

FOR SALE BY PRIVATE TREATY



NURSING HOME DEVELOPMENT SITE

BOHERNATOUNISH ROAD, KILKENNY CITY, CO. KILKENNY

WITH FULL PLANNING PERMISSION FOR AN 80 BED NURSING HOME

DEVELOPMENT OVERVIEW



Exciting opportunity to acquire a greenfield site with full planning permission for an 80-resident nursing home



The subject site extends to approx. 0.50 hectare (1.23 acre)



Located in Kilkenny City



Zoned objective 'Existing Residential' under the Kilkenny City & Environs Development Plan 2014 - 2020A



Excellent accessibility with an array of local amenities within close proximity



LOCATION

The subject property takes a high-profile position at the junction of Bohernatounish Road and the N10 in Kilkenny City.

The immediate area predominately consists of residential housing centered around a thriving village centre with shops, cafes and restaurants, a library, healthcare centre and parish church making it an attractive place to live.

Kilkenny City is proximate to the site and provides additional amenities including Kilkenny

Castle with its beautiful gardens, canal walks along the River Nore and other monuments such as Maudlin Castle and Corner Tower together with a large selection of shops.

The site benefits from excellent accessibility being bound by the N10, the main arterial road circulating Kilkenny City, connecting to the M9 Dublin and Waterford road. The area also has a number of bus routes including the 891 and 873 with bus stops located within approx. 100m from the subject property.

DISTANCE TO SITE

N10
30 SECONDS BY CAR

5 MINUTE WALK

6 MINUTE DRIVE



THE ASSET

The land at Bohernatounish Road is a greenfield site extending to approx. 0.50 hectares (1.23 acres).

The site is bound by private residential housing to the north and west, the N10 to the south and Kilkenny Bridge Centre and Bohernatounish Road to the east where there is also vehicle access.

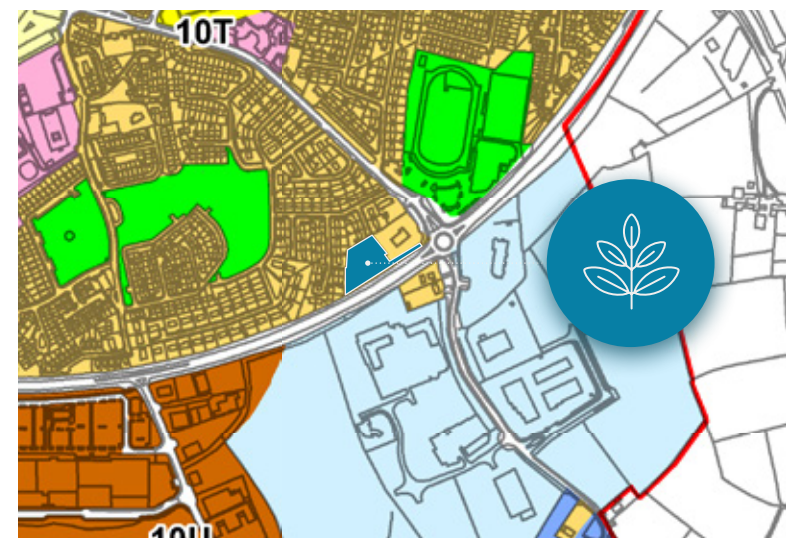


For identification purposes only

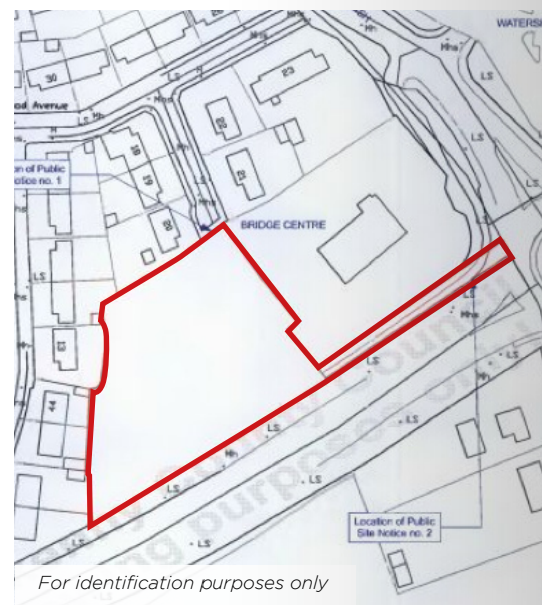
ZONING

Under the Kilkenny City and Environs Development Plan 2014 - 2020 the subject site is zoned 'Existing Residential - to protect, provide and improve residential amenities'.

Permitted uses under this objective include dwellings, community facilities, nursing home, bed & breakfast, guesthouse and a local convenience shop.



*Source: Kilkenny City and Environs Development Plan 2014 - 2020
For identification purposes only*



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PROPOSED SCHEME

The subject site has the benefit of full planning permission for a 2-3 storey over basement nursing home designed to facilitate 80 residents.

Cummins + Voortman Ltd Architects have designed the scheme to incorporate both single and twin en suite bedrooms which are all south facing, a guest bedroom, activity

rooms, dining rooms, hair salon, library/craft room and staff quarters.

Every floor has lift and stair access allowing for bedrooms to be located on the ground, first and second floors. The proposed scheme also incorporates secure underground parking for 30 vehicles.

Further planning details available on request.



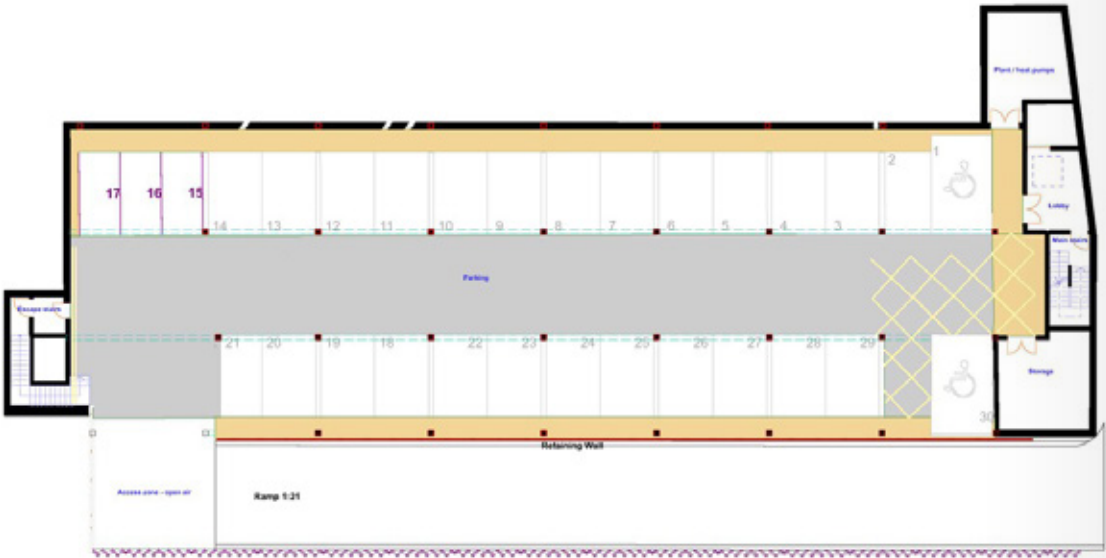
SCHEDULE OF ACCOMMODATION

FLOOR	ACCOMMODATION	NO. ROOMS	NO. BEDS
Ground Floor	Single Accessible Bedroom	2	2
	Single Bedroom	26	26
	Twin Bedroom	1	2
First Floor	Single Accessible Bedroom	2	2
	Twin Accessible Bedroom	1	2
	Single Bedroom	26	26
Second Floor	Single Accessible Bedroom	1	1
	Single Bedroom	17	17
	Twin Bedroom	1	2
TOTAL		77	80

There are 30 basement car parking spaces, 10 surface car parking spaces and 2 set-down spaces within the permitted scheme.

FLOOR PLANS

BASEMENT FLOOR



GROUND FLOOR

1,347.31 SQ M (14,502 SQ FT)



FIRST FLOOR

1,316.13 SQ M (14,167 SQ FT)



SECOND FLOOR

763.34 SQ M (8,217 SQ FT)



FURTHER INFORMATION

Price

On Application

VAT

We understand VAT is not applicable

Title

We are advised the property is held in freehold.

Services

We understand that all main services are available to the site, however all interested parties are required to satisfy themselves in relation to the availability of and adequacy of services.



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