

For Sale:

Development Site c. 6 Acres, Cootehill, Co. Cavan.

Full Planning Permission for 96 Bed Nursing Home



The site is on the Bailieborough Road out of Cootehill, approximately 2km from the town centre and set on an elevated site with an evergreen forest in the background and beautiful scenic views of the Cavan countryside.

Development of a Nursing Home in Cootehill is strategic given strong local demand for the facility and the planned phasing out of existing old Nursing Homes. The location is further enhanced by its close proximity to Northern Ireland given the cross-border demand for Nursing Home places.

It is clear from discussions with the Health Authorities and Service Providers within the industry that the proposed Nursing Home will have a high end user demand.

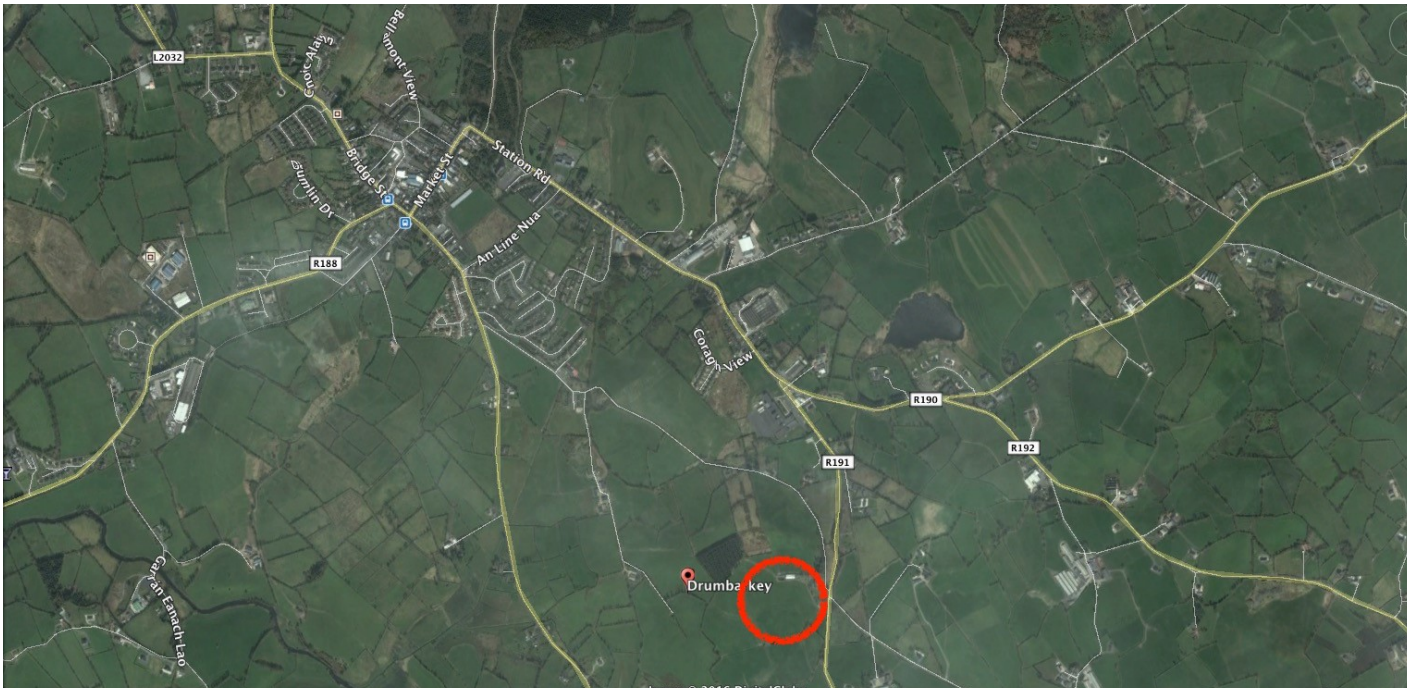
According to the Central Statistics Office (CSO), the number of people in Ireland aged 65 years and older is projected to increase from approximately 532,000 in 2011 to 860,000 in 2026 and then to 1.4 million by 2046. The proportion of the overall population aged 65 or over is projected to grow from 11.6% in 2011 to approximately 21% by 2046.

The projected increase in the size of the population aged 80 or over is even sharper. In 2011 there were approximately 128,000 people aged 80 or over in Ireland. By 2026, this figure is expected to reach 220,000 and 484,000 by 2046. The proportion of the population in the 80+ group is projected to grow from 2.8% in 2011 to approximately 7% by 2046.

Approximately 22% of the population aged 80 years or over currently require long term residential care services. Extrapolating from the population projections and current need ratios, there will be a potential need for an additional 20,000 beds by 2026 or 78,000 beds by 2046.

The current planning reference number is Ref: 15121 Cavan County Council. The planning permission allows for the development of the nursing home in two phases of 48 beds each if preferred. Full drawings and specifications are available on request.





Viewing: Any reasonable time.

Contact: Simon Stokes 01 6472961 / simon@stokesproperty.ie

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