

O'Reilly Taylor and Tweedy
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Nursing Home on 6.18 acres at Drumbarkey, Cootehill

Starting Bid: €850,000.00



For sale by O'Reilly Taylor and Tweedy via the [iamsold](https://www.iamsold.ie) Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsold.ie](https://www.iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Approx. 6.18 acres (2.5 hectares) of excellent development land. This is an opportunity to acquire a partially constructed/developed 96 bed nursing home site, situated on the outskirts of Cootehill Town.

Phase 1- 48 beds roofed and sealed

Phase 2 - Full Planning Permission in place for a further 48 beds

All works, to date, are fully compliant with planning and passed by Supervising Architect - Fire Cert are in place

All works to date have been completed to a high standard and the site has been developed with hardcore service road in place.

Nursing homes in the Cavan / Monaghan area demonstrate high occupancy levels (average 95%) with attractive fair deal rates.

The high level of occupancy in the locality together with aging demographic indicate there will be strong demand for new nursing homes in the area.

A population in excess of 20,000 currently exists within a 28 km radius from the subject site.

Cootehill Town is located:

C.23 km from Cavan Town / C.22 km from Bailieborough Town / C.18 km from Clones Town / C.28 km from Kingscourt Town

TO VIEW OR MAKE A BID Contact O'Reilly Taylor and Tweedy or [iamsold](http://iamsold.ie), www.iamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

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