



**KIT HILL CASTLE BOARDING KENNELS & CATTERY, KIT HILL,
CALLINGTON, PL17 8AX**

£1,345,000 FREEHOLD (TO INCLUDE BUSINESS ASSETS AND GOODWILL)

Miller Commercial 
Chartered Surveyors and Business Property Specialists

SUMMARY:

ESTABLISHED 5 STAR LICENSED KENNELS (66) AND CATTERY (25), IN EAST CORNWALL HISTORIC SETTING

FORMER MINE AND CAPTAINS HOUSE (TWO DWELLINGS)

SET WITHIN 17.44 ACRES OVERALL, SCOPE FOR OTHER BUSINESS (STPP)

NUMEROUS ASSOCIATED OUTBUILDINGS AND AREAS

RESIDENTIAL 2 BERTH STATIC CARAVAN

GROWING TURNOVER AND GOOD PROFITS, GENUINE SALE

EPC ASSET RATING F / 34

LOCATION:

Kit Hill Castle is set high on Kit Hill between Dartmoor and Bodmin Moor, at about 800 feet above sea level, which affords the property beautiful far reaching views. The properties are at the end of a shared (1/3rd) driveway and as such enjoy much privacy.

PROPERTIES:

The Grade II Listed properties were formerly a mine Captains House (2 storey) and Engine House (3 storey).

After mining ceased the property became a Tearoom and Health Spa in the 19th Century, then a farm. In 1880 it was converted into a 5 bedroom house.

The properties have separate entrances or connect internally so offer a variety of uses for joint family occupation, for letting or a combination thereof.

In addition is a static caravan which has full residential consent.

A viewing of these historic and impressive properties is required to ascertain the full potential.

BUSINESS:

We are advised the business has been trading for c. 30 years (19 under our clients tenure) and is now being sold due to impending retirement.

The Kennels, Cattery and Crematorium trade all year with our clients and 2 full time members of staff.

The business has several income streams, Boarding of Dogs / Cats and Crematorium service which total c. £160,000 for the year end March 2023, which produce high levels of profitability, awaiting final Profit and Loss Accounts.

For further information regarding our clients business please see their websites www.kithillkennels.co.uk and www.tamarvalleypetcremation.co.uk



TOWER HOUSE:

NB : Plans on pages 9 and 10 are available as part of Information Pack to interested parties.

Front entrance with lobby which has the staircase ascending to the first and second floors. Through to Kitchen / Dining area, a very well appointed room with central island for cooking (gas hob) and separate 2 pan Aga.

Through to Utility room with door to side. Fitted units, worktop and sink.

From Kitchen interconnects into The Captains House from which the First and Second Floors of the Tower House can also be accessed.

First Floor Room : Recently completed providing a large sitting / sleeping room with separate shower and plumbing for a kitchenette, making it suitable for letting. With windows to the front and side affording far reaching country views.

Second Floor : Has historically been let out and comprising a Kitchen area, shower room and double bedroom with window to the front.



CAPTAINS HOUSE:

With blocked front entrance or accessed from rear of property along hallway or from Tower House kitchen is the large living room, with woodburner and windows to the front and side elevations.

Rear hallway leading to Dining Room, with window to rear and multi fuel burner.

Office, window to rear, CCTV system.

Former Kitchen, window to side, could be re-instated as as kitchen for this part of the property or utilised for other purposes.

First floor landing, giving access to Master bedroom with bath / shower ensuite. Bedroom 2 , double, window to rear, Bedroom 3, double, window to rear.

Bathroom : Bath with shower over, window to side.

Private rear Garden with lawn and some outbuildings and patio area with hot tub and screening with wonderful elevated views.

Driveway and parking to the front.



BARN / OUTBUILDINGS / OUTSIDE AREAS

Predominantly situated to the rear a range of buildings and areas to serve the owners and business needs:

- 1.) Upper Kennel Block (5 pens) 10.41m x 4.66m with power, water, light and telephone.
- 2.) 3 exercise yards and two large fenced paddock dog walking fields.
- 3.) Middle Kennel Block (9 pens) 9.84m x 4.92m, power, water, light and telephone.
- 4.) Staff Room, power, water, light, telephone and cctv display screens.
- 5.) 'Canoe Room' for clients use, 9.24m x 5.98m, power.
- 6.) Workshop for clients use, 13m x 9.4m, vehicle inspection pit and power. Was previously let.
- 7.) Isolation Unit for Dogs (5 pens) 6.11m x 3.06m
- 8.) Cattery (14 pens) 7.07m x 6.05m, light, water, power, telephone with cctv display screens and heating.
- 9.) Mower Shed, 5.89m x 3.24m, power and light
- 10.) Gym, 3.12m x 2.83m, power
- 11.) Greenhouse, approx 3m x 4m with water
- 12.) 'Former Tea Room' / Folly Sitting area for when the premises traded as a Hotel / Spa
- 13.) Outside dog walking compound
- 14.) Static Caravan, Cosalt, 30' x 12' (2 bed)
- 15.) Kennels entrance and office 3.41m x 2.82m, plus Kennels (19 pens) 13.78m x 9m, power, light, external lights, water, telephone and heating.
- 16.) Outside small dog compound



- 17.) Outside medium dog run
- 18.) Large chicken field fully fenced, netted with chicken house, water.
- 19.) Large boiler room with biomass boiler with 10 years left on government grant with integral 10 ton bio pellet store.
- 20.) Large pet cremation room with licensed machinery.

GENERAL INFORMATION:

LOCAL AUTHORITY:

Cornwall County Council
 General Enquiries 0300-1234-100
 Planning Enquiries 0300-1234-151
www.cornwall.gov.uk

SITE AREA & TITLE:

The site extends to c. 17.44 acres overall (to be independently verified by interested parties) split c. 2.58 acres for the house and buildings associated with the Kennels and Cattery and 14.86 acres being additional pasture / amenity land which has 5 water points in the fields, was previously used for animal grazing and could (subject to Planning Permission) lend itself to Leisure related used.

METHOD OF SALE:

Sale of Assets as a Going Concern by way of Private Treaty. Unconditional Offers are sought.

PLANNING PERMISSION:

No pending Planning Permission or Building Regulations.

Advised no Public Rights of way or Restrictive Covenants over the Land.

Certificate of Lawful Use and Development Granted under Application PA21/10351 for the siting and residential use of a caravan.

LICENCES:

Licence No : LI22_000328
 Activity : Animal Boarding
 Catteries for Cats : 25 Cats
 Kennels for Dogs : 66 Dogs

Valid From 1st January 2022 and shall expire on 31st December 2025.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value (April 2023) is £4,150, therefore qualifies for 100% Small Business Rate Relief.

ENERGY PERFORMANCE CERTIFICATE:

Energy Asset Rating

SERVICES:

Two Septic Tanks (House and Caravan)
 Private Water (Borehole)
 Oil Central Heating
 Bio Mass Boiler
 Interested parties to make own enquiries through their Solicitor and Utility Providers.

INVENTORY OF PLANT & MACHINERY:

An inventory of plant and machinery, loose chattels and equipment to be transferred on Completion free of any lease / lien.

STOCK:

Any consumable stock to be take at Valuation (cost price) and value agreed between seller and buyer on Completion.

VALUE ADDED TAX:

We are advised the business is not registered for VAT.

FINANCE:

If you require advice regarding the financing of Kit Hill, at no initial cost, please contact us as below.

CONTACT INFORMATION:

For further information or an appointment to view please contact:- Graham Timmins on 01872 247019 / 07900 604078 or gt@miller-commercial.co.uk



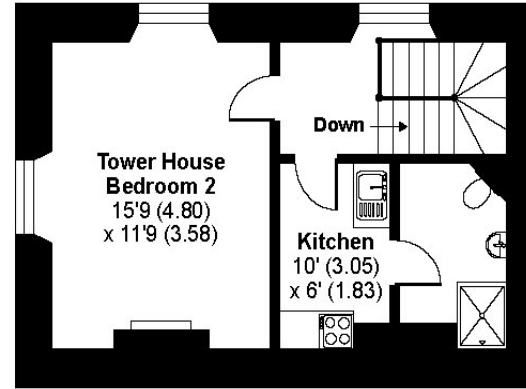
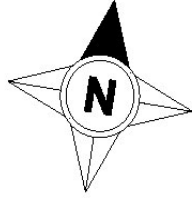
Kit Hill Castle, Kit Hill, Callington, PL17 8AX

Approximate Area = 3386 sq ft / 314.6 sq m (excludes carport)

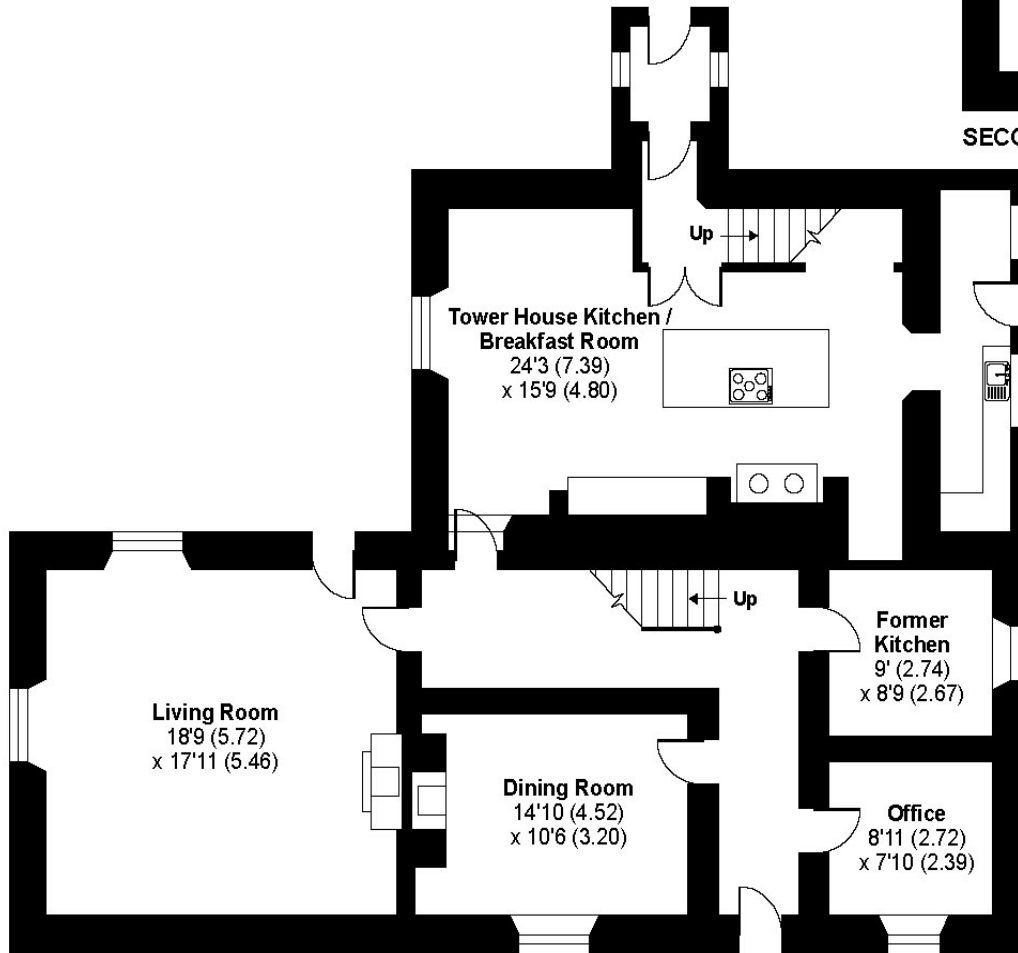
Outbuildings = 3721 sq ft / 345.6 sq m

Total = 7107 sq ft / 660.2 sq m

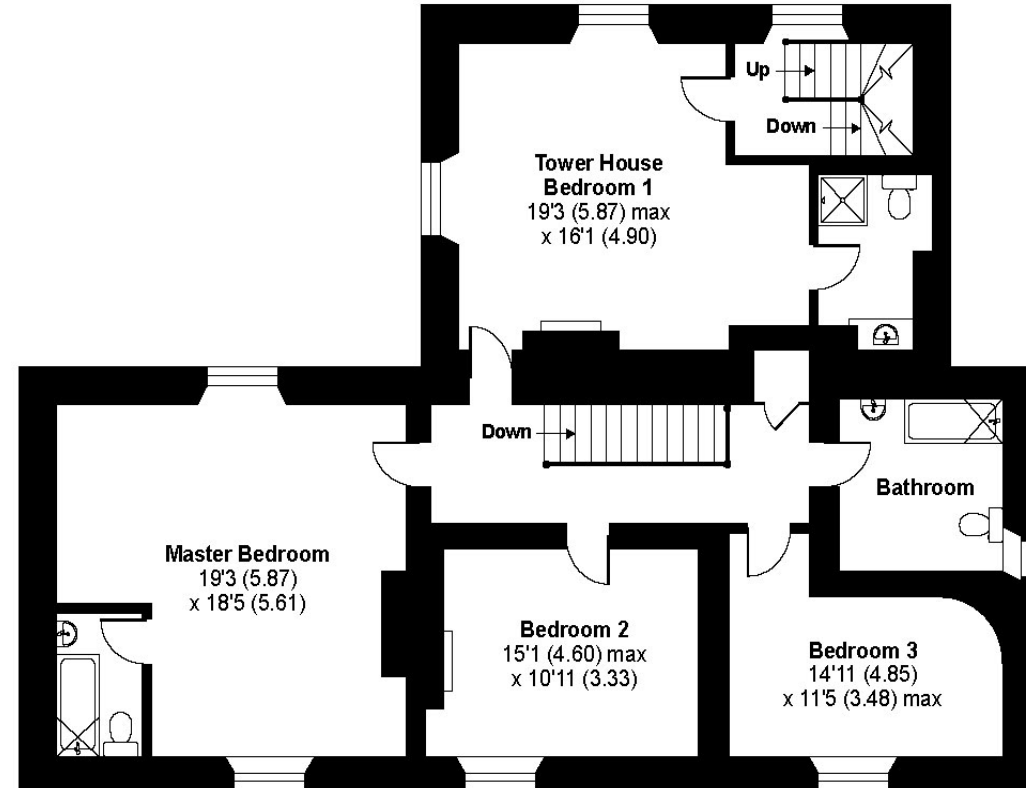
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SECOND FLOOR



GROUND FLOOR (CAPTAINS HOUSE)



FIRST FLOOR (CAPTAINS HOUSE)

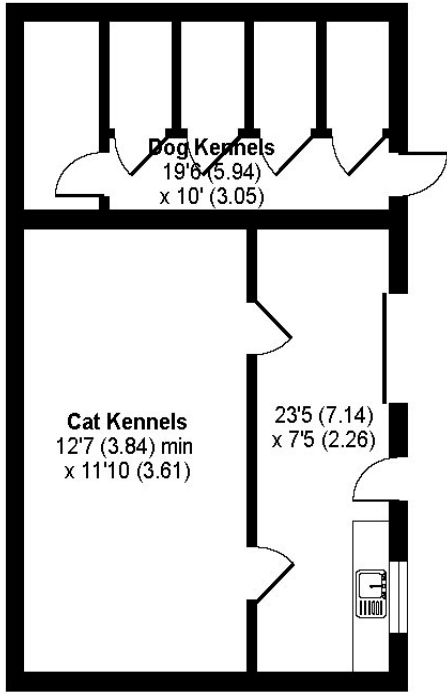
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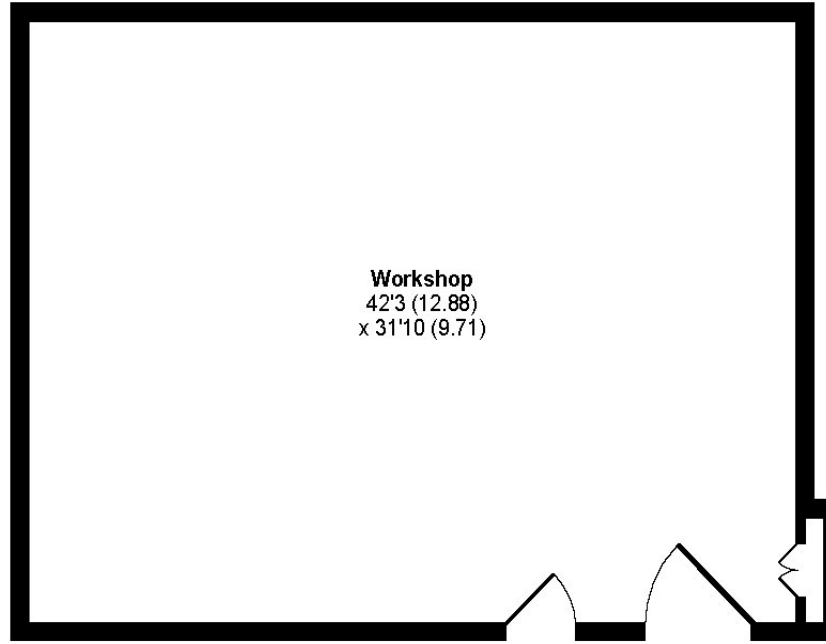
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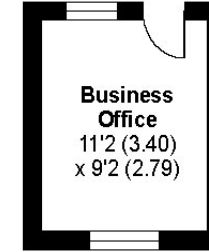
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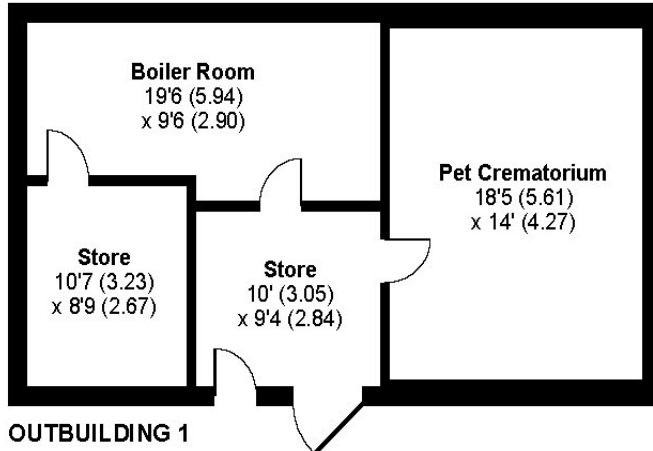
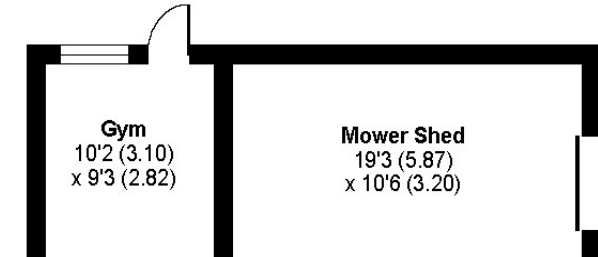
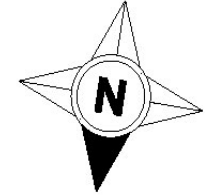
OUTBUILDING 3



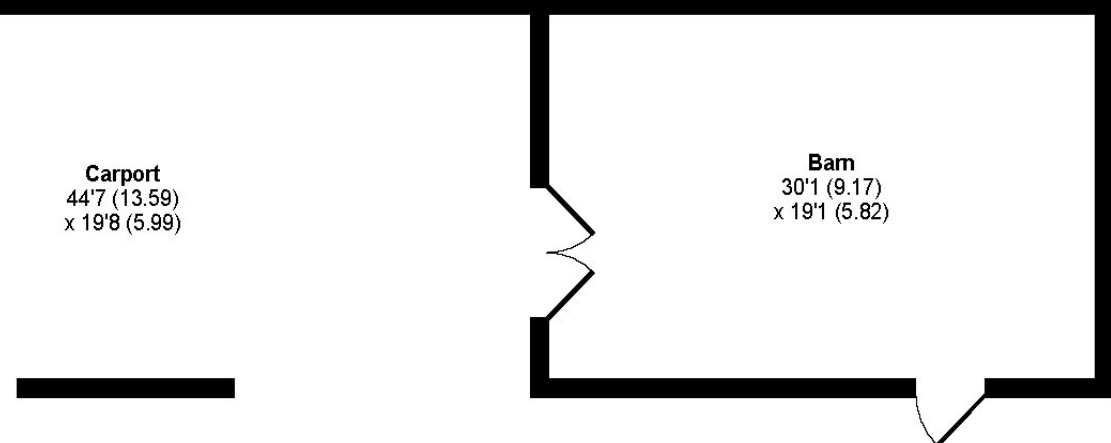
OUTBUILDING 2



OUTBUILDING 4



OUTBUILDING 1





AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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