

FOR SALE

CARE HOME COMPLEX WITH
REDEVELOPMENT POTENTIAL

SKYE VIEW CARE CENTRE AND ARRAN HOUSE 1 ARRAN DRIVE • AIRDRIE • ML6 6NJ

UNEXPECTEDLY BACK ON THE MARKET

**REDUCED
ASKING PRICE**



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DM HALL
CHARTERED SURVEYORS

Commercial Department
12 Bothwell Street, Glasgow, G2 6LU
0141 332 8615

PROPERTY HIGHLIGHTS

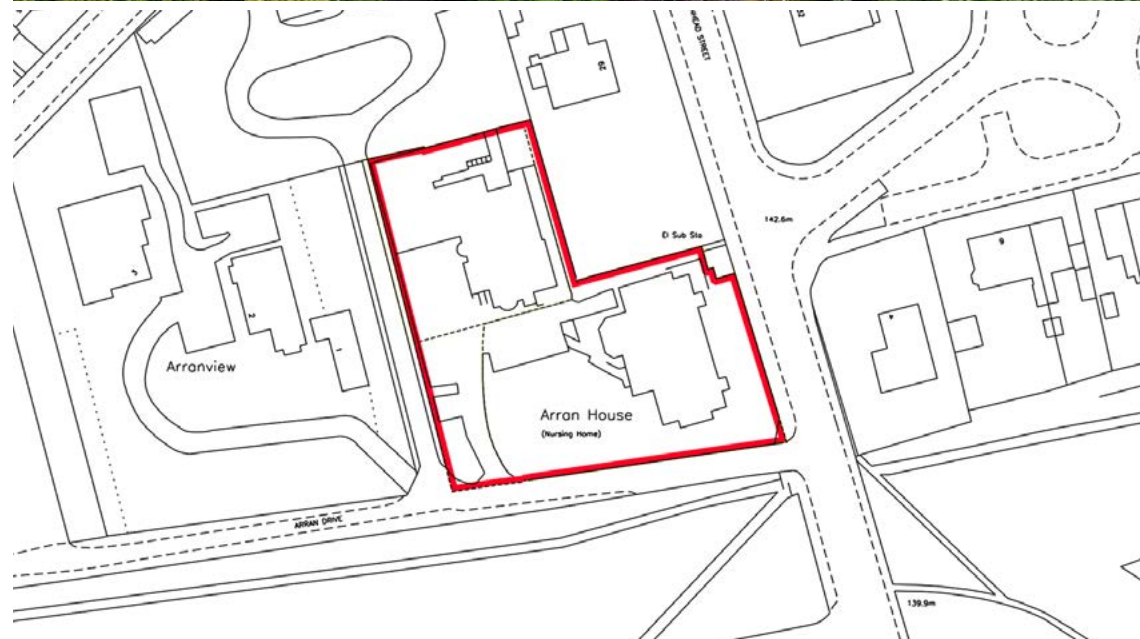
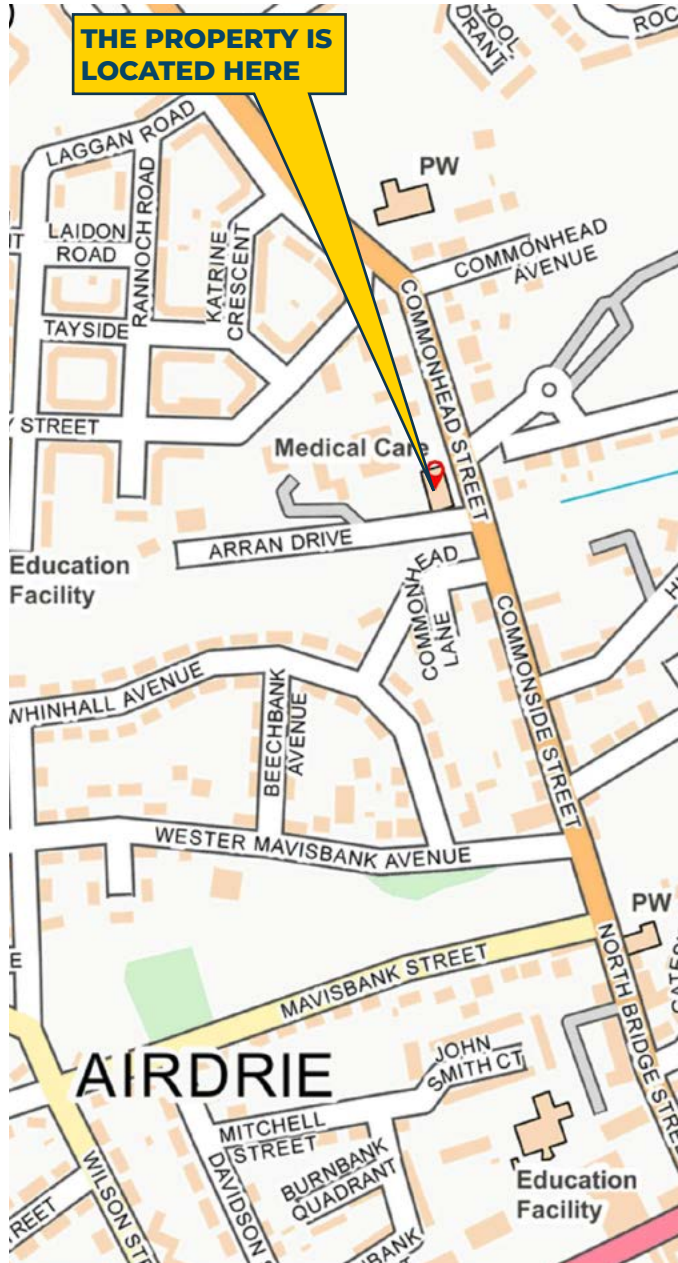
- Situated within a desirable residential location.
- Approximately a mile from Airdrie town centre retail and leisure amenities.
- Conveniently located for primary and secondary schools.
- Airdrie train station less than a mile to the south.
- Former care home complex on 0.37 ha (0.92 acre) site.
- Arran House in need of redevelopment /refurbishment.
- More modern Skye View property provides 24 rooms and ancillary facilities.
- Offers over £475,000 invited for our clients heritable interest.



LOCATION

The town of Airdrie in North Lanarkshire is situated approximately 15 miles east of Glasgow City Centre and, with the neighbouring town of Coatbridge, it forms part of the Monklands conurbation with a population of approximately 90,000. Airdrie has good accessibility to the M8 motorway situated to the south and the subject property is within a mile of Airdrie train station which has frequent regular services east and west to Edinburgh and Glasgow Queen Street.

Airdrie town centre, with its retail, restaurant/bar and leisure amenities, is located just over a mile to the south. The property is situated a short distance west of Commonhead Street which is a main route leading to Airdrie Town Centre. The surrounding area is largely residential in nature and there have been notable flatted development/conversion schemes at neighbouring properties to the west and north. The subjects overlook public open space and both primary and secondary schools are within a 10 minute walk of the property.





1 ARRAN DRIVE • AIRDRIE • ML6 6NJ

DESCRIPTION/ ACCOMMODATION

The subjects comprise a site extending to approximately 0.372 ha (0.92 acre) incorporating two former care homes, Arran House and Skye View Care Centre. There is adjacent garden grounds and parking facilities providing 15 car spaces off the access road from Arran Drive. The two buildings are more particularly described as undernoted:-

SKYE VIEW CARE CENTRE

This sits at the front/south east section of the site and is a detached two storey and attic brick building with a mainly pitched concrete tiled roof. It provides a total of 24 rooms with ancillary accommodation. This is a relatively modern property with accommodation as undernoted:-

Ground Floor:-

12 bedrooms (all with ensuite toilet facilities), administration office/reception, day room with its own pantry/kitchenette plus ancillary store, toilets and assisted bathing facilities.

First Floor:-

12 bedrooms (all with ensuite toilet facilities), day room and dining room plus ancillary toilet and assisted bathing facilities.

Attic Floor:-

Primarily utilised for administration purposes, this provides a boardroom, three offices, toilet facilities, plant, machinery and storage accommodation.

The property has double glazed windows throughout, a gas fired central heating system and there is a 6 person passenger lift to all floors.

We have attached layout plans showing the accommodation described above, however these are not to scale and are provided for indicative purposes only.

ARRAN HOUSE

This building is located at the rear/northmost section of the site and it closed as a care home facility in 2012. The main building is of stone construction with pitched slated roofs. The property has a series of single and two storey extensions which are steel framed, constructed of concrete and have flat roofs.

Given the property has been vacant and unused for a considerable period, it is in poor condition necessitating either complete redevelopment or refurbishment.

We do have indicative layout plans of Arran House which can be made available on request.

FLOOR AREAS

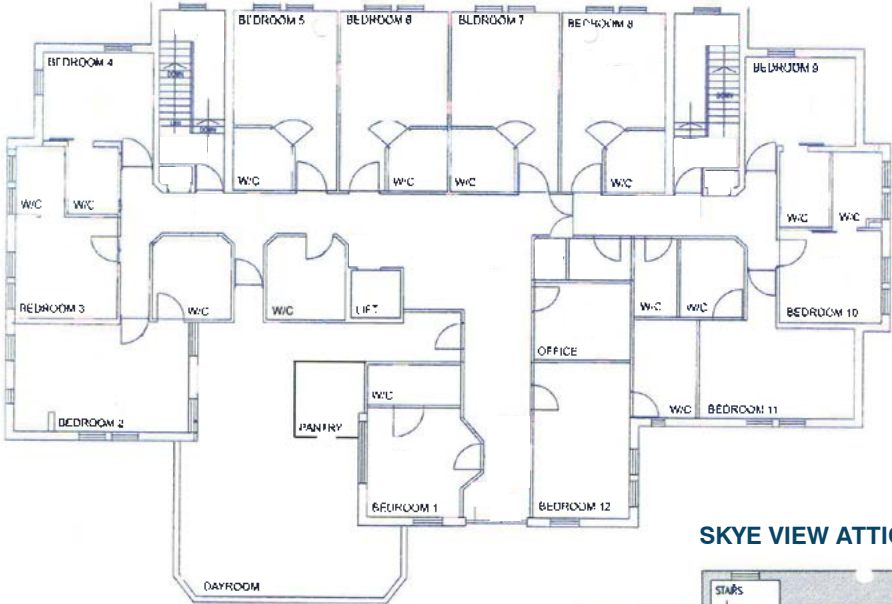
In relation to Skye View, we calculate the following approximate gross internal floor areas:-

	sq.m.	sq.ft.
Ground Floor:	464.35	4,998
First Floor:	463.84	4,993
Attic Floor:	152.09	1,637
TOTAL:	1,080.28	11,628

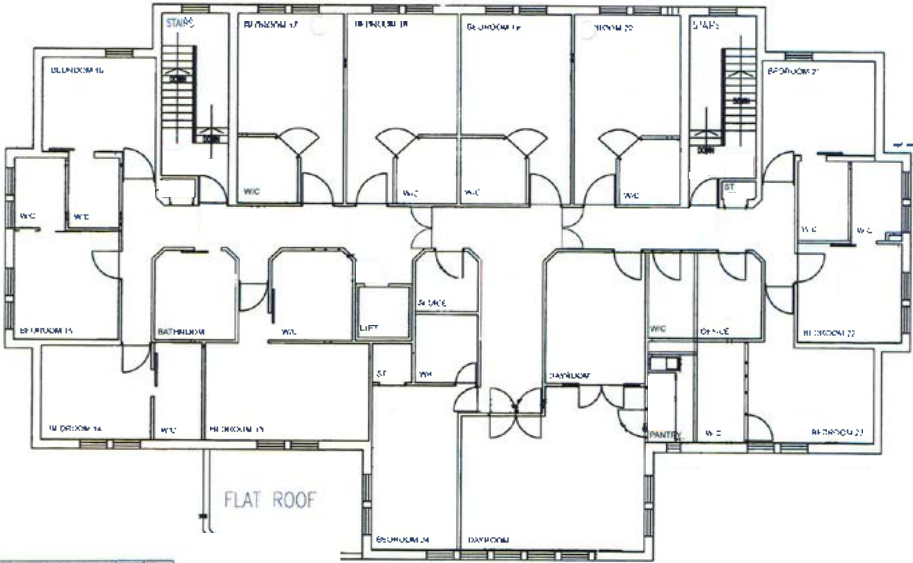
In relation to Arran House we have calculated that the foot-print in terms of the ground floor and various extensions is 720 sq.m. (7,750 sq.ft.) approximately.



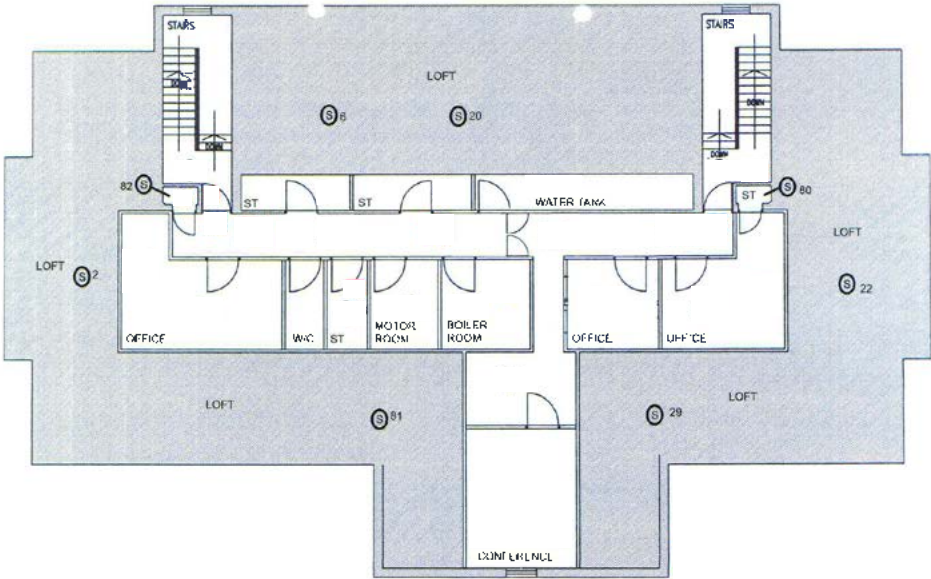
SKYE VIEW GROUND FLOOR



SKYE VIEW FIRST FLOOR



SKYE VIEW ATTIC



Not to scale - for indicative purposes only.



PLANNING

The subjects, until recently, operated as a Care Home under Class 8 Use however we believe there is potential for change of use and redevelopment for the likes of residential or hostel use, subject to planning consent. Parties should make their own detailed enquiries regarding planning and change of use to North Lanarkshire Council, Planning Department:-

Telephone
01236 632500
or
Email
planningenquiry@northlan.gov.uk

PURCHASERS PACK

A Purchasers Pack will be made available to interested parties upon request and this will include:-

- A Title Summary with supporting plans and Title Deeds
- Energy Performance Certificates
- Extensive aerial and internal photographs
- Video and drone photography
- Property Enquiry Certificates
- Indicative Layout Plans

Whilst this Purchasers Pack will be made available to interested parties on request the information is for guidance and cannot be warranted to third parties. Parties should therefore make their own detailed inquiries and undertake their own due diligence in terms of technical information.

RATEABLE VALUE

The property is entered in the Valuation Roll as a Home with a Rateable Value of £74,500.

A new occupier will have a right to appeal the current assessment.

SALE TERMS

Offers in excess of £475,000 are invited for the purchase of the heritable interest.

Our client's preference will be the receipt of offers that are not subject to major suspensive conditions.

Parties should notify formal interest in writing to DM Hall in order that they can be advised of any viewing days or any closing date set for the receipt of offers.

VAT

The property is not registered for VAT.

EPC

A copy of the Energy Performance Certificates (EPCs) is available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/ occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

VIEWING & FURTHER INFORMATION

Strictly by contacting the Sole Selling Agents:-

Graeme Todd MRICS

Tel: 07831 274556

e-mail: graeme.todd@dmhall.co.uk

Or

Jacqueline Towie Assoc RICS

Tel: 07917 762352

e-mail: Jacqueline.towie@dmhall.co.uk

DATE OF PUBLICATION REFERENCE

August 2023
(updated May 2024)

WSA2453

DM HALL
CHARTERED SURVEYORS

IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control
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ARRAN HOUSE



SKYE VIEW