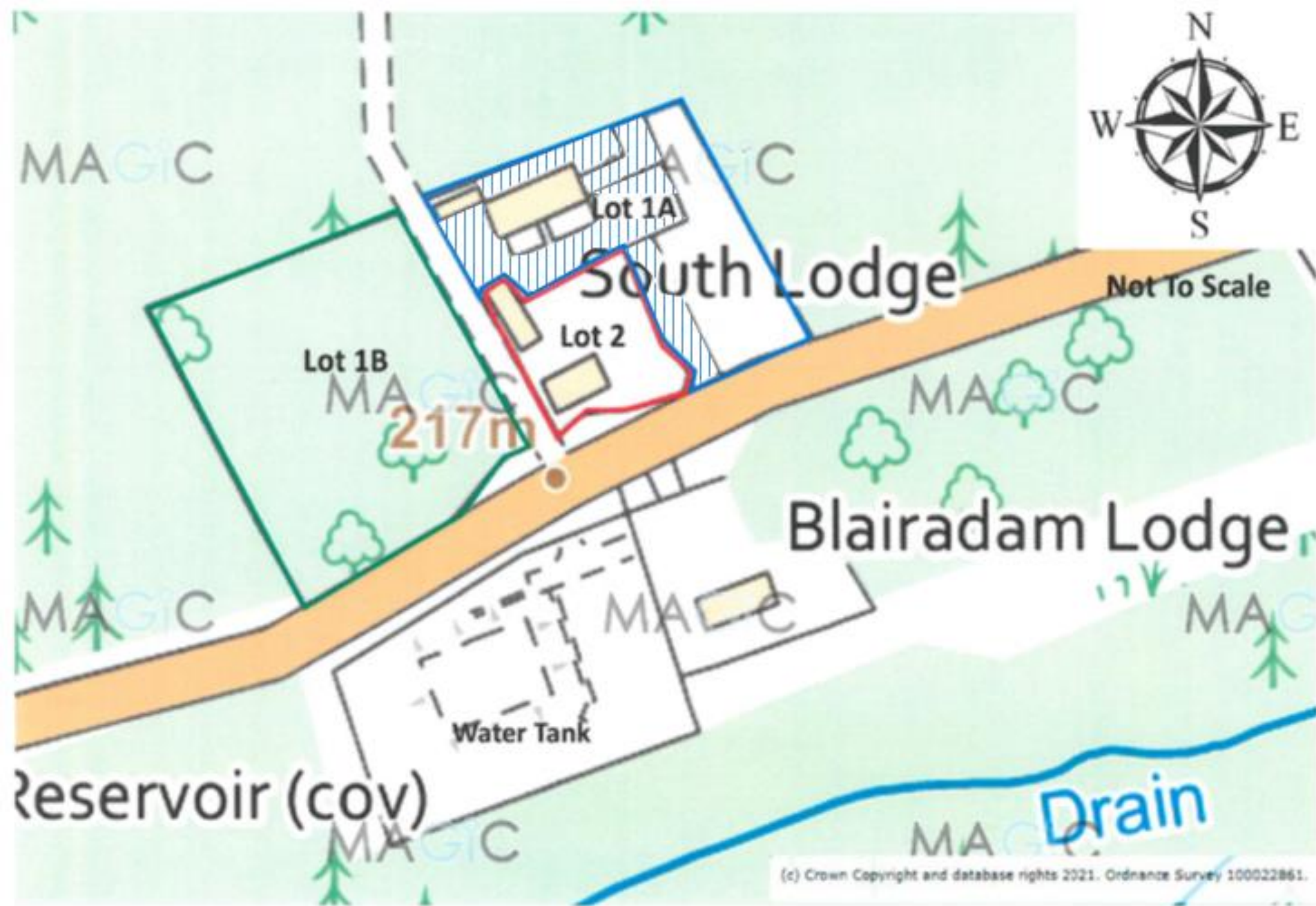
Lot 2: House garden



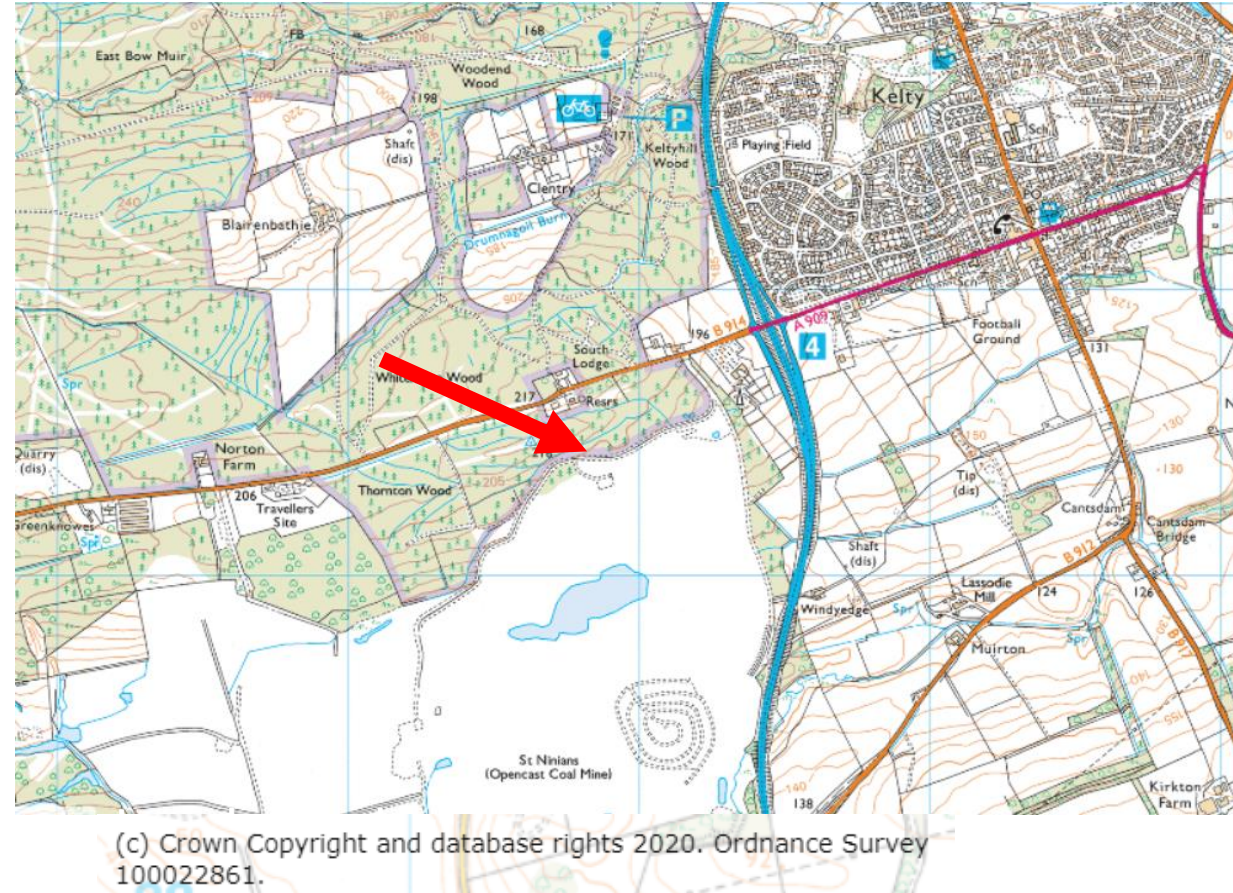
Lot 2: House Garden



Lot 2: House garden



KEY	
	Drive
	Carpark Area
	Dog Yard



Directions

From Dunfermline: Head north out of Dunfermline via Townhill following the unclassified public road. Just after Bowershall turn right at the T-junction towards Kelty and in just under two miles continue onto the B914. Follow the B914 and South Lodge and Country Cuddles Kennels are on the left a thousand yards short of the M90 Motorway (J4).

From Kinross: Head south from Kinross onto the M90. At junction 4 take the A909/Kelty exit. Turn first right onto B914 towards Saline. Continue on the B914 and South Lodge and Country Cuddles Kennels will be second on the right after half a mile.

From Edinburgh: Proceed over the bridge on the M90 up to J4. Turn left and South Lodge and Country Cuddles Kennels will be on the left after half a mile.

Note above: Thousands of acres of land known as Blairadam woods to the north, extending from the B914 northwards, to Loch Fitty and Cleish. There are thousands of acres of public access land for walks, biking and equestrian use. St Ninians Estate and Loch Fitty lie to the south. Lochore offers walks and water sports, Loch Leven offers fishing, as does Loch Glow.

Amenities

Main amenities are available in the nearby Dunfermline. Dunfermline and Cowdenbeath train stations are approximately 3.5 miles away and provide frequent rail services to Edinburgh and further afield. The area is also home to a number of sports clubs and golf clubs. The M90 is less than a quarter of a mile away and provides a high-speed link to Edinburgh City Centre (approximately 23 miles away) The local primary school is at Kelty Primary School, Kelty with secondary school at Beath High School, Cowdenbeath, and Kinross High School is also only 7 miles away via the M90 motorway.

Viewing and registering an interest

Viewing is strictly by appointment only. To arrange a viewing please contact McCrae & McCrae Ltd, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. Tel: 01383 722454. Out of office hours please contact Rod McCrae on 07711 561814.

Closing Date

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

Clawback clause

The sellers require that they be entitled to be paid a 20% clawback clause on any increase in development value from any planning consent secured by the purchasers over the next 20 years.

Deposit

The sellers will require to be paid a 10% deposit when missives are concluded.

Property Misdescription

These particulars do not constitute any part of an offer or contract. All measures are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.

Satellite Navigation

For the benefit of those with satellite navigation the property’s postcode is **KY4 0JJ**.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Fixtures and Fittings

Any fitted carpets are included but the sale of other items could be subject to negotiation.

EPC Rating

An EPC survey has been instructed.

Accountants

Ross & Connell, 3 High Street, Kinross.

Solicitors

Ian Donaldson, Gorrie & Davidson, Dunfermline 01383 723618

Service Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above. The house has a right of way in the entrance driveway. Lot 1 will own the driveway.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

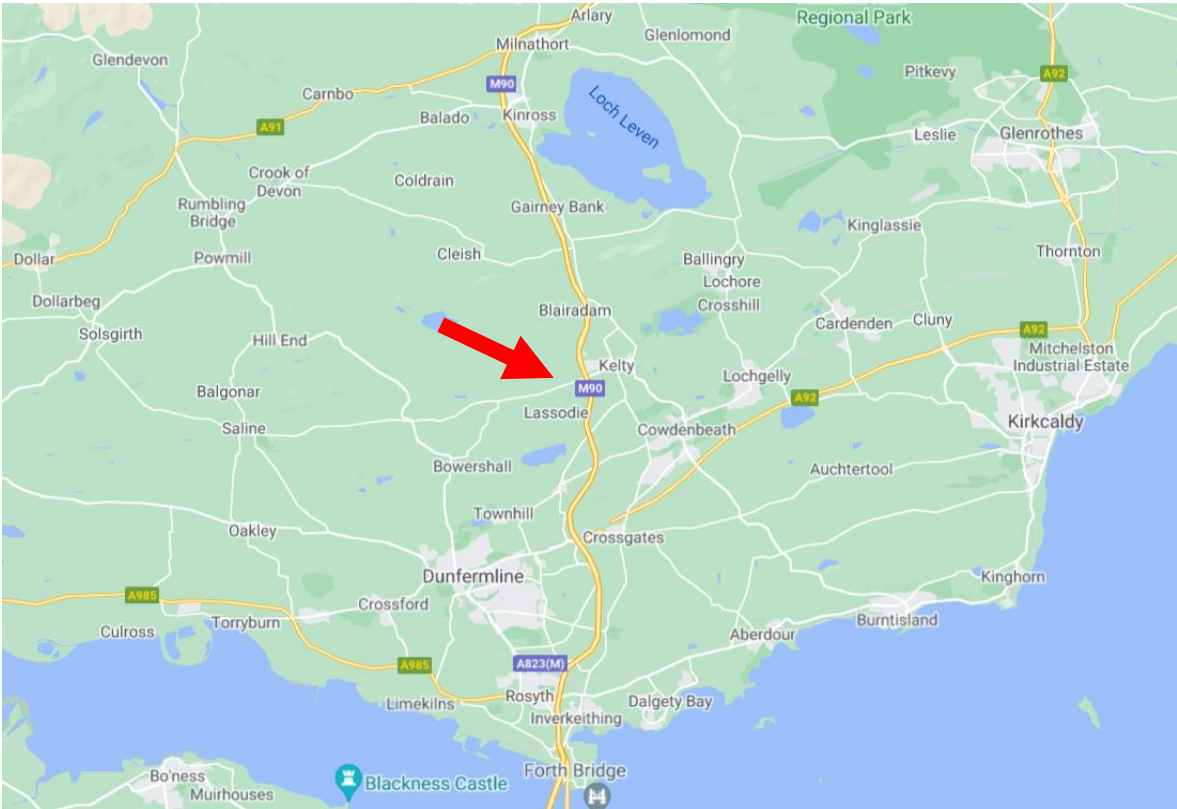
Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor McCrae & McCrae Ltd, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

McCrae & McCrae and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. McCrae & McCrae have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if indenting to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



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