



Bauds
Pet Care
& GARDEN CENTRE

WOODHEAD, BAUDS, BUCKIE, AB56 4DY




McEwan Fraser Legal
Solicitors & Estate Agents

McEwan Fraser Legal are delighted to present to the market a genuinely unique opportunity to purchase Bauds Pet Care Centre and Garden Centre.

A thriving and highly successful dog and car boarding business and garden centre situated on the outskirts of Cullen and Buckie, Morayshire. Sitting on approx. 2.5 acres of land in the sought after area of the Moray firth, the adaptable plot could also offer a fantastic development opportunity for the current businesses and long term development of the site with correct planning consent.

The business has been successfully trading for over 30 years. The Kennels & Cattery are currently licenced for 38 dogs & 24 cats. The business trades throughout the year and enjoys an

established repeat client base and the kennels and cattery have become the 'go-to' within the vast area for dog and cat boarding.

The kennel building has underground central heating and the kennel accommodations offers individual indoor and outdoor runs. The cattery offers indoor cat cabins with outdoor covered runs.

The services offered could easily be expanded to include, grooming facilities, dog walking and daily dog care, and a secure dog park.







... The kennel building has underground central heated individual indoor accommodation with outdoor runs and the cattery offers a calm and relaxing space ...





The garden centre and pet shop complement the kennels & cattery, selling a wide range of pet & animal feeds, food & accessories. The licenced pet shop has a generously sized store attached to the shop which offers ample space for stock storage. The garden centre stocks a wide range of plants, garden accessories, pots, compost, garden furniture & sundries, consisting of indoor and outdoor selling areas and displays also a large polytunnel for stocking seasonal bedding plants.



As well as the established kennel, cattery & garden centre business, situated within the 2.5-acre site is a traditional Scottish one and a half storey 3 bedroom croft which has been extended and where the current owners reside.

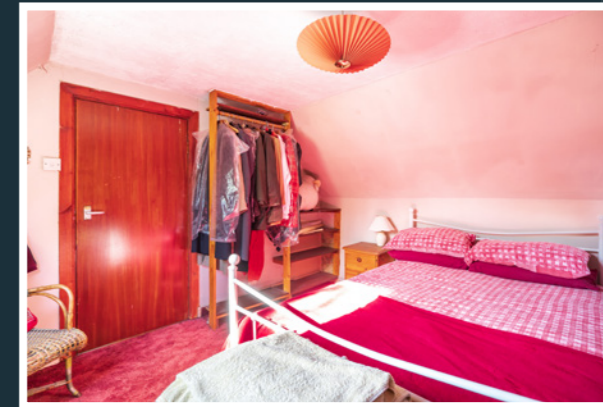
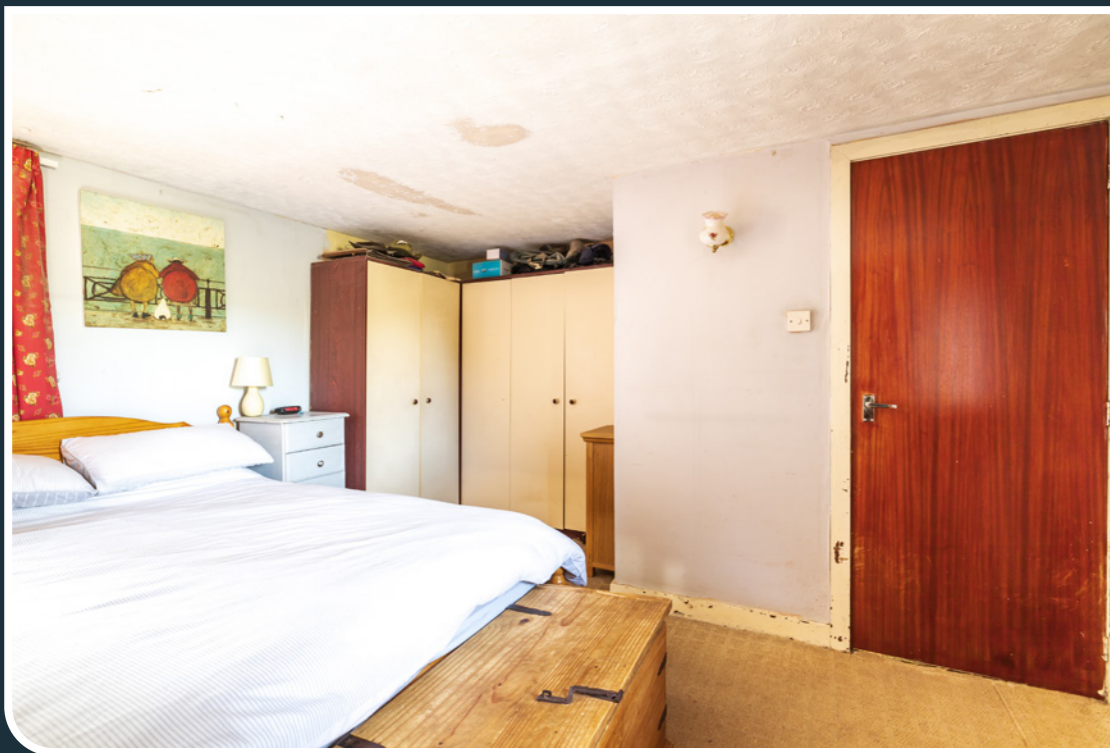
The property is accessed via a gravel driveway and is entered via an entrance hall which gives access to an open plan family lounge including wood burning stove and large dining room, leading outside to a generous fully enclosed rear garden. The property also has 3 double bedrooms, kitchen & bathroom. There is a large store room off the dining room which houses the oil fire central heating boiler and ample storage facilities.

The site also includes three small, fenced paddocks & two large outbuildings/workshops.





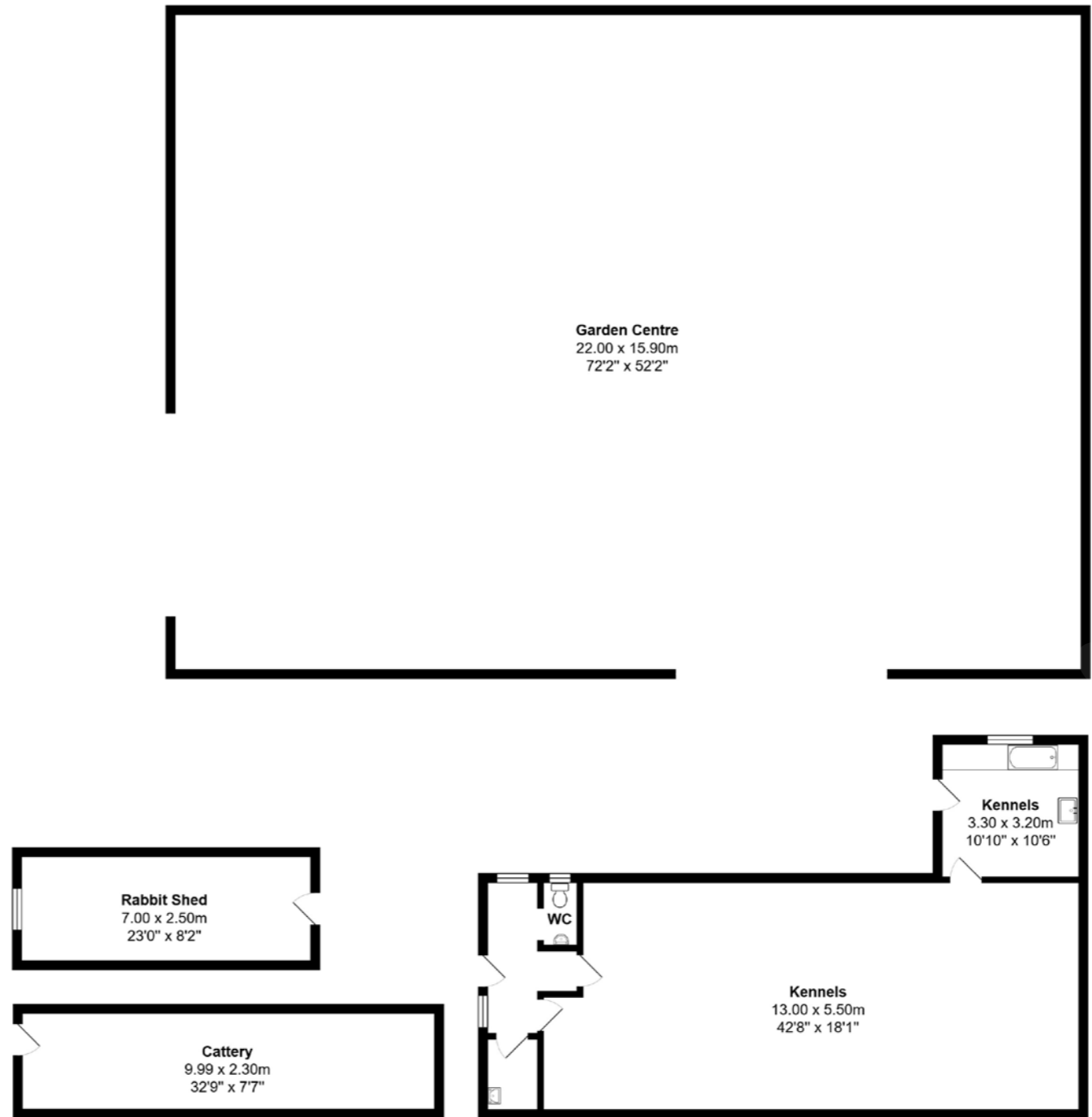
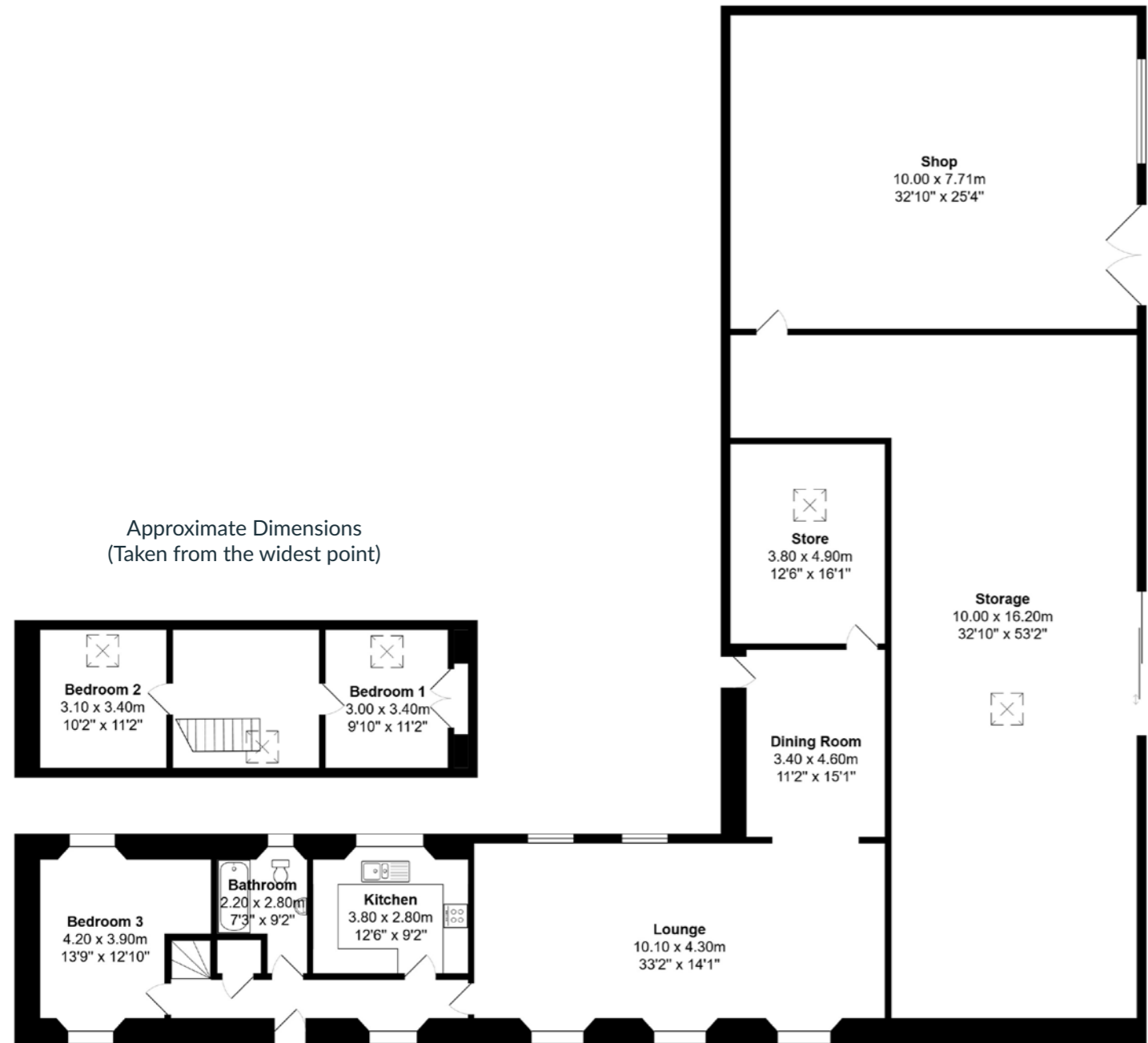




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... situated within the 2.5-acre site is a traditional 3 bedroom one and a half storey croft house ...





Bauds
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Bauds pet care & garden centre offers a flexible opportunity to either own a thriving business with prime real estate in a much sought- after, growing and upcoming location or indeed buy a fantastic development opportunity allowing diversification (subject to consent) within a sought-after local authority area making this site a small developers dream. The current owner has explored with Moray Council the possibility of (a) converting the Store into holiday lets, (b) adding glamping pods to the site and (c) building three new large, detached houses and has had a positive response, more information on this is available following a formal viewing of the site.

Tenure: Freehold.

Services: Electricity, mains water, internal septic tanks & drainage.

Accounts: These will be made available following a formal viewing or note of interest by your solicitor.



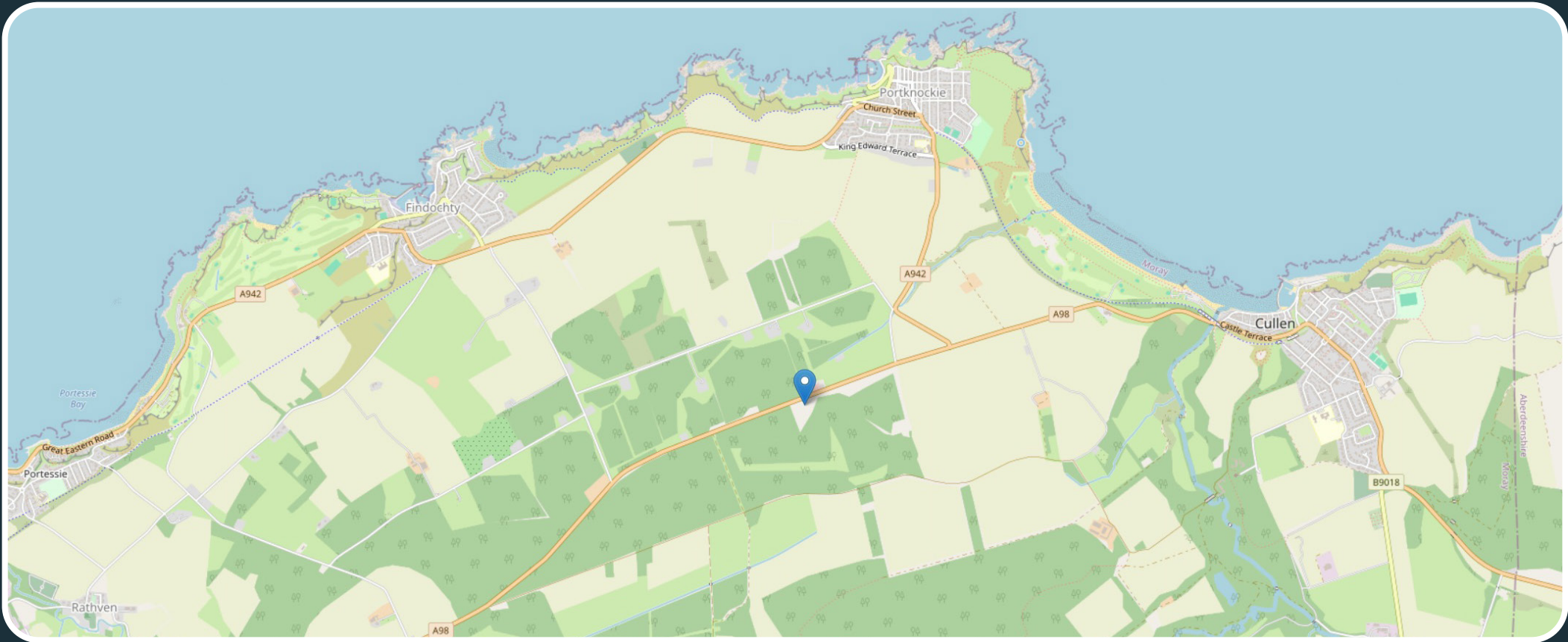
Situated just a short distance from the picturesque and historical royal burgh of Cullen which has excellent beaches, golf course. Schools, community centre and amenities and the Town of Buckie, once a thriving fishing port which now is the hub for renewable energy in the north of Scotland.

Buckie offers a comprehensive range of services including supermarkets, hospital and healthcare facilities, schools and a variety of shops and restaurants. Additionally, Buckie hosts various recreational activities including swimming pool and gyms and cultural & tourist events, making it an ideal complement to the

serene environment of the surrounding area, boasting dolphin & whale watching and basking seals on the sand of the local beaches. The combination of peaceful living with convenient access to essential services makes this a highly desirable location for both families and professionals.







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