



North East Raw Dogfood, Poynerneuk, Avaulds, Turriff, Aberdeenshire www.cclproperty.com

**Poynerneuk
Avaulds
Turriff
Aberdeenshire**

**Established dual business
Rural Aberdeenshire location
Three-bedroom dwelling
Purpose-built kennels
13 pens plus isolation
Walk-in freezer storage
1.5 acre site
Expansion potential**

An excellent opportunity to acquire a well-established dual business comprising a successful raw dog food operation and fully equipped boarding kennels, set within approximately 1.5 acres in a scenic rural location near Turriff. The property includes a spacious three-bedroom dwelling, modern retail and storage facilities with walk-in freezers, and purpose-built kennels with 13 pens and underfloor heating. With an established customer base, regular delivery service, and scope for further expansion, this represents a rare lifestyle and income-generating opportunity in the heart of Aberdeenshire.





Situation and Location

North East Raw Dog Food is situated at Poynerneuk, Turriff, Aberdeenshire (AB53 5RY), enjoying a peaceful rural setting with attractive open views across rolling countryside. Despite its tranquil position, the property remains conveniently accessible to nearby towns and key amenities. Turriff lies approximately 5 miles to the south, offering a range of local shops, supermarkets, healthcare facilities, and primary and secondary schooling. The larger towns of Banff and Macduff are within easy reach, providing additional retail, leisure, and coastal attractions. Aberdeen city is approximately 35 miles to the south-east, offering extensive business, retail, and transport facilities, including rail links and Aberdeen International Airport. The surrounding road network allows for straightforward connectivity across Aberdeenshire, making the property well placed for both local clientele and wider service delivery. The area benefits from a strong agricultural and rural economy, with a supportive community and access to countryside pursuits.

The Property



This spacious three-bedroom property offers generous and versatile accommodation, ideally suited as a family home or for those seeking comfortable living alongside a business opportunity. The property opens into a bright and welcoming hallway leading to an exceptionally spacious living room. This impressive space benefits from attractive double aspect windows, allowing natural light to flood the room. A charming wood-burning stove provides a focal point, creating a warm and inviting environment ideal for both relaxing and entertaining. A private balcony extends from the living area, offering an excellent vantage point to enjoy the surrounding landscape. The modern kitchen diner forms the heart of the home, thoughtfully designed for both functionality and style. It is equipped with a dual fuel range cooker, extensive worktop space, and ample storage. The layout comfortably accommodates a large dining table, making it ideal for family living and social gatherings.

There are three well-proportioned double bedrooms, each offering flexibility for a range of uses. The principal bedroom benefits from a contemporary en-suite shower room, while a spacious family bathroom serves the remaining accommodation, complete with both a separate shower enclosure and full-sized bath.



The Business

The property incorporates two established and complementary business elements: North East Raw Dog Food and a fully operational boarding kennel facility.

The kennels are purpose-built and comprise 13 pens plus an isolation kennel. Each pen includes internal accommodation measuring approximately 1.5m x 2m and external runs of approximately 2m x 2m. The kennels benefit from underfloor heating and are currently in full operation. Boarding charges are structured at £25 per day for one dog, £40 for two dogs sharing, and £50 for three dogs sharing a pen.

North East Raw Dog Food operates from a retail unit on site, supported by four large walk-in freezers and an office. The business includes regular delivery services using a freezer van, typically once or twice weekly, and has an established customer base. Further information can be found at northeastrawdoggfood.co.uk.

External

The site extends to approximately 1.5 acres and offers a blend of commercial functionality and attractive outdoor space. There is a partially completed summer house with potential for staff accommodation or alternative business use. The grounds include mature gardens with trees and a burn, enhancing the setting. Additional features include customer parking, a dedicated office for the kennel operations, and the retail and storage facilities associated with the dog food business. There is clear scope to expand the kennel operation, subject to the necessary consents, making this a versatile and income-generating opportunity in a highly appealing rural location.









Tenure

Scottish equivalent of freehold

Services

The property has mains electricity.
Private water supply and drainage to septic tank. Oil central heating.

Trading Information

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



All appointments to view this or any of our other properties must be made through the vendors sole agents.

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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.