



Lumphanan Pet Hotel | Lumphanan | Banchory | Aberdeenshire | AB31 4RP

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Lumphanan Pet Hotel, Lumphanan, Banchory, Aberdeenshire, AB31 4RP

- Exceptional Kennels
- Idyllic country location with stunning rural views
- 3 bed 1 1/2 storey house
- 1 acre land
- Detached kennels with 10 pens

Situation

Lumphanan Pet Hotel is a modern dog care facility located in Lumphanan, a small village in Aberdeenshire, Scotland. Situated in the picturesque Kincardineshire countryside the nearest major town is Banchory, which is approximately 10 miles southeast of Lumphanan. Aberdeen, the largest city in the region, is about 25 miles east, offering more extensive amenities and services. For schooling, Lumphanan has a local primary school, while secondary education is available in nearby towns such as Aboyne or Banchory. Travel connections to Lumphanan are primarily by road, with the A980 running through the village, connecting it to larger towns and the wider road network. Public transportation options are limited, typical of rural Scottish locations, with some bus services linking the village to nearby towns. The nearest railway station is in Aberdeen, providing connections to major Scottish cities and beyond. Despite its rural location, Lumphanan Pet Hotel's proximity to Banchory and relative closeness to Aberdeen allows it to serve a wider catchment area while maintaining a peaceful, countryside environment for its canine guests.





The Business

Lumphanan Pet Hotel is a modern, high-quality dog boarding facility located in Banchory, Aberdeenshire. Established in 2010, it offers 10 self-contained suites designed to provide a comfortable, home-like environment for dogs. The facility features spacious, light-filled bedrooms with glass doors, attached exercise rooms with countryside views, thermostatically controlled underfloor heating, sound-insulated walls and ceilings, and 24/7 CCTV coverage and alarm systems. The business operates using an online booking system, KennelBooker.com, which manages client registrations, dog records, and vaccination information, ensuring compliance with GDPR and licensing conditions. Key operational aspects include a daily routine of walks, feeding, and playtime, individualized care and attention for each dog, a flexible pricing structure with seasonal rates, and strict policies on accepting suitable dogs to maintain a pleasant environment. Revenue streams currently focus on boarding services, with potential for growth through the addition of dog grooming and retail services. The business has established a strong reputation for quality care, attracting repeat clients. Financial considerations include a 25% admin fee (deposit) required within one week of booking, a cancellation policy to protect revenue, fees varying based on dog size and multiple occupancy, and a seasonal pricing structure. The facility's modern design, comprehensive care approach, and established client base make it an attractive business proposition with opportunities for revenue growth while maintaining its reputation for excellence in dog care.



Property

This charming 3-bedroom traditional Aberdeenshire granite house, dating back to circa 1800, offers a blend of period features and modern amenities. The 1.5-storey property boasts a well-designed layout, with an entrance hall leading to a kitchen-diner featuring a traditional Aga, a sitting room with a wood-burning stove, and a modern bathroom with underfloor heating. The ground floor also includes an office area, a spacious conservatory overlooking the rear garden, and the main bedroom with double aspect. Two additional bedrooms are located on the first floor. The property benefits from a new oil boiler (2019) and tank (2022), solar panels, and a septic tank serving both the house and kennels. Connectivity is ensured through Starlink, providing efficient internet access, with infrastructure in place for CCTV and alarm systems throughout the house and kennels.



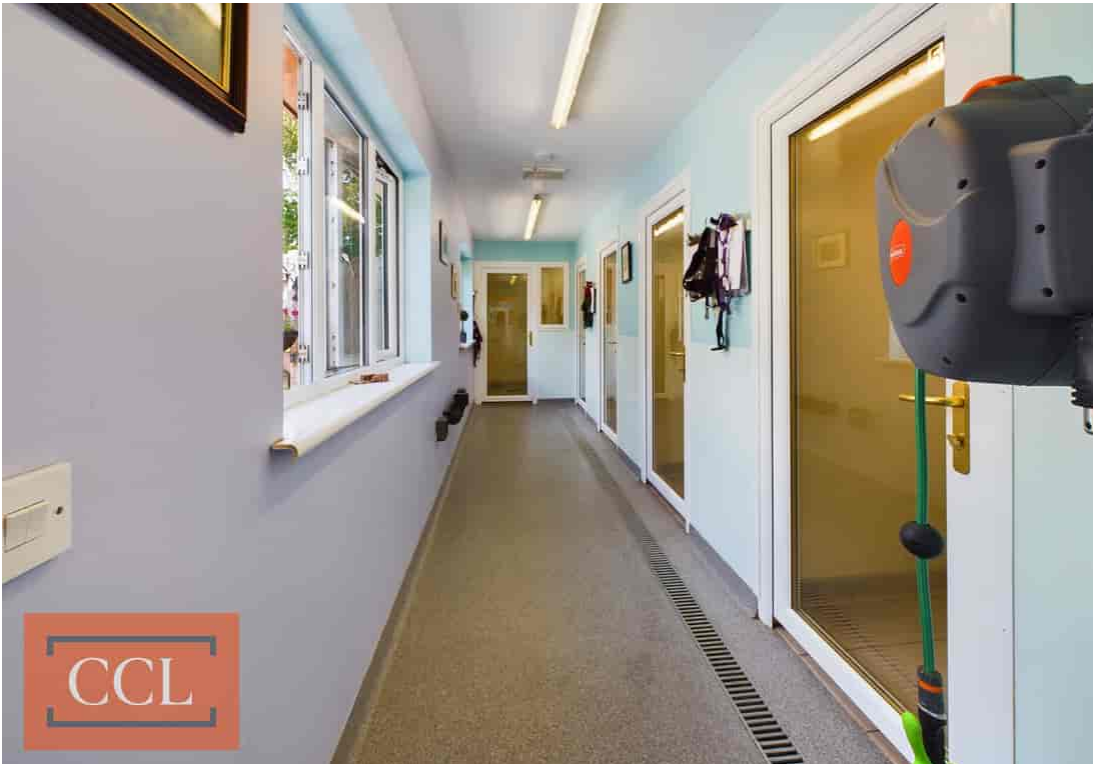
This exceptional kennel facility offers the ultimate in canine comfort and care, featuring 10 meticulously designed pens: 4 medium, 5 large, and 1 extra-large. Each sleep area boasts a glass door overlooking a secure corridor, complemented by 9-foot covered runs with picturesque views of a wildflower area and beech hedge. The kennels are equipped with state-of-the-art underfloor heating, adjustable for sets of two or three pens, ensuring optimal comfort. Natural-colored, slip-resistant tiles adorn the floors, complete with thermostatically controlled heating and cool lying areas. Privacy and tranquility are paramount, with each room featuring sound-insulated solid walls and ceilings to minimize disturbances from other dogs. The runs are similarly insulated, creating a peaceful atmosphere throughout the facility. This thoughtfully designed kennel complex provides an unparalleled environment for dogs, making it a valuable asset to any property catering to canine care and comfort.

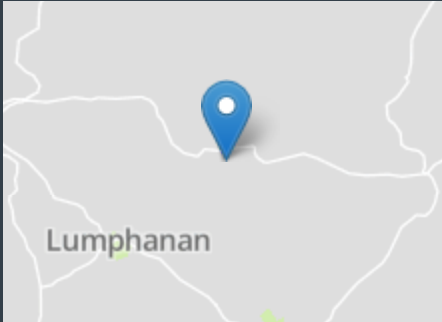
External

This 1-acre property is surrounded by farmland on all sides. An old military way runs along the western perimeter, providing non-motorized access rights and limited vehicular access for neighboring landowners. The property features a secure back garden with grass, enclosed by a beech hedge, and an open front lawn. A large stone steading in good condition stands on the property, equipped with power and connected to a 2020-installed alarm system. There is also a private garden with a concrete shed that has water and power. A kennel building is set in a secure area with trees and hedging. The property offers ample parking for at least 6 vehicles with turning space. The location provides privacy with minimal foot traffic and occasional farm vehicle passage.









Tenure

Scottish equivalent of freehold.

Trading Information

Accounting information will be released after formal viewing has taken place.

Services

Oil Central Heating. Mains electricity and water. Solar panels. Drainage to septic tank.

<p>Floor 0 Building 1</p>			
			<p>(1) Excluding balconies and terraces</p> <p>☒ Reduced headroom (below 1.5m/4.92ft)</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIRAFFE360</p>
<p>Floor 0 Building 2</p>			



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