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#62 March 2025

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# PROPERTYLIST



Our monthly newsletter featuring our latest properties

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MONTANE  
CARE



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Montane Care

# FOR THE JOURNEY



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## South East – Detached Property with Existing Childcare Tenant

NEW  
INSTRUCTION

- Newly built property
- 5 Double bedrooms
- 2 Bathrooms
- Private road access
- Parking for several vehicles
- Current tenant as children's care home (C2), who pay a current rent of £5000/month.
- Tenants are under a 5 year contract with a 3 year break clause (in approx. 18 months time)



Offers in Excess of £1,300,000

REF. MC94

## North East – Two Residential Homes on One Site

NEW  
INSTRUCTION

- Large Grounds
- Approx. 50 Rooms
- Registered Manager in Place
- CQC – Requires Improvement
- Average Weekly Fee £836
- YE 2024 turnover of £1,479,211
- 2025 Projected EBITDARM c.£215k
- Development Potential (STP)



Offers Over £2,000,000

REF. MC91

## North East – Nursing Home Registered for 40+ Residents

NEW  
INSTRUCTION

- Nursing & Dementia Home
- Purpose Built & Period Conversion
- Grade II Listed Conversion
- Approx 50% En-Suite
- Registered Manager in Place
- CQC – Good (Pending Downgrade)
- Average Weekly Fee £862
- YE 2024 turnover of £1,661,847
- 2025 Projected EBITDARM c.£208k



Asking Price £1,250,000

REF. MC90

## North East – Nursing, Dementia & Residential Home

NEW  
INSTRUCTION

- 45 Beds
- Purpose Built
- CQC Requires Improvement
- Registered manager
- Growth Opportunity
- Average Weekly Fee £922



Guide Price £1,500,000

REF. MC88

## North West – State of the Art Residential Care Home Located to Greater Manchester

NEW  
INSTRUCTION

- Custom built state-of-the-art care home
- Located to Greater Manchester
- Accommodation over two floors
- Services and offices to 2nd floor
- Constructed 2019
- Offering 38 + bedrooms with en-suite wet rooms
- Luxury lounges & dining areas
- Movement activation lighting
- Activities, library rooms, bar, games room
- Sleeping facilities for families
- Assisted spa baths
- High profiling beds
- Additional offices and services to second floor
- Two lifts
- Turnover circa £4 million



Offers over £7,500,000

REF. MC86

## North West – Residential Care Home offering 100% En-Suite

NEW  
INSTRUCTION

- Sought after care home in the Northwest
- 40 Bedrooms – 100% en-suite
- Several communal areas
- Passenger lift
- Spacious grounds
- Car park
- Leasehold 700 years remaining passing rent £41.15 P/A
- Management accounts to October 2024 show a turnover of £1,511,927 operating profit £482,778 (32%)
- CQC – Requires Improvement



Guide Price £2,250,000

REF. MC71

## North West – Four Specialist Care Homes

NEW  
INSTRUCTION

- Four specialist care homes catering for adults with mental health conditions#
- The four Homes are registered for a total of 48 residents
- Fees for the registered services are at a standard rate of £676 per week
- The group trades with a consistently high occupancy at 95% plus and with only the occasional vacancy
- Profit & Loss accounts y/e 31st August 2024 show a turnover of £1,622,692 with adjusted net profit for the same period £363,402 (22%)
- A well-respected company with good growth levels
- All four care homes are rated good with CQC



Guide Price £1,950,000

REF. MC17

## North West – Residential Care Home

UNDER  
OFFER

- Sought after residential care home
- Located in residential area
- Well presented
- Experienced, long-standing staff
- CQC - Good



Offer in Excess of £1,000,000

REF. MC84

## North West – Residential Nursing Home Registered for Approx. 40 Residents

UNDER  
OFFER

- Sought-after residential care home
- Located to predominantly residential area
- Approx. 40 bedrooms, 100% en-suite
- Experienced long-standing staff with competent full-time manager
- Annualised turnover based on 9 months to September 2024 of £2,013,354 with an EBITDA of £227,061 (11%)
- CQC-GOOD



Guide Price £1,850,000

REF. MC83

## North East – Nursing Home

UNDER  
OFFER

- Purpose Built
- 62 Beds all en-suite WC
- Average weekly fee £849
- CQC - Inadequate
- Residential area
- Turnaround opportunity



Offers over £1,500,000

REF. MC87

## North East – Residential Care Home

UNDER  
OFFER

- Purpose Built
- 47 Beds all en-suite WC
- Average Weekly Fee £818
- CQC - Requires Improvement
- Registered Manager
- Growth Potential



Guide Price £1,500,000

REF. MC78

## North East – Nursing Home Registered for 20 Residents

- Period conversion with purpose-built extension
- Circa 20 rooms, approx. 50% en-suite facilities
- Turnover £984k, Adjusted Net Profit of over £130k
- Experienced long-standing staff with competent full-time manager
- High occupancy, Average weekly fee £939
- CQC Good



Asking Price £950,000

REF. MC77

## North West – Superbly appointed MEAB accredited Montessori Nursery

UNDER  
OFFER

- Superbly appointed MEAB accredited Montessori Nursery, registered for 55 children
- Highly desirable and affluent setting, truly enviable reputation
- Immaculately presented with high occupancy levels
- Fee income 31st July 2023 £711,433 impressive EBITDA £161,034
- Nine month management accounts to 30th April 2024 show a turnover of £572,078 including grant income
- Long standing staff
- Waiting list
- Rated good/outstanding



Guide Price £1,700,000

REF. MC74

## West Midlands – Group of two Care Homes

UNDER  
OFFER

- Group of 2 sought after nursing homes in the West Midlands
- 64 Bedrooms, 6 with wet rooms
- Lifts in both homes
- Car parks at both homes
- Well presented
- 2024 Profit & Loss shows a turnover of £2,624,209 with an adjusted net profit of £342,681 (13%)
- CQC – Good // Requires Improvement



Guide Price £2,400,000

REF. MC72

## South Yorkshire – 2 Young People's Assisted Living Homes

OFFER  
RECEIVED

- 2 Young people's assisted living homes based in South Yorkshire
- Well established and sought after homes registered as HMO's.
- Total of 12 bedrooms
- Staff offices and communal areas in both homes
- Y/E 31st July 2023 shows a T/O of £624,169 with an ANP for the same period of £142,567 (33%)
- OFSTED Registered.



Asking Price £950,000

REF. MC62

## North Wales – Nursing Home Registered for 55 Residents

UNDER  
OFFER

- Sought-after nursing home
- Located to prominently residential area
- Registered for 55 Residents
- Two twin rooms
- 50 En-suite rooms
- Experienced long-standing staff
- Two passenger lifts
- Well-established business with proven income stream and healthy EBITDA levels
- Rated with CIW
- Accounting information Y/E May 2023 shows a turnover of £2,457,460 with an EBITDA of £530,461 (22%)
- Current occupancy stands at 51 residents
- Ample parking
- Landscaped gardens



Guide Price £3,700,000

REF. MC58

## North East – Opportunity to Acquire Three Reputable Care Homes

EXCHANGED

- Homes located to the North East
- Total registration more than 145 rooms
- Majority en-suite facilities
- Experienced managers in all homes
- Lapsed planning to one home
- Two Good CQC, one Requires Improvement
- Lifts
- All presented to a high standard



Price on application

REF. MC51/52/53

## North West location – Residential Care Home Registered for 24 Residents, 17 En-Suite Facilities

UNDER OFFER

- Substantial sought-after Care Home
- Located to a prime position
- Registered for 24 residents
- 17 Have en-suite facilities
- Experienced long-standing staff
- Average occupancy 95%
- CQC Rating GOOD
- Profit & Loss accounts Y/E 31st December 2022 show turnover of £810,034 with adjusted net profit for the same period £118,596 15%
- Average fees annualised as of 17th October 2023 show a yearly turnover of £1,030,000 with an adjusted net profit of £154,000
- Passenger lift
- Lapsed planning permission for 16 additional bedrooms



Guide Price £900,000

REF. MC42

## South west – Nursing Home Registered for 26 Service Users

UNDER OFFER


- Sought-after nursing home
- Located to predominantly residential area
- Registered for 26 elderly clients
- 25 Single bedrooms & one Twin
- 20 en-suite facilities
- Experienced long-standing staff with competent manager
- Maintaining high occupancy with waiting list
- Management accounts year end March 2024 show a turnover of £1,467,534 with adjust net profit of £400,000 +
- Two passenger lifts
- CQC GOOD



Guide price £1.5million

REF. MC22

**SOLD**



# Belmont Grange Residential Nursing Home, Belmont County Durham

Specialist business property adviser Montane Care has completed the sale of Belmont Grange Residential Nursing Home, Belmont County Durham. The business is registered for 30 single bedrooms & two en-suit.

#### **Our clients John & Barbara Moran commented**

*“Upon meeting Anthony we had no hesitation in allowing Anthony to sell Belmont Grange Nursing and Residential Care Home. In a short period of time Anthony found multiple buyers and through intense negotiations achieved and successfully negotiated an undisclosed buyer.”*

Our client commented further *“The level of service was excellent throughout the sale process: Upon completion it has been a great relief to finally achieve what we have been working towards, it was an overwhelming but very rewarding experience. I would recommend you and the company to others due to the professionalism and reliable service. I appreciate everything you have done in helping us achieve our retirement, without your help this would not have been possible”.*

The legal teams worked well to get the deal across the line, headed by Sophie Townes of Sintons acting for the sellers, Stephon Lopeman & Careron Shaw of Kuits acting for the buyers.

#### **Anthony Rae Director of Montane Care**

**comments.** *“Having built a professional relationship with my clients it was a pleasure to achieve multiple offers in a short period of time by selecting operators with proven experience with proven funding. Montane Care have expert local and national coverage with disappointed buyers seeking to acquire similar businesses”.*

If you are contemplating selling or would like to know the value of your business call in confidence Anthony Rae 07546932811.





SOLD

# Albert House Nursing Home, Weston-Super-Mare

Specialist business property adviser Montane Care has completed the sale of Albert House Nursing Home located to Weston-Super-Mare.

Albert House Nursing home comprised of 38 single bedrooms with 100% en-suite facilities.



**A true retirement sale**, the business had been in our client's ownership for 27+ years.

**Our client's, Adrian & Sally Esland commented,** "I was recommended to Anthony by a friend & existing operator. We had no hesitation in allowing Anthony to sell our business with Montane Care. In a short period of time Anthony found multiple buyers during an intense period of negotiating and introducing existing operators Luke Venn & Cheryl Lawrence allowing our future retirement".

Our client's commented further "The level of service was excellent throughout the sale process: you have shown great patience and cooperation. Upon completion it has been a great relief to finally achieve what we have been working towards, it was an overwhelming but very rewarding experience. I would recommend you and the company to others due to the professionalism and reliable service. I appreciate everything you have done in helping us achieve our future retirement, without your help this would not have been possible".

In addition, our purchasers commented on the transaction. "We are delighted to have acquired Albert House Nursing Home. We and can't thank Anthony enough for his professional diligence and support during the acquisition process. We would certainly use Montane Care again instantly for any future acquisitions.

We are very excited to add Albert House to our portfolio of homes in England and are looking forward to continuing the excellent level of care delivered on a day-to-day basis to the residents of the home."

**Anthony Rae Director of Montane Care comments.** "It was a pleasure to achieve multiple offers in a short period of time by selecting existing operators with proven funding. Montane Care have expert local and National coverage with disappointed buyers. seeking to acquire similar businesses"

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**SOLD**



# Montane Care Expertly Facilitates the Transition of Balmoral House Care Home

Montane Care has expertly managed the transition of Balmoral House Care Home, situated in Rhyl, from an undisclosed vendor to Dr. Richard Frimpong. This distinguished facility features 17 bedrooms distributed over two floors.

**Mr. Richard Frimpong shared his thoughts:**

*“During the acquisition process, Darren’s dedication was remarkable. His deep understanding of the sector, coupled with a professional demeanour, ensured precise management at every stage. This was crucial in successfully finalising the transition of Balmoral House. We greatly appreciate his expertise and the significant contributions he made.”*

**Darren Edwards, Healthcare Agent at Montane Care, commented,** *“Building a strong rapport with my client allowed me to present an offer from a reputable operator, financially supported by the Development Bank of Wales, which also provided unwavering support throughout. Montane Care is renowned for its expertise both locally and nationally, and we have interested investors actively seeking similar opportunities.”*

For those considering selling or interested in knowing the value of their business, Darren Edwards is available for confidential consultations at 07855 361 960.



**SOLD**



## Another Nursing Home Sold by Montane Care The Limes Nursing Home

Montane Care has skilfully managed the transition of The Limes Nursing Home, located in Ely, from Making Space to an undisclosed purchaser. This prominent facility features 19 bedrooms spread across two floors.

Reflecting on his experience with Montane Care, Mr. Nick Farmer, Chief Operating Officer at Making Space noted,

*"After collaborating with Montane Care, Darren promptly identified several prospective purchasers. Through meticulous negotiations, he skilfully secured a deal with a suitable care provider, resulting in a successful completion. I am deeply grateful to Darren for his unwavering support throughout the process."*

Darren Edwards, Healthcare Agent at Montane Care, commented, *"After establishing a rapport with my client, I took great satisfaction in presenting an offer from a suitable operator with financial backing. Montane Care stands out for its expertise on both local and national fronts, and we have potential investors actively seeking similar business opportunities."*

For those considering selling or interested in knowing the value of their business, Darren Edwards is available for confidential consultations at 07855 361 960.



**SOLD**

# Another Nursing Home Sold by Montane Care Green Gables Care Home, Congleton, Cheshire.

Specialist business property adviser Montane Care has completed the sale of the former Green Gables Care Home Congleton Cheshire on behalf of an undisclosed client.

Green Gables care home originally offered residential accommodation for 24 with the benefit of 17 en-suite facilities.

- Under offer in 24hrs
- Through a bespoke marketing campaign we generated an acceptable offer within 24 hrs meeting our clients price expectation and time frame.

**Anthony Rae Director of Montane Care comments.** *"It was a pleasure to achieve such a quick sale by selecting existing operators with a proven funding. Montane Care have expert local and National coverage with disappointed buyers. seeking to acquire similar businesses"*

For those considering selling or interested in knowing the value of their business, Darren Edwards is available for confidential consultations at 07855 361 960.



**SOLD**



# Specialist business property adviser Montane Care has completed the sale of **The Eam Group** located to Partington & Wythenshaw, Manchester.

The Eam Group comprises of three individual homes offering Nursing Care to adults with complex health disabilities. A true retirement sale, the business had been in our client's ownership for 18 years.

Our client's, Nick Whimpany & Liz Marland commented, "We have known Anthony for 20+ Years and had no hesitation in allowing Anthony to sell our business with Montane Care. In a short period of time Anthony found multiple buyers during an intense period of negotiating and introducing an undisclosed existing operator allowing our future retirement".

Our client's commented further "The level of service was excellent throughout the sale process: you have shown great patience and cooperation. Upon completion it has been a great relief to finally achieve what we have been working towards, it was an overwhelming but very rewarding experience. I would recommend you and the company to others due to the professionalism and reliable

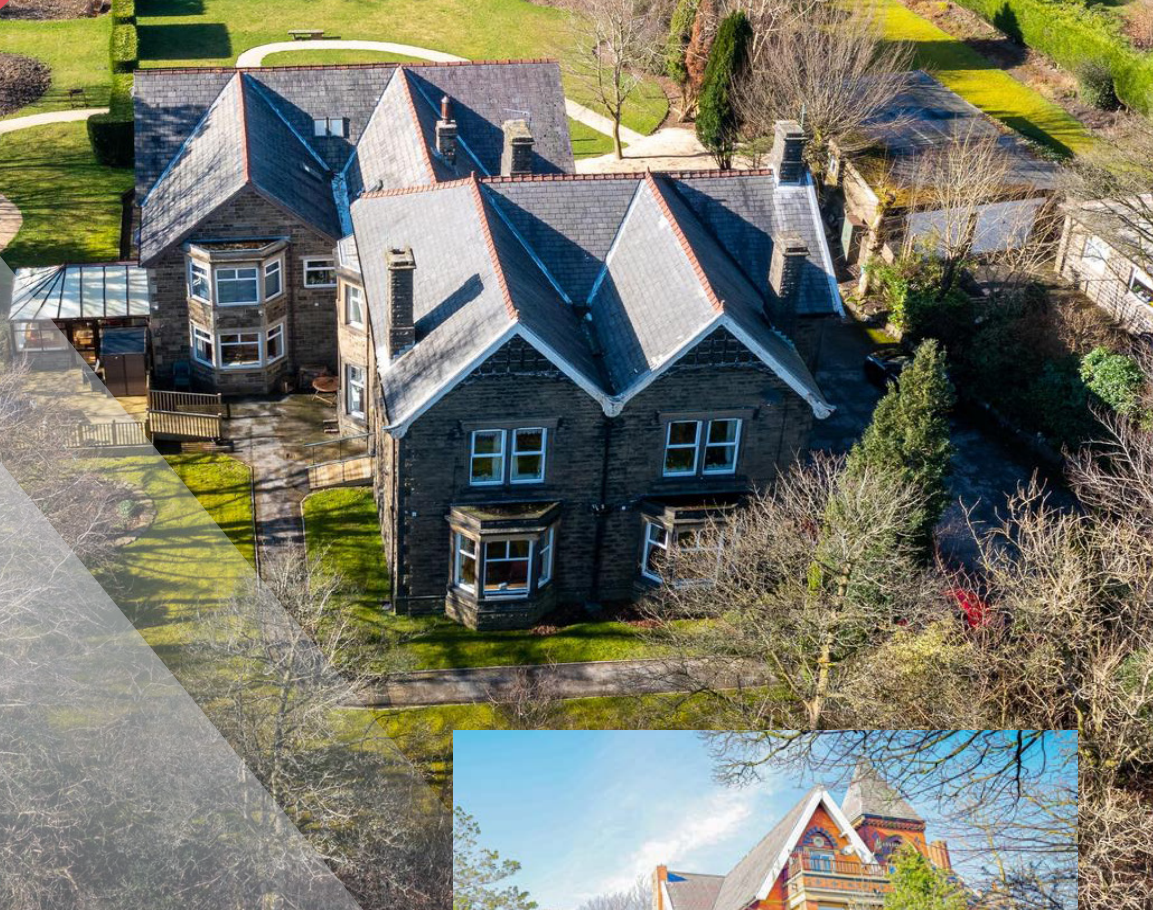
service. I appreciate everything you have done in helping us achieve our future retirement, without your help this would not have been possible".

**Anthony Rae Director of Montane Care** comments. "It was a pleasure to achieve multiple offers in a short period of time by selecting existing operators with proven funding. Montane Care have expert local and National coverage with disappointed buyers. seeking to acquire similar businesses".

If you are contemplating selling or would like to know the value of your business call in confidence Anthony Rae 07546932811



**SOLD**



# Jalna & Danesmoor Care Homes

Specialist business property adviser Montane Care has completed the sale of Jalna & Danesmoor Care Homes, located to Burnley & Rossendale. Jalna & Danesmoor Care homes comprise of two individual homes offering residential Care.

A true retirement sale, the business had been in our client's ownership for 20 years.

Our client's, Mike & Jeanette Lane commented, *"We have known Anthony for 20+ Years and originally bought Jalna Care Home from Anthony. We had no hesitation in allowing Anthony to sell our business with Montane Care. In a short period of time Anthony found multiple buyers during an intense period of negotiating and introducing a Mr Rasid James a first-time operator allowing our future retirement"*.

Our client's commented further *"The level of service was excellent throughout the sale process: you have shown great patience and cooperation. Upon completion it has been a great relief to finally achieve what we have been working towards, it was an overwhelming but very rewarding experience"*

**Anthony Rae Director of Montane Care comments.** *"It was a pleasure to be able to sell a Jalna Care Home that I originally sold to Mike & Jeanette 20 years ago. We achieved multiple offers in a short period of time by selecting existing operators with proven funding. Montane Care have expert local and National coverage with disappointed buyers. seeking to acquire similar businesses"*.

If you are contemplating selling or would like to know the value of your business call in confidence Anthony Rae 07546932811



## When the time comes to move on, you can rely on Montane Care

You have spent years building up your business. You have committed time, money and energy. You operate in one of the most heavily regulated trade sectors in the UK where complex funding issues are changing the face of the market. So when the time comes to consider your exit strategy, you're going to need expert advice from a company you can rely on.

Montane Care is discreetly effective in the sale of care businesses of all sizes. Our expertise is sought on an ongoing basis by a broad client base from private, corporate and charitable operators, to banks, receivers and local authorities. Our strength lies in our market knowledge and commitment to our business. When you deal with Montane Care you know you are dealing with a team of focused, highly experienced professionals with years of experience in the care sector.

We would be delighted to discuss your plans in complete confidence by telephone. If you are thinking of selling now or in the future, or if you need advice on your position in the current market contact me or one of my colleagues on **07546932811**. You can also visit our web site at [www.montanecare.co.uk](http://www.montanecare.co.uk)



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### DO YOU REQUIRE FINANCE?

With an unparalleled lender relationship and sector knowledge, whether it is to refinance an existing facility or support growth through an acquisition, Montane Finance will provide the right commercial advise that your business needs.

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