

FOR SALE

CARE HOME

DM HALL



FORMER CARE HOME WITH REDEVELOPMENT POTENTIAL

133 OLD MANSE ROAD • WISHAW • ML2 0EW

- » Former care home with 19 bedrooms.
- » Situated in a desirable residential location.
- » Potential for alternative uses, including residential redevelopment (subject to planning).
- » Site area of 0.205 hectares (0.5 acres). approx.
- » Offers Over 265,000 are invited for our client's heritable interest.

Commercial Department
Unit 3 Cadzow Park,
82 Muir Street, Hamilton, ML3 6BJ
01698 284 939

LOCATION

Old Manse Road is conveniently situated close to central Wishaw, with shops, schools, restaurants, pubs, and sports facilities nearby. The property is within a mainly residential area and the surrounding location offers easy access to Beltane Park, the Clyde Walkway, and Wishaw University Hospital.

The town of Wishaw is situated approximately 15 miles to the east of Glasgow City Centre and is well connected on the main trunk road network and also provides reasonable public transport links, including a mainline railway station which links the City Centre of Glasgow with the surrounding Lanarkshire towns.

DESCRIPTION

133 Old Manse Road is a traditional two-storey and attic, stone-built house, converted and extended to function as a private residential care home. A single-storey rear extension accommodates 10 ensuite bedrooms, with a further 9 ensuite rooms located within the main building.

A detached single-storey kitchen block is situated to the rear (west) of the site.

ACCOMMODATION

Ground Floor

- Entrance Hall
- Lounge
- Dining Room
- Prep Area
- Conservatory
- 19 Bedrooms, all with Ensuite Facilities
- Office & Treatment Rooms
- Bathroom & Shower Room

First Floor

- Laundry
- Stores
- 3 Former Bedrooms

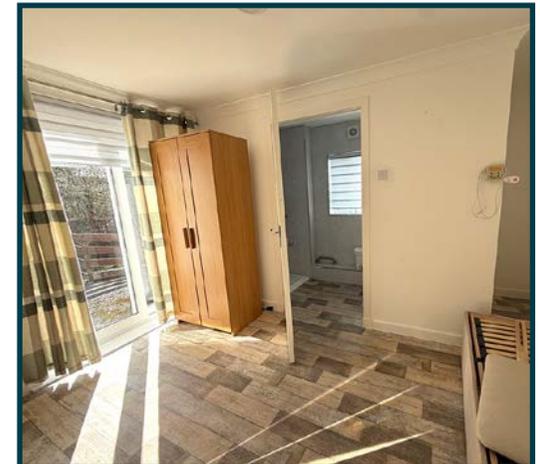
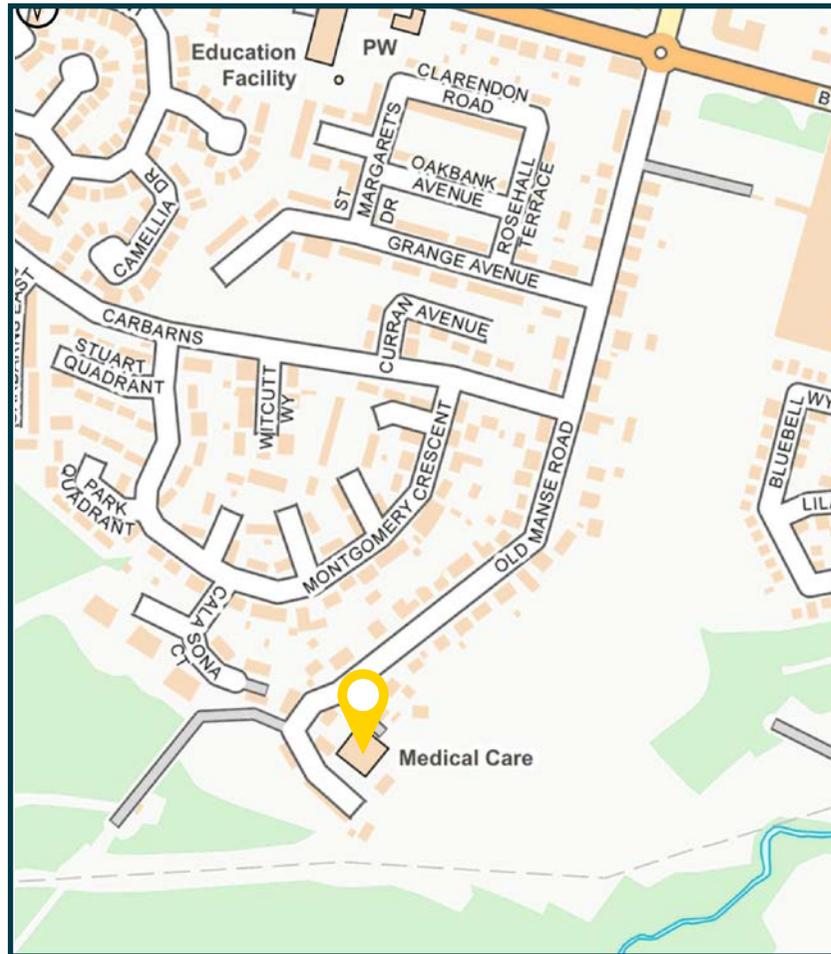
Attic

- 2 Stores
- External Building

Annex Building

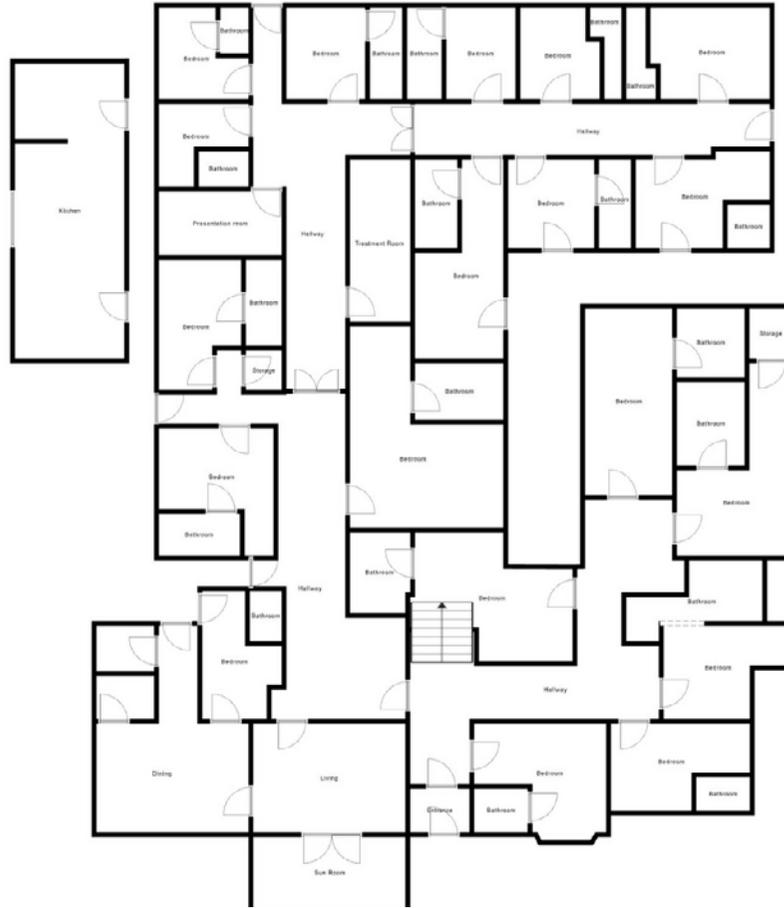
- Kitchen

The property extends to a total gross internal floor area of approximately 1,055 sq.m (11,356 sq.ft.), with a site area of approximately 0.205 hectares (0.5 acres).



Floor Plan

Ground Floor



First Floor and Attic



FLOORPLANS FOR INDICATIVE PURPOSES ONLY.

ACCOMMODATION

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a gross internal basis and is as follows:

Floor	sq m	sq ft
Ground	790	8,503
First	209	2,249
Attic	56	602
Total	1,055	11,356

ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON-DOMESTIC RATES

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £35,500.

SALE TERMS

Offers over £265,000 are invited for the purchase of our clients heritable interest in the premises.

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT

All prices quoted are exclusive of VAT which may be chargeable.

ANTI-MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall is legally required to carry out due diligence on all parties involved in a transaction. Once an offer has been accepted, prospective purchasers, vendors, tenants, or landlords will be required, at a minimum, to provide proof of identity and residence, as well as proof of funds, before the transaction or lease can proceed.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agent:-

Jacqueline Towie Assoc RICS

Tel: 07917 762352

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

DATE OF PUBLICATION	REFERENCE
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March 2026	WSA2964
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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.
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