

FOR SALE

Vacant Care Home with planning permission for 5 Residential Dwellings

Located within the North Lanarkshire
town of Airdrie

Total floor area extending to 414.05
sqm (4,456 sqft)

Planning Permission Granted for 5
Residential Dwellings

Total Site Area of 0.28 Acres (1135
SqM)

**Sale Price: Offers In Excess Of
£250,000**



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1 COLSTON ROAD, AIRDRIE, ML6 7AA

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Location

1 COLSTON ROAD, AIRDRIE, ML6 7AA

The subjects are situated on Colston Road within the North Lanarkshire town of Airdrie, located approximately 15 miles east of Glasgow city centre and well-positioned within Scotland's central belt.

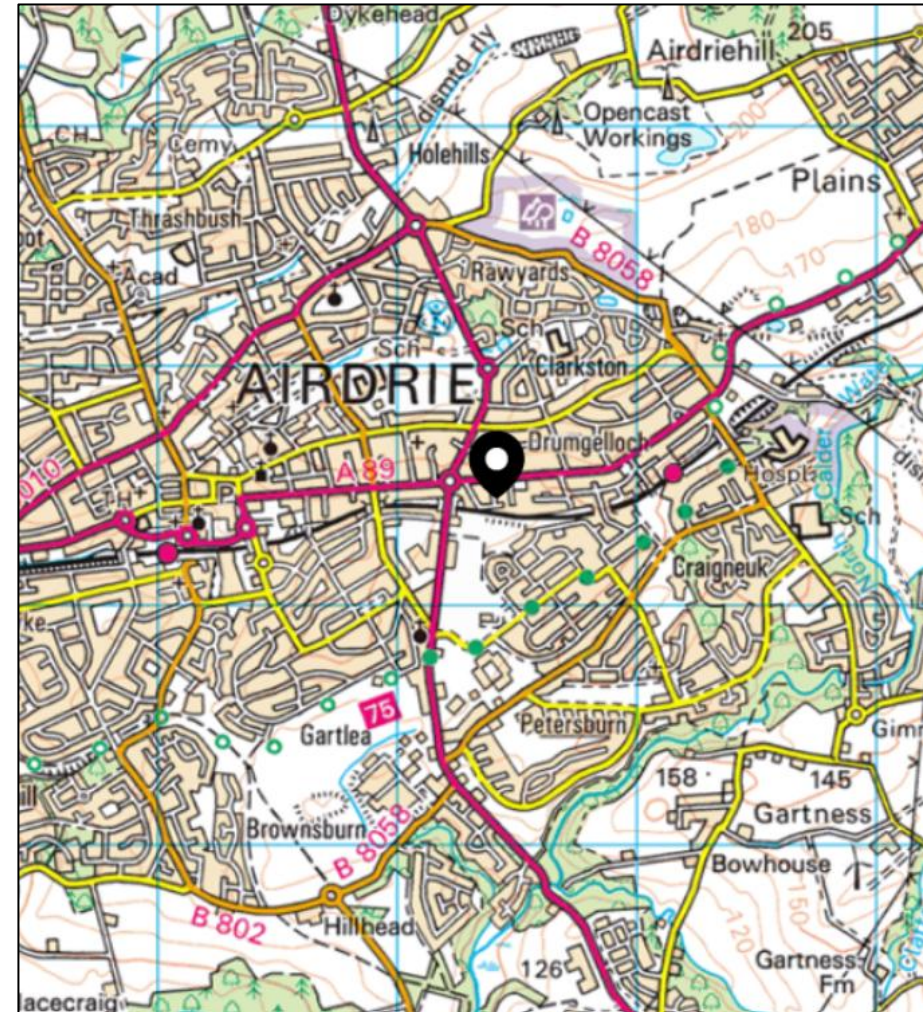
Airdrie is a key commuter settlement with a resident population of approximately 40,000.

The property lies within close proximity to both Drumgelloch and Airdrie railway stations, each located within a one-mile radius and offering frequent services to Glasgow Queen Street and Edinburgh Waverly.

Airdrie town centre and Airdrie Retail Park are located nearby, and are home to a range of national retailers including Tesco, Iceland, Argos and B&S.

There are a number of reputable primary and secondary schools serving the local catchment. Notably, All Saints' Primary School, a co-educational Roman Catholic school located on Bellsdyke Street, ranks among the top-performing schools in North Lanarkshire. Secondary education is provided by both Airdrie Academy and Caldervale High School, each offering modern facilities.

The wider area also benefits from recreational and leisure amenities. These include the Excelsior Stadium, home to Airdrieonians Football Club, and the Time Capsule in neighbouring Coatbridge – one of Scotland's largest leisure centres featuring swimming, ice skating, and fitness facilities.



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Accommodation

1 COLSTON ROAD, AIRDRIE, ML6 7AA



DESCRIPTION

The subjects comprise a vacant care home which is estimated to have been constructed in the early 1990's.

The property is of traditional construction and is surmounted by a pitched and hipped roof which is clad externally in concrete tile.

Access to the accommodation is obtained by a centrally positioned door.

Internally, the accommodation provides 8 en-suite bedrooms with dedicated storage cupboards and two shared WC facilities. There is a conservatory extension positioned to the front of the accommodation

Access to the first floor is obtained by a stair case positioned to the rear of the ground floor. The first floor was previously utilised as staff accommodation and provides open plan rooms benefiting from a large amount of natural daylight.

The total site area extends to 0.28 Acres (1135 sqm) or thereby.

ACCOMMODATION

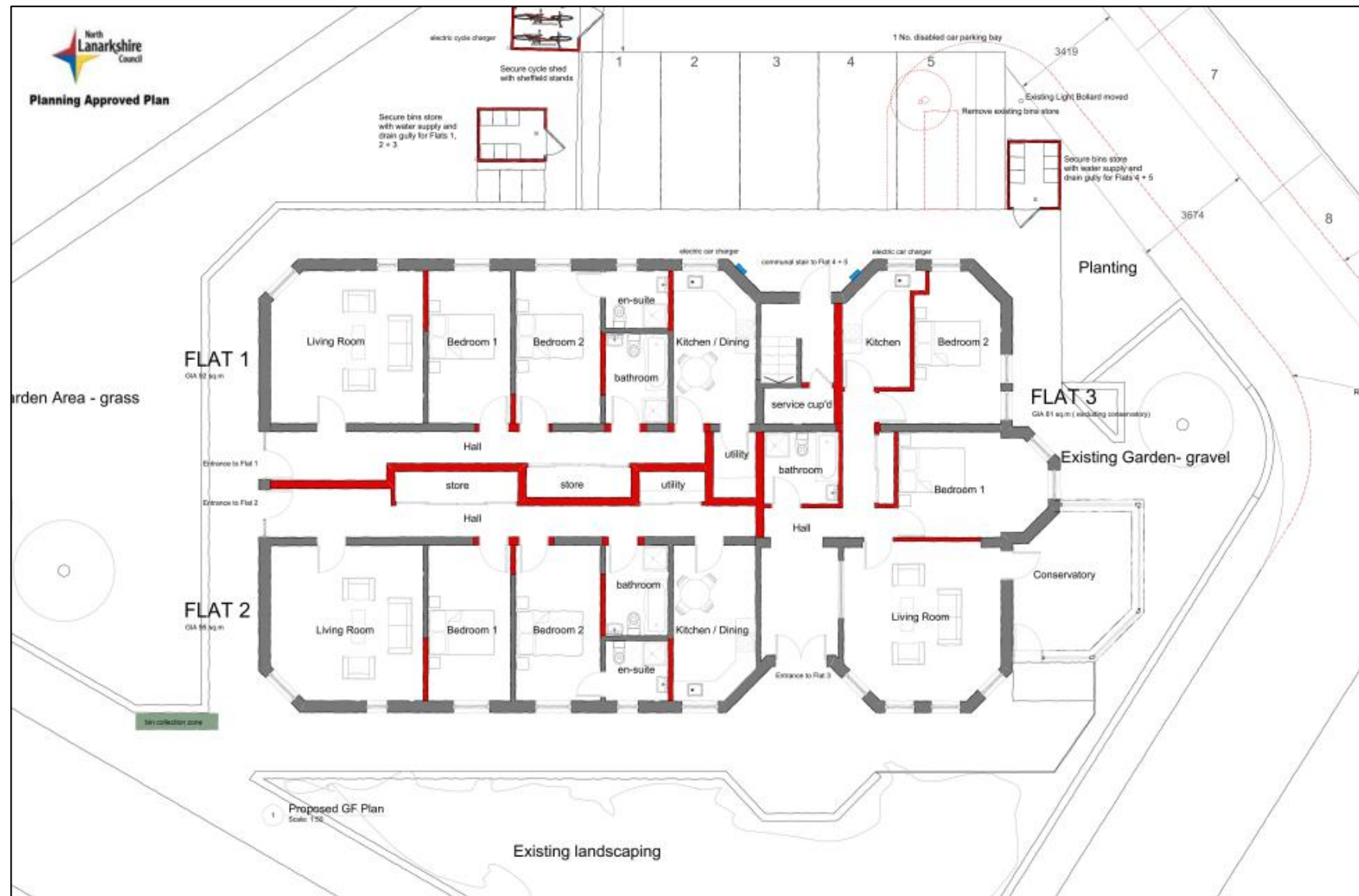
	SqM	SqFt
Ground Floor	239.00	2,572
First Floor	175.05	1,884
TOTAL	414.05	4,456

The above floor areas have been provided on a Gross Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



Ground Floor Proposed Floor Plan

1 COLSTON ROAD, AIRDRIE, ML6 7AA



Used for indicative purposes only



Proposed Floor Plan

1 COLSTON ROAD, AIRDRIE, ML6 7AA



Planning Approved Plan



1 Proposed FF Plan
Scale: 1:50

Used for indicative purposes only



Planning

The site was most recently used as a care home facility, with an integrated managers flat.

The proposal seeks to repurpose the existing building to create a total of five residential dwellings, each designed with two bedroom. The layout is configured such that three of these dwellings will be located on the ground floor, while the remaining two units will be situated on the first floor. Notably, one of the ground floor units will be accessible and suitable for occupancy by disabled persons.

Layout

The proposed alterations minimise structural work to the existing to create an efficient space but incorporating the appropriate upgrade in insulation and fire regulations expected of a modern housing development.

The internal layout has been thoughtfully reconfigured by maintaining the existing external architectural form, with alterations predominantly confined to the interior spaces. This approach facilitates the creation of five self-contained residential apartments, each designed to meet the demands of modern living while respecting the building's original character and appearance.

There will be 2 No. disabled car parking spaces and 6 No. secure cycle stands with electric charging points for 2 cars.





SALE PRICE

Our client is seeking offers in excess of £250,000 for their heritable interest in the subject property.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

[25/00075/FUL | Change of use from care home facility to 5 No. self contained apartments, with minimal external alterations | 1 Abbeyfield House Colston Road Clarkston Airdrie North Lanarkshire ML6 7AA](#)

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll with individual tax bandings. It is incumbent that a potential purchaser makes themselves familiar.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

ENERGY PERFORMANCE CERTIFICATE

The subjects have an EPC rating of 'D'. A copy of the EPC can be provided to interested parties.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Publication Date June 2025

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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