



Daisy Brook Kennels

2 Woodland Road Stanton DE15 9TH

Ideally located on the borders of two thriving town centres is Daisy Brook Kennels, an established and thriving boarding kennels and a handsome four bedroom detached Victorian residence set within around 2.7 acres. Presenting exceptional commercial opportunities, the kennels resides in a superb location well connected to local amenities, commuter routes and nearby leisure pursuits, with regeneration planned in the local area offering additional business openings. A secure gated entrance gives seclusion to both the business and the living accommodation, and there is potential to extend the already spacious property if required.

Established by the existing sellers in 2012, this thriving business benefits from a loyal customer base, bringing in year-round bookings on a repeat basis. A five bar gate leads from the driveway into an area of National Forest planted woodland owned by the property, providing pleasant woodland walks. Beside the woodland, the kennels occupies a select area of the grounds, having 24 kennel units arranged into three sections. In addition, there is a detached office, two enclosed play runs and a further two turnout fields. The office houses a reception area, a kitchenette and a laundry room, offering plenty of space to develop or house a dog-grooming service, as well as there being scope to extend the office building as desired.

Alongside this successful and progressive business is a handsome four bedroom detached Victorian residence. Privacy is given to both the business and the property by mature foliage and trees to the boundaries, and there is separate parking for both the business and the house. The utility and entrance hall lead into two spacious reception rooms, a conservatory, kitchen and a cloakroom to the ground floor, with four well proportioned bedrooms set to the first floor serviced by a family bathroom. There are private gardens adjacent to the property, with a further covered decking area, enclosed play area and an assortment of outbuildings accessed from the drive. The property is serviced by oil central heating, double glazing and mains drainage.

what3words:

[///rocket.covers.goal](https://www.what3words.com/rocket.covers.goal)



Woodland Road lies on the borders of Burton on Trent and Swadlincote, having both excellent amenities and commuter routes nearby. The market town centre of Burton is home to shopping centres, health and leisure facilities, supermarkets and a cinema, with further amenities including a leisure centre also available in Swadlincote.

Surrounding countryside can be reached within a matter of minutes and is ideal for those looking for walking, cycling and other outdoor pursuits. The location borders the National Forest which can be enjoyed at the nearby Rosliston Forestry Centre and the Swadlincote Woodland Nature Reserve.

The area is well served by local primary and secondary schools as well as having the John Taylor Free School within a short drive, and there are a number of independent schools also close by including Repton, Derby Grammar and Twycross.

Being well placed for commuters, the property lies on the A444, giving swift access to the A511, A38 and A50, which connects in turn to the M42 and the national motorway network beyond. A local rail station in Burton on Trent provides direct links to Derby and Birmingham, and the International airports of East Midlands, Birmingham and Manchester are all within an easy drive.



Swadlincote Centre & Amenities: 1.5 miles
Burton on Trent Centre & Amenities: 4 miles



Burton on Trent Rail Station: 4 miles
Tamworth Rail Station: 14 miles



Derby City Centre: 15 miles
Ashby de la Zouch Centre: 6 miles
Nottingham City Centre: 33 miles



Swadlincote Woodlands Centre: 2 miles
Rosliston Forestry Centre: 3 miles



East Midlands Airport: 17 miles
Birmingham Airport: 27 miles



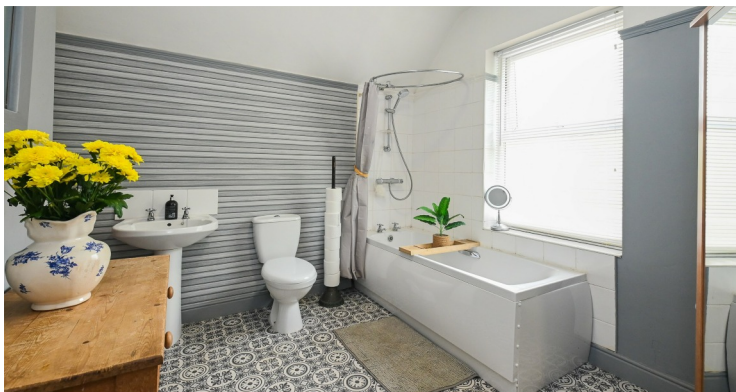
The front door opens into the **Utility Room**, which houses spaces for a washing machine and tumble dryer, as well as access into the **Cloakroom**. The central **Reception Hall** has stairs rising to the first floor accommodation, as well as leading into a spacious **Sitting Room** with feature period fireplace and an impressive full height bay window to the side. A **Conservatory** is also accessed from the hall, having tiled flooring and access out to an enclosed **Courtyard Garden** to the side of the property, and there is an enclosed area currently housing a secure cat run.

The **Dining Room** is another traditionally style and immaculately presented reception room, having original fitted storage, a feature brickwork fireplace and windows to the side. An opening leads into the good sized **Kitchen**, where the wall and base units house a range cooker as well as spaces for a dishwasher, fridge and freezer. A door also opens out onto the driveway.



From the **First Floor Landing**, there is access into the loft as well as original panel doors opening into four well proportioned bedrooms, three of which are doubles. The **Master Bedroom** faces the rear having views towards the entrance to the kennels, the **Second Bedroom** has traditional fitted storage and the spacious **Family Bathroom** comprises a three piece suite including a bathtub with shower unit over.

From the lane, a driveway to the front provides **Private Parking** for the residential side of the property. Flood-safe double gates lead into a larger driveway to the rear where there is designated **Parking For The Kennels**, as well as a number of timber **Outbuildings** and **Sheds** belonging to the main house. A covered area of **Decking** provides a pleasant outdoor entertaining area, and a gate opens to a **'Secret Garden'** play area, bordered by mature national forest woodland.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



Property Floor Area: 1,292 ft² / 120 m²

Ground Floor

Kitchen 3.96 x 2.74m (approx. 13'0 x 9'0)

Dining Room 3.95 x 3.47m (approx. 12'11 x 11'4)

Hallway 1.95 x 1.9m (approx. 6'4 x 6'2)

Sitting Room 4.57 x 3.96m (approx. 15'0 x 12'11)

Conservatory 2.94 x 2.6m (approx. 9'7 x 8'7)

Utility 3.0 x 1.8m (approx. 9'10 x 5'11)

Cloakroom

First Floor

Master Bedroom 4.0 x 2.77m (approx. 13'1 x 9'1)

Bedroom Two 3.6 x 2.94m (approx. 11'9 x 9'7)

Bedroom Three 3.96 x 1.94m (approx. 13'0 x 6'4)

Bedroom Four 3.94 x 1.94m (approx. 12'11 x 6'4)

Bathroom 2.94 x 2.94m (approx. 9'7 x 9'7)

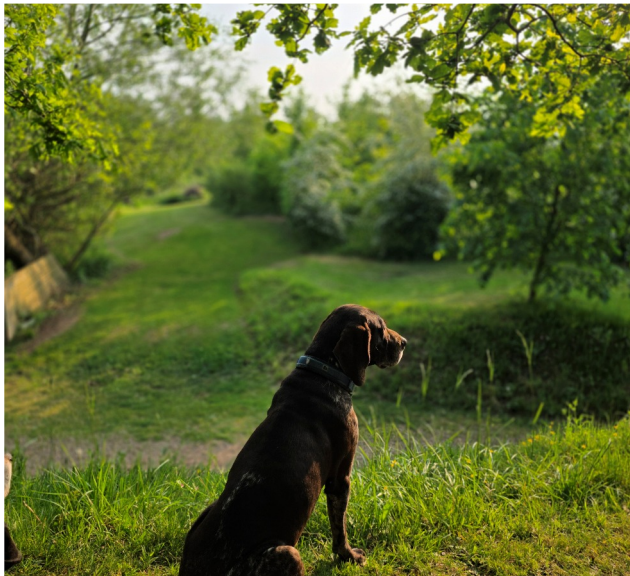
Daisy Brook Kennels Office

Reception Area & Kitchenette 10.7 x 3.96m
(approx. 35'1 x 13'0)

Laundry Room 2.8 x 1.98m (approx. 9'2 x 6'6)

Overall Plot: 2.7 Acres







Benefitting from a loyal and varied customer base, Daisy Brook Kennels is one of a small number of local boarding kennels in the area, being an ideal opportunity for anyone looking for an on-site business with year-round trading. There is also excellent potential to extend the office to the kennels or also develop other sides of the business to add a grooming service or cattery accommodations, subject to relevant permissions.

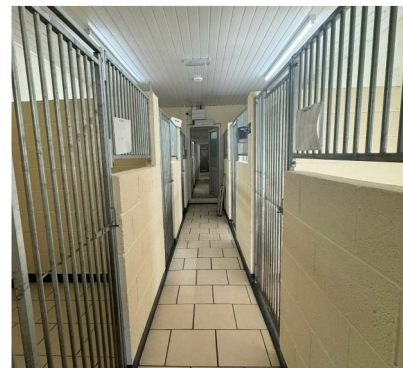
A five bar gate from the parking area opens into a privately owned area of National Forest planted woodland, where pathways lead to clearings and seating areas within the trees. A walkway to the side of the woodland leads to the **Office** to the boarding kennels, where a UPVC door opens into the **Reception Area**, where there is a desk and a storage room/isolation kennel. A **Kitchenette** to one end of the room houses wall and base units as well as spaces for appliances, and a door opens to a separate **Laundry**, with a washing machine, tumble dryer and additional storage space. The office is easily large enough to create a grooming area, or could alternatively be extended (STPP).

A door opens into the **Kennels**, which are arranged into three sections and total 24 individual kennels with an indoor area and a private outdoor run. Currently, the business licence allows for a maximum of two dogs per kennel, with one kennel being adaptable for four same-household dogs. Everyday items belonging to the kennels such as bedding, bowls and appliances are all included in the sale.

Directly behind the kennels are two enclosed **Play Runs**, with high fencing and a pleasant outlook over surrounding mature woodland. There are two further smaller **Turnout Fields**, allowing for plenty of space for the boarding guests to enjoy independent time outside.

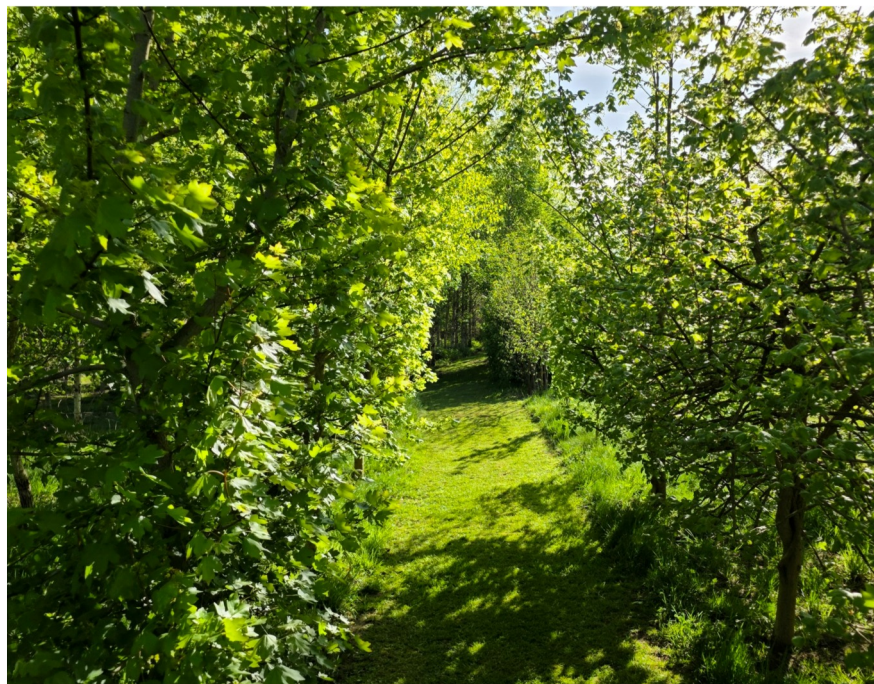
There have been various planning applications placed on both the house and office building, references under South Derbyshire Planning Authority which may be of interest are listed below:

Applications re. the Kennels: 9/2012/0052 & 9/2017/1019
Application re. the House: 9/2015/1209



We have been advised that turnovers for the most recent financial years are approximately:

- **£190,000** at 70% occupancy
- **£145,000** at 50% occupancy



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