

Pendellas Boarding Kennels & Cattery



Auction

Commercial Development in L39

Long Lane, Bickerstaffe, Ormskirk,
Lancashire, L39 9EE

£1,680,000 Starting Bid

Tenure

Freehold

Off Street parking

Property features

- ✓ Well-proportioned 4-bedroom detached home
- ✓ Freehold Property
- ✓ Vacant Possession

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold Via Online Auction. Fee's Apply.

A rare opportunity to purchase a freehold, mixed-use property combining a spacious 4-bedroom detached home with a boarding kennels and cattery complex, set on a generous 0.32-acre plot in the sought-after Ormskirk area. This unique site offers exceptional residential comfort alongside substantial commercial potential, making it ideal for families, investors, or buyers seeking a lifestyle business with multiple income streams.

The main residence is a well-proportioned 4-bedroom detached home offering privacy, ample parking, and a garden. The property requires renovation, giving buyers the freedom to modernise, redesign, or extend to suit their needs.

Accommodation includes three double bedrooms, one single bedroom, a family bathroom, a bathroom en-suite and an en-suite shower. The layout provides flexibility for families or those wanting to create a home office, guest suite, or additional storage. The ground floor consists of

A spacious lounge with a log/coal fire, utility room with double cupboards and a sink, a dining room with a log fire, a large kitchen with an island and a downstairs toilet and a study with French windows.

Parking is excellent, with space for six vehicles at the house, making it ideal for families, visiting clients, or staff if the business is operated on-site.

The attached kennels and cattery complex is purpose-built, and designed to accommodate high-volume boarding, and demonstrating strong demand and profitability.

The kennels include eight blocks capable of housing more than 80 dogs, offering substantial capacity for boarding, rescue, training, or specialist services. The cattery facilities accommodate 15+ cats, providing a separate, quiet environment for feline guests.

A separate and dedicated grooming room adds an additional income stream, allowing for grooming services to be offered to boarding clients or the wider public. The large exercise area provides ample space for dogs to play, train, and socialise, enhancing the appeal of the facility for pet owners seeking high-quality care.

Parking for the kennels is separate from the house, with space for 6–7 vehicles, ensuring smooth client drop-offs and collections without disturbing the residential side of the property.

The site is ideal for relaunching a boarding business, expanding into training or grooming, or converting into alternative commercial uses such as doggy day care, rescue operations, or specialist animal services.

This property offers a rare combination of residential comfort and commercial opportunity. Buyers can choose to:

- Reopen and relaunch the kennels/cattery under a new brand
- Expand into grooming, day care, training, or rescue
- Redevelop the commercial buildings for alternative business use
- Convert the site into a multi-unit residential development (subject to planning)

Demand for boarding services in the region remains strong. The site's layout, parking, and existing infrastructure make it ideal for experienced operators or newcomers seeking a lifestyle change with built-in income potential. Located in Long Lane, Aughton, Ormskirk, the property enjoys a peaceful setting while remaining close to local amenities, transport links, countryside walks, and the wider Lancashire network. The combination of privacy and accessibility makes it attractive to families and business clients alike.

Significant commercial potential. Buyers seeking a high-value mixed-use opportunity will recognise the exceptional scope this property offers.

This is a one-of-a-kind opportunity to purchase a mixed-use property with enormous potential. The spacious 4-bedroom home provides comfort and privacy, while the kennels and cattery offer multiple income streams and strong commercial viability. With ample scope for redevelopment or expansion, the site is ideal for families, investors, or those seeking a lifestyle business in a desirable location.

Features;

- Water mains connected
- LPG heating
- Electricity Solar panels
- Septic tank

Whether you want to relaunch a thriving boarding business, convert the site for alternative commercial use, or create a multi-unit residential development, this property offers unmatched flexibility and long-term value.

Price: Starting Bid £1,680,000

Property Type: Commercial Development

Business Type: Residential Investments

Parking: Off Street

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Location

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Tenure

Title number LA638374 - Freehold

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Long Lane, Bickerstaffe, Ormskirk, Lancashire, L39 9EE

Contact your local branch today for more information on this property:

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