



HEADFORD ROAD,
GALWAY H91 HD74



KILLALOE,
CO CLARE V94 NR79



CHURCHTOWN,
CO. CORK P51 F519



CHARLEVILLE,
CO. CORK P56 H268



FOUR NURSING HOME PROPERTIES
AVAILABLE IN ONE OR MORE LOTS

PROPERTY 1

St Martha's Nursing Home,
Love Lane, Charleville,
Co Cork
P56 H268

CHARLEVILLE, CO CORK

No. of bedrooms : 29
No. of bed spaces : 36
Approx Floor Area : 907.59 SqM (9,769 SqFt)
Approx Site Area : 0.58 hectares (1.43 acres)

Location

The property is situated approx. 0.6km north west of Charleville town centre, on the northern side of Love Lane and it is easily accessible from the N20 Cork to Limerick Road. It is situated in a residential area within walking distance of the town centre.

Charleville with a population of 3,970 (Census 2022) is situated on the N20, approx. 40km south of Limerick city and 60km north of Cork. The town has been allocated a population target of 5,112 in the County Development Plan to 2028 and It is an important local and regional employment centre with an extensive rural hinterland.

Description

The property comprises a detached purpose built 'H' shaped nursing home which we understand was constructed in approx. 2002. It is situated on a fairly regular shaped site of approx. 0.58 hectares (1.43 acres) laid out with a driveway, parking and circulation area to the front and side, and grassed and landscaped areas.

There are two main bedroom wings and the accommodation provided includes 29 bedrooms being 22 single bedrooms, 18 of which are ensuite and 7 twin rooms, 2 of which are ensuite. The main reception and facilities core has two day rooms, sunroom and kitchen and there is a further centrally located day room between the main bedroom wings.



Outline for identification purposes only



Outline for identification purposes only

ACCOMODATION SCHEDULE

| FLOOR | DESCRIPTION | SqM | SqFT |
|--------|---|--------|-------|
| Ground | Reception and entrance lobby, 18 single ensuite bedrooms, 4 single bedrooms with no ensuite, 2 twin ensuite bedrooms, 5 twin bedrooms with no ensuite, day room, Rose day room, Daffodil day room, sunroom, kitchen, office, treatment room, nurses station, sluice room, assisted bathroom & shower rooms, staff areas, stores and toilets | 845.81 | 9,104 |
| Ground | External buildings including smoking area, laundry, staff dining, store, maintenance shed and staff changing areas | 61.78 | 665 |
| TOTAL | | 907.59 | 9,769 |

Status

Open and trading with full occupancy.

Title

Freehold title: CK100791F and CK102126F



PROPERTY 2

Former Nursing Home,
Churchtown, Mallow,
Co Cork
P51 F519

CHURCHTOWN, MALLOW, CO CORK

No. of bedrooms : 47
No. of bed spaces : 50
Approx Floor Area : 1,557.73 SqM (16,767 SqFt)
Approx Site Area : 2.2 hectares (5.44 acres)

Location

The property is located in Churchtown village approx. 18km north west of Mallow. The property is centrally situated in the village on the northern side of Egmont Place, opposite Churchtown GAA sports grounds. Churchtown is located approx. 8km north west of Buttevant and 4km west of the main N20 Cork to Limerick road. It is situated approx. 50km north of Cork city. Churchtown with a population of 684 (Census 2022) is an attractive village formed around four main access roads and it is a service centre for the surrounding hinterland.

Description

The property comprises a detached single storey purpose built nursing home which we understand was constructed in 1996 and was subsequently extended to the rear. It is situated on a large regular shaped site of approx. 2.2 hectares (5.44 acres) laid out with a parking and circulation area to the front, side and rear, together with gardens and grassed and landscaped areas. The site includes surplus land of approx. 1.6 hectares (3.95 acres) with separate access that has development potential, subject to planning permission.

There are five main bedroom wings and the accommodation provided includes 44 single bedrooms and 3 twin rooms, all with ensuite facilities. The main reception and facilities core has day room, dining room, kitchen, laundry and staff canteen and there are three further day rooms within the bedroom wings. Underfloor heating is provided by means of an oil fired boiler. There is mains water and drainage is to a treatment plant located on site.



Outline for identification purposes only



Outline for identification purposes only

ACCOMODATION SCHEDULE

| FLOOR | DESCRIPTION | SqM | SqFT |
|--------|---|----------|--------|
| Ground | Reception and entrance lobby, 44 single ensuite bedrooms, 3 twin ensuite bedrooms, lounge, dining room, kitchen, office, laundry, staff canteen, day room 1, day room 2, day room 3, nurses station, sluice room, hairdresser room, assisted toilet, staff areas, stores, boiler room and toilets | 1,557.73 | 16,767 |
| TOTAL | | 1,557.73 | 16,767 |

Status

Deregistered as a nursing home. Not trading and vacant.

Title

Freehold title: CK69261F, CK141399F and CK153836F



PROPERTY 3

Headford Road,
Galway H91 HD74

HEADFORD ROAD, GALWAY

No. of bedrooms : 56
No. of bed spaces : 60
Approx Floor Area : 2,243.75 SqM (24,152 SqFt)
Approx Site Area : 0.45 hectares (1.1 acres)

Location

The property is located approx. 3.5km north of Galway city centre on the western side of the N24 Headford Road. It is situated in an established residential area on the northern outskirts of Galway and there is convenient access to the N83, N6 and all main arterial routes. Galway with a population of 85,910 (Census 2022) is the fourth largest city in the Republic of Ireland and according to the Regional Spatial and Economic Strategy the target is to grow the population to 120,000 by 2030.

Description

The property comprises a detached three storey and part single storey purpose built nursing home which we understand was constructed in approx. 2002. It is situated on a rectangular shaped split level site of approx. 0.45 hectares (1.11 acres) laid out with a parking and circulation area to the front, side and rear, together with grassed and landscaped areas.

The accommodation provided includes 52 single bedrooms and 4 twin rooms, all with ensuite facilities. The main reception and facilities on the ground floor include an entrance foyer/ reception area, day room/ dining area, office, kitchen and stores and there is a chapel, activities room, office and laundry to the rear. There are further day rooms and dining areas on the first and second floors. Heating is provided by means of a gas fired central heating system. There is mains water and drainage is to a septic tank.





Outline for identification purposes only

ACCOMODATION SCHEDULE

| FLOOR | DESCRIPTION | SqM | SqFT |
|--------|---|----------|--------|
| Ground | Reception and entrance foyer, 9 single ensuite bedrooms, 1 twin ensuite bedroom, day room/ dining area, 2 offices, kitchen, chapel, visitor's room, laundry, assisted bathroom, stores and toilets. | 636.36 | 6,871 |
| First | 14 single ensuite bedrooms, 2 twin ensuite bedroom, day room, day room/ dining area, nurse station, staff room, hairdresser room, switch room, boiler room, stores and toilets. | 622.62 | 6,702 |
| Second | 29 single ensuite bedrooms, 1 twin ensuite bedroom, 2 day rooms, 2 day room/ dining areas, nurse station, sluice room, 2 assisted bathrooms, stores and toilets. | 982.77 | 10,579 |
| TOTAL | | 2,243.75 | 24,152 |

Status

Open and trading with restricted occupancy. Currently being operated by the HSE.

Title

Freehold title: GY7460F



Outline for identification purposes only

PROPERTY 4

Lakes Nursing Home,
Hill Road, Killaloe,
Co Clare
V94 NR79

HILL ROAD, KILLALOE, CO CLARE

No. of bedrooms : 52
No. of bed spaces : 57
Approx Floor Area : 1,746.79 SqM (18,802 SqFt)
Approx Site Area : 0.53 hectares (1.3 acres)

Location

The property is situated approx. 0.3km south west of Main Street in Killaloe, on the northern side of Hill Road and it is easily accessible from the R463 to the south and from the R494 to the east in Co Tipperary, on the eastern side of the River Shannon. It is situated within easy walking distance of the town centre. Killaloe with a population of 1,666 (Census 2022) is situated in east Co Clare, on the western bank of the River Shannon and is connected by Killaloe Bridge to the town of Ballina on the eastern bank of the river in Co Tipperary.

Description

The property comprises a detached two storey purpose built nursing home which we understand was constructed in approx. 1999. It is situated on a regular shaped site that we have estimated at approx. 0.53 hectares (1.3 acres) laid out with parking and circulation areas to the front, sides and rear, together with an enclosed garden and grassed and landscaped areas.

The accommodation on the ground floor includes 22 single bedrooms and 1 twin room, all bedrooms are ensuite with toilet and sink only. The main reception and facilities core is located in the centre and it includes an entrance foyer/ reception area, day room, dining room, kitchen, kitchenette, office, nurses station, assisted shower rooms and stores. There are 25 single bedrooms and 4 twin rooms on the first floor, all bedrooms are ensuite with toilet and sink only. There is a day room on the first floor together with quiet room, treatment room, kitchenette, nurses station, office, meeting room, sluice room, assisted shower rooms, stores and toilets.

There is an expired planning permission to extend the nursing home. Planning ref. P18/401 for (1) construction of 8 no. new bedrooms with ensuite facilities at ground and first floor levels to North East and South East wings, (2) demolition of existing sun room and construction of two storey extension comprising extension to dining hall at ground floor level and extension to common room at first floor level.





Outline for identification purposes only

ACCOMODATION SCHEDULE

| FLOOR | DESCRIPTION | SqM | SqFT |
|--------|---|----------|--------|
| Ground | Reception and entrance foyer, 22 single ensuite bedrooms, 1 twin ensuite bedroom, day room, dining room, kitchen, kitchenette, office, nurses station, treatment room, hairdressing room, assisted shower rooms, sluice room, staff changing room and stores. | 956.23 | 10,293 |
| First | 25 single ensuite bedrooms, 4 twin ensuite bedroom, day room, quiet room, treatment room, nurse station, kitchenette, office, meeting room, assisted shower rooms, sluice room, stores and toilets | 790.56 | 8,510 |
| TOTAL | | 1,746.79 | 18,802 |

Status

Open and trading with full occupancy.

Title

Freehold



Method of Sale

For sale by tender in one or more lots. Tenders are to be submitted to the solicitor acting for the vendor no later than 12 noon on Thursday 22nd May 2025.

Tax

We advise interested parties to take their own independent tax advice.

Title

Freehold title. Refer to the data room for further details.

Viewings

Viewings are strictly by prior appointment and arranged through the sole selling agent Cohalan Downing.

Data Room

Data room access is available upon request through Cohalan Downing.

BER **PENDING**

Selling Agents

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