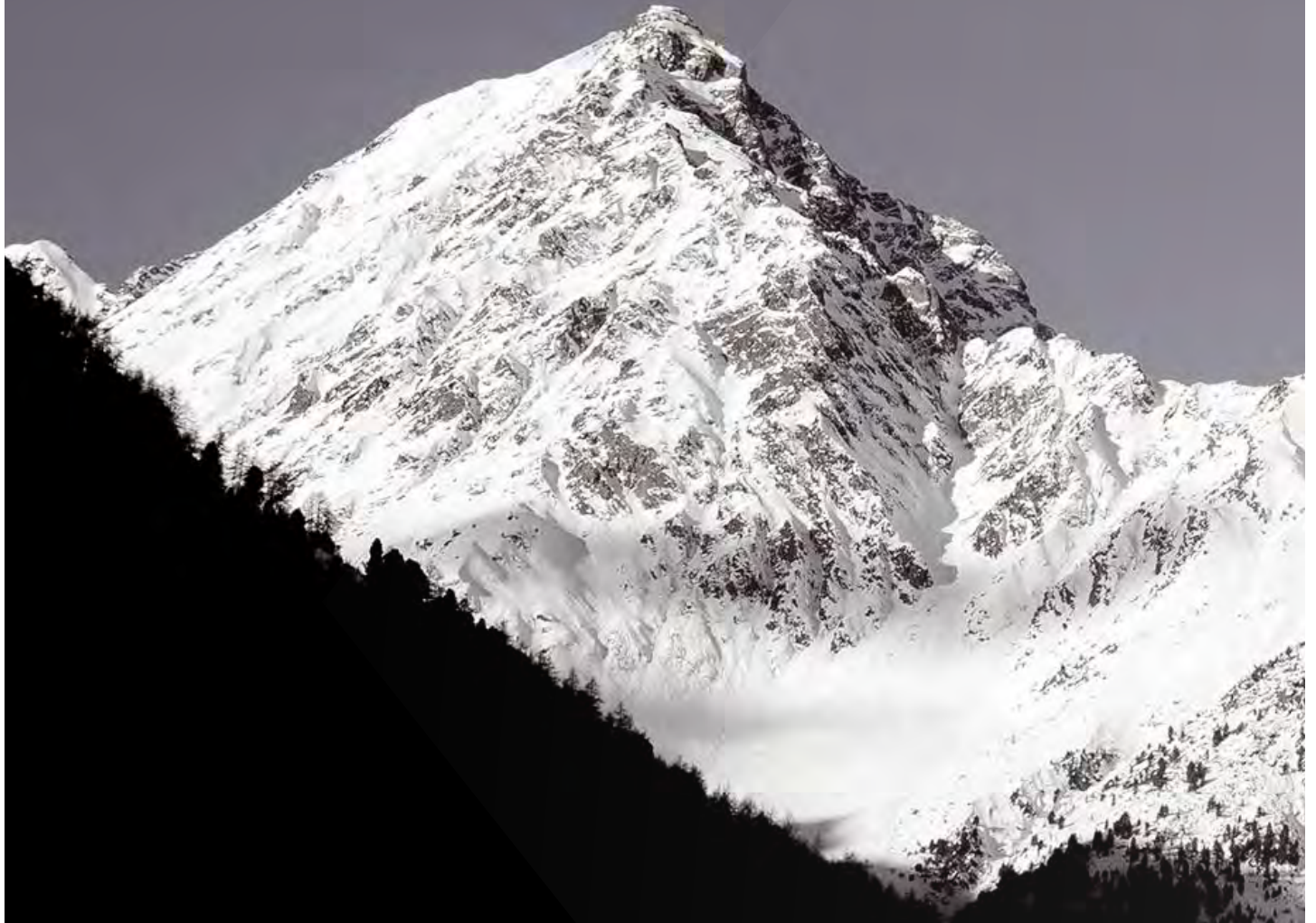

#65 June 2025

PROPERTYLIST



Our monthly newsletter featuring our latest properties



MONTANE
CARE



MONTANE
FINANCE



MONTANE
INSURANCE
SERVICES



Montane group expands with new Lancashire hub



A financial and property services group has expanded its operations with a new hub in Lancashire.

The Montane group of businesses has taken an office suite at the £8.4m Strawberry Fields Digital Hub in Chorley, with scope to accommodate further additions to its growing team based there.

The group, which has its headquarters in Buxton and an office in Winsford, Cheshire, comprises specialist business property adviser Montane Care, Montane Finance and Montane Insurance.

Montane Care provides commercial advice on the sale and acquisition of care homes and childcare facilities across the UK. Montane Finance is an award-winning independent finance broker for the hospitality and healthcare sectors.

Last year, the group launched Montane Insurance, a boutique commercial broker for the hospitality and healthcare sectors, headed by director Adam Lee.

Montane's team had been hot-desking at Strawberry Fields and the group has now taken dedicated office space with additional boardroom facilities for client meetings and seminars.

Scott Murcott, founder and managing director of the Montane group, said:

"Our new hub at Strawberry Fields marks a milestone for Montane as we continue to expand our team and our operations.

Our business strategy involves opening hubs as we develop the group, and we will look to establish similar centres in other key locations as we grow.

Strawberry Fields is in a prime location, being close to the M61, M6 and M65. It's very accessible for the team and the clients we work with in the region, it's modern and well-equipped, and our office suite gives us scope to expand the team as we continue to grow the business.

We've also been really impressed with the business community that's developing there and the interaction and collaborative working between the various companies based at the site. It's great to be part of it."

Strawberry Fields Digital Hub, part-funded by the European Regional Development Fund (ERDF) and managed by Chorley Council, opened in 2019 to provide fixed office space, flexible hot desks and meeting rooms to start-ups and SMEs across a range of sectors.

The site, off Euxton Lane, has 40,000sq ft of workspace offering superfast broadband and on-site digital support.

East Anglia Nursing Home

- C. 20 bedrooms
- Majority en-suite
- CQC – Good
- Well presented
- Experienced long-standing staff
- Extensive gardens
- Car park
- 2023 B&M valuation of £1,785,000
- Annualised MI ending March '25 show a turnover of £1,740,961 with an ANP of £594,762 (34%)



NEW
INSTRUCTION

To find out more please email darren.edwards@montanecare.co.uk

Asking Price £3,600,000

REF. MC103

North West Residential Care Home

- Over 40 single bedrooms
- High occupancy levels
- Experienced long-standing staff
- Y/E December 2024 turnover of £1,950,000
- Forecast December 2025 turnover of £2,125,000
- Jan/May ANP of £128,107 (16%)
- Gardens
- Car park
- CQC – Requires Improvement



NEW
INSTRUCTION

To find out more please email darren.edwards@montanecare.co.uk

Guide Price £2,100,000

REF. MC60

North & Northwest London Domiciliary Business

- Domiciliary care & supported living business
- Established over 25 Years
- Residential area of North & Northwest London, down to Camden, parts of Hertfordshire, Barnet, Brent, Ealing, Hays, Uxbridge & Northolt, all with good transport links
- Turnover 31st October 2024 £698,361, EBITDA £129,715 (19%)
- Excellent reputation, genuine growth potential
- Approximately 900 hours of care per week
- Registered manager & nurses (all grades)
- Offers home care & companionship
- 24/7 seven days a week
- Comprehensive service
- CQC Good



NEW
INSTRUCTION

To find out more please email anthony.rae@montanecare.co.uk

Guide Price £600,000

REF. MC102

Uckfield East Sussex Care Development Opportunity

- Opportunity for a consented 69-bedroom care home (C2) development
- C.0.99 acre site
- Approximate GIA of 3,771 sq m, equating to c.50.9 sqm per resident
- Situated in Uckfield, East Sussex
- 100 En-suite bedrooms
- Generous bedroom sizes exceed CQC 'Essential Standards of Quality and Care'
- C.220m to nearest bus stop
- C.1km to A22 (Uckfield Bypass) and A26
- C.14 km to Uckfield train station
- C.18 km to GP and Uckfield Community Hospital



NEW
INSTRUCTION

To find out more please email anthony.rae@montanecare.co.uk

Offers in excess of £1,500,000

REF. MC100

Lincolnshire Nursing & Dementia Home

OFFER
RECEIVED

- Converted and extended
- Registered for 45 residents
- 40 Bedrooms, 22 en-suite WC
- Longstanding management team
- CQC – Good
- High occupancy
- Average weekly fee £996
- FY2024 Turnover £1.8m
- FY2024 ANP £339k
- Desirable village location



To find out more please email jason.payne@montanecare.co.uk

Guide Price £1,950,000

REF. MC101

North West/West Midlands – Coming Soon

COMING
SOON

- Group of 5 care homes in the North West/ West Midlands area
- Combined over 210 beds
- Y/E 2024 Combined turnover £9,597,766
- Y/E 2024 Combined EBITDA £2,147,959
- Contact us to register your interest



To find out more please email darren.edwards@montanecare.co.uk

Offers in excess £14,000,000

REF. MC95-99

East Midlands and Yorkshire – Group of 2 Care Homes

- Group of 2 Care Homes in East Midlands and Yorkshire
- Total Registration circa 110
- Registered Manager in Place
- CQC – Requires Improvement // Good
- YE 2024 combined turnover £2.48m



To find out more please email jason.payne@montanecare.co.uk

Guide Price £5,000,000

REF. MC92/93

Yorkshire – Nursing Home Registered for 40+ Residents

UNDER
OFFER

- 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



To find out more please email jason.payne@montanecare.co.uk

Asking Price £1,250,000

REF. MC90

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

OFFER
RECEIVED

- 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



To find out more please email darren.edwards@montanecare.co.uk

Guide Price £2,250,000

REF. MC71

North West – Four Specialist Care Homes

UNDER
OFFER

- 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



To find out more please email anthony.rae@montanecare.co.uk

Guide Price £1,950,000

REF. MC17

North West – Residential Care Home

OFFER
RECEIVED

- Sought after care home
- Registered for 41 residents
- 35 Bedrooms (22 with toilet and wash basin, 13 with wash basin)
- Well presented
- Experienced long standing staff
- CQC – Good
- Y/E 2023 turnover of £1,233,551 and EBITDA of £109,535
- Projected 2025-26 EBITDA of £160,000



To find out more please email darren.edwards@montanecare.co.uk

Guide Price £1,100,000

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



To find out more please email darren.edwards@montanecare.co.uk

Guide Price £1,850,000

REF. MC83

North East – Nursing Home

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

To find out more please email jason.payne@montanecare.co.uk



UNDER
OFFER

Offers over £1,500,000

REF. MC87

North East – Residential Care Home

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

To find out more please email jason.payne@montanecare.co.uk



UNDER
OFFER

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

To find out more please email jason.payne@montanecare.co.uk



UNDER
OFFER

Asking Price £850,000

REF. MC77

North West – Superbly appointed MEAB accredited Montessori Nursery

- 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



SOLD

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



To find out more please email darren.edwards@montanecare.co.uk

Guide Price £2,400,000

REF. MC72

South Yorkshire – 2 Young People's Assisted Living Homes

UNDER
OFFER

- 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.



To find out more please email darren.edwards@montanecare.co.uk

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 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



To find out more please email darren.edwards@montanecare.co.uk

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



To find out more please email anthony.rae@montanecare.co.uk

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

Montane Care Facilitates the Successful Sale of a Day Care Centre in Hull

Montane Care is proud to announce the successful sale of a well-established Day Care Centre located in Hull, further demonstrating our expertise and ongoing commitment to delivering smooth, discreet, and strategic transactions across the health and social care sector.

This latest transaction involved the sale of the business by Mr Ken Fellows, an experienced operator and longstanding client of Montane Care, to Mr Farhan Ahmed. Following the completion of the transaction, both parties reflected on their experience with Montane Care.

Mr Ken Fellows shared the following feedback:

"Having worked with Anthony on a previous sale, I had no hesitation in appointing Montane Care again when I decided to sell my Day Centre. As before, the professionalism, transparency, and in-depth knowledge of the sector made all the difference. Anthony ensured that the sale progressed smoothly, with minimal disruption to the day-to-day running of the business. I was kept informed throughout the process, and I am genuinely grateful for the support and advice provided every step of the way."

The buyer, Mr Farhan Ahmed, also expressed his appreciation: *"This acquisition represents my third in the care sector, and I can confidently say that this was the most straightforward transaction to date. Working with Anthony made the process seamless. His understanding of the care market, and his ability to mediate effectively between buyer and seller, meant that we were able to maintain momentum and resolve any issues swiftly. I look forward to developing the service further and am thankful to Montane Care for their guidance and professionalism throughout."*

Please contact Anthony Rae directly on 07546 932811 or via email at anthony.rae@montanecare.co.uk to find out how Montane Care can support you.



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 07720 653322.





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"

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



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".

SOLD

Montane Care Have Successfully Undertaken the Sale of The Pear Tree Montessori Nursery

Montane Care has skilfully managed the transition of Pear Tree Montessori Nursery, located in Greater Manchester, to an undisclosed purchaser. This prominent Nursery is registered for 55 children and offers a truly enviable reputation.

Our clients reflected on their experience with Montane Care, stating
"After collaborating with Montane Care, Montane Care promptly identified several prospective purchasers. Through meticulous negotiations, Montane Care skilfully secured a deal with an existing nursery provider, resulting in a successful completion. I am deeply grateful to Anthony & his team for their unwavering support throughout the process."

Anthony Rae, Director 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."*

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





MONTANE
CARE

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

FOR THE JOURNEY



MONTANE
FINANCE \

DO YOU REQUIRE FINANCE?

At Montane Finance, we recognise that securing the right commercial finance is a critical driver of long-term business success. Specialising in the hospitality and care sectors, we go beyond traditional brokerage by offering strategic guidance, deep sector insight, and exclusive access to a wide range of funding solutions. Our role is not just to connect clients with finance, but to unlock opportunities that support sustainable growth, operational resilience, and commercial confidence.

Speak with Montane Finance today.

E scott.murcott@montanefinance.co.uk

M 07484609912

montanefinance.co.uk



MONTANE
INSURANCE
SERVICES

At Montane Insurance Services, we stand firmly on three foundational principles: Ambition, Protection, and Integrity. These values guide everything we do as we provide the essential insurance support that your business requires. What sets us apart is our unwavering focus on relationships over transactions – we take genuine pride and passion in developing and nurturing the partnerships we forge with our clients.

E adam@montaneinsurance.co.uk
M 07955 410114

montaneinsurance.co.uk

Montane Care

FOR THE JOURNEY



Contact us:

T: 01257 460270

E: anthony.rae@montanecare.co.uk

M: 07546 932811

E: darren.edwards@montanecare.co.uk

M: 07720 653322

montanecare.co.uk



MONTANE
CARE