



INVESTMENT OPPORTUNITY  
PORTFOLIO OF FIVE NURSING HOME PROPERTIES  
AVAILABLE IN ONE OR MORE LOTS



BALLINASLOE,  
CO GALWAY H53 H327



CALLAN,  
CO KILKENNY R95 RT91



BANTRY,  
CO CORK P75 KT35



CONNA  
CO CORK P51 W110



BELGOOLY,  
CO CORK P17 E208

## PROPERTY 1

### BELGOOLY, CO CORK

No. of bedrooms : 61

Approx Floor Area : 2,603.70 SqM (28,026 SqFt)

Approx Site Area : 2.38 hectares (5.88 acres)

#### Location

The property is situated approx. 19km south of Cork city and approx 6 km north east of Kinsale and close to Belgooly village on the R600. The property is accessed via a secondary road off the R600 on the southern side of the village.

Belgooly is a village with a population of 827 (Census 2022) and is on the main tourist and commuter route between Cork and Kinsale and the R600 connects with Cork Airport and the N27 to Cork city.

There are no other nursing homes in Belgooly. The closest nursing homes are Riverstick Care Centre 4 km to the north and Haven Bay Care Centre 5km to the south in Kinsale.

#### Description

The property comprises a 61 bedroom nursing home contained in a period building over three storeys together with a modern purpose built single storey bedroom block. There are 34 bedrooms in the original building and 27 bedrooms in the modern extension.

The entire site is on a fairly regular shaped site of approx. 2.38 hectares (5.88 acres) laid out with parking, landscaping, grassed areas, enclosed garden and some outbuildings to the rear. The nursing home is set back from the public road and access is over a sweeping driveway.



OUTLINE FOR IDENTIFICATION PURPOSES ONLY



#### ACCOMODATION SCHEDULE

FLOOR	DESCRIPTION	SqM	SqFT
Ground	<i>Original Building:</i> 12 ensuite bedrooms, 2 day rooms, kitchen, dining room ,laundry room , sluice room,gents toilet and staff toilet area. <i>Extension:</i> 27 en suite bedrooms, 2 nurses stations , office, living room, staff toilets, sluice room and stores.	1,865.63	20,082
First	<i>Original Building</i> 16 ensuite bedrooms, sluice room , staff changing area and office.	528.28	5,686
Second	<i>Original Building</i> 6 ensuite bedrooms and stores.	209.79	2,258
TOTAL		2,603.70	28,026



#### Status

Closed/Not Trading. Was originally registered for 68 beds.

#### Title

Freehold title: Folio CK173214F and CK71887F



## PROPERTY 2

### SEAFIELD, BANTRY, CO CORK P75 KT35

No. of bedrooms : 46

Approx Floor Area : 1,454.29 SqM (15,654 SqFt)

Approx Site Area : 0.73 hectares (1.8 acres)

### Location

The property is situated approx. 2km south west of Bantry town centre just off the main N71 route. The West Lodge Hotel adjoins the property to the west and the Bantry General Hospital complex is approx. 1.5km to the east. Bantry is located on the 'Wild Atlantic Way' approx. 80km west of Cork city and it has a population of 2,929 (Census 2022). It is the second largest town in the West Cork Municipal District Area and it provides commercial, retail and tourism/ leisure facilities for an extensive coastal and inland catchment area.

There are no other nursing homes in Bantry. The closest competing nursing home is in Drimoleague approx. 16km to the east.

### Description

The property comprises a purpose built single storey nursing home that opened in 1999 with an extension was added in 2008. It is situated on a regular shaped site of approx. 0.73 hectares (1.8 acres) laid out with a parking area to the side and rear, and grassed and landscaped areas. The nursing home originally comprised 50 beds in 42 single rooms and 4 twin rooms with all bedrooms ensuite.

There are three main bedroom blocks: Beara Wing – bedroom nos. 1-16, Mizen Wing – bedroom nos. 18-30 and Sheeps Head Wing – bedroom nos. 31-47. In addition there are 2 no. two bedroom apartments which could be used as staff accommodation at lower ground floor level with separate external access. Underfloor heating is provided by means of an oil fired boiler and a wood pellet boiler. There is an external chemical store, kitchen store and shed.





#### ACCOMODATION SCHEDULE

FLOOR	DESCRIPTION	SqM	SqFT
Ground	46 ensuite bedrooms, entrance lobby, dining room, kitchen, large day room capable of sub-division, lounge, general purpose room, hairdressing room, staff areas, laundry, sluice room, stores and toilets.	1,346.96	14,499
Lower Ground	2 no. apartments each with hallway, living area/ kitchen, two bedrooms and bathroom	107.33	1,155
TOTAL		1,454.29	15,654



#### Status

Open and trading.

#### Title

Freehold title: CK167672F



## PROPERTY 3

### CONNA, CO CORK P51 W110

No. of bedrooms : 47

Approx Floor Area : 2,140.60 SqM (23,041 SqFt)

Approx Site Area : 2.22 hectares (5.49 acres)

#### Location

The property is situated approx. 40km north east of Cork city in Conna village on the R628. The property is situated on the southern side of the village. Conna is a key village with a population of 609 (Census 2022) located close to the border with Co Waterford. It has good access to Rathcormac to the west and Fermoy which is approx. 17km to the north west. Conna is situated approx. 3km south of the N72 and approx. 12km east of Junction 17 on the M8.

There are no other nursing homes in Conna. The closest nursing homes are in Fermoy or St Carthage's House in Lismore, Co Waterford approx. 15km to the north east.

#### Description

The property comprises a purpose built single storey nursing home that opened in 2003. It is situated on a large rectangular shaped site of approx. 2.22 hectares (5.49 acres) laid out with an access road and parking area to the front and extensive grassed and landscaped areas. There are 49 bedrooms, 17 of which are ensuite, 28 bedrooms have a shared Jack & Jill style bathroom and 2 bedrooms use a separate bathroom closeby.

There are three main bedroom blocks: Aghern Suite – bedroom nos. 1-16, Douglas Suite – bedroom nos. 17-34 and Castle Suite – bedrooms nos. 35-49. Underfloor heating is provided by means of an oil fired boiler. Water is from a private well and there an external water tank and pump house.

The property includes 20 Cois Cille, Conna, Co Cork P51 E437, a 4 bed detached house used for staff accommodation.





OUTLINE FOR IDENTIFICATION PURPOSES ONLY

#### ACCOMODATION SCHEDULE

FLOOR	DESCRIPTION	SqM	SqFT
Ground	17 ensuite bedrooms, 28 bedrooms that share a Jack & Jill bathroom, 2 bedrooms that use a separate bathroom, entrance lobby, dining room, kitchen, day room, activities room, conservatory, hair salon, staff areas, laundry, sluice room, stores and toilets.	2,140.60	23,041



#### Status

Open and trading.

#### Title

Freehold title: CK171865F



20 Cois Cille, Conna, Co Cork



## PROPERTY 4

### CALLAN, CO Kilkenny R95 RT91

No. of bedrooms : 60

Approx Floor Area : 2,414.52 SqM (25,990 SqFt)

Approx Site Area : 0.82 hectares (2.03 acres)

### Location

The property is situated approx. 1.3km north of Callan town centre just off the N76 connecting Kilkenny 18km north and Clonmel 35km south. The nursing home is off the R692 Kilkenny Road with a Neighbourhood Centre and HSE Primary Care Centre adjacent as well as the residential estate of Friary Walk and Bunscoil McAuley Rice and St Bridgets College dominating the area to the south.

Callan with a population of 2678 (Census 2022) is a market town in Co Kilkenny serving the surrounding hinterland.

There are no other nursing homes in Callan. The closest nursing homes are all closer to Kilkenny including Tinnypark residential Care Centre 10km north, Drakelands House Nursing Home 12km north and Kilkenny Care Centre 14.5km north

### Description

The property comprises a purpose built detached two storey nursing home constructed in 2006. It includes 60 ensuite bedrooms, 25 of which are on the ground floor with 35 on the first floor. The entire is on a regular shaped site of approx. 0.82 hectares (2.03 acres) laid out with a car parking area to the front and side, grassed and landscaped areas and rear garden.

The property is access via a shared road off the R692 also serving Friary Walk residential estate and the neighbourhood centre and Primary Care Centre.





OUTLINE FOR IDENTIFICATION PURPOSES ONLY



#### ACCOMODATION SCHEDULE

FLOOR	DESCRIPTION	SqM	SqFT
Ground	Reception , Office , Lounge , Day Room , activity room , 25 ensuite bedrooms, Kitchen and Dining room , Oratory sluice room , Linen stores , cleaners store and assisted shower area.	1,216.42	13,094
First	Lounge , 35 ensuite bedrooms , Sensory room , Day room , Sluice room various stores and staff area.	1,198.09	12,896
TOTAL		2,414.52	25,990



#### Status

Closed/Not Trading.

#### Title

Freehold title: Folio KK22968F and KK39566F



## PROPERTY 5

### BALLINASLOE CO GALWAY H53 H327

No. of bedrooms : 55

Approx Floor Area : 2,608.881 SqM (28,081 SqFt)

Approx Site Area : 0.45 hectares (1.11 acres)

### Location

The property is located in Ballinasloe just 1km from the town centre on Bridge St, close to the junction with Church St and opposite Mill Race Village a purpose built private apartment and retirement apartment development that was constructed around the same time as the nursing home in 2008.

Ballinasloe is the largest town on Co Galway after Galway city which is 60 km west, it has a population of approx. 6,560 ( census 2022)

Portiuncula University Hospital is approx..1.6km west of the nursing home and it serves a wide area including east Galway, Westmeath and North Tipperary as well as Roscommon and Offaly.

There is one other nursing home in Ballinasloe – Garbally Nursing Home which has just 36 beds and is not purpose built. There are three other nursing homes Hillside, Ballinderry and Nightingale within a 12 km radius and all are small and not purpose built.

### Description

The property comprises a purpose built nursing home constructed in 2008 over 2 levels with 55 bedrooms, the entire on a regular shaped site of approx. 0.45 hectares ( 1.11 acres).

The property shares access with Mill Race Village opposite and there is surface car parking for staff and visitors.





### ACCOMODATION SCHEDULE

FLOOR	DESCRIPTION	SqM	SqFT
Ground	Entrance Lobby and Reception, Office, Nurses Station, Lounge, Day Room, activity /relaxation room, 20 ensuite bedrooms, Kitchen and Dining room, sluice room, Linen stores, cleaners stores, laundry and hairdressers as well as staff changing areas.	1,313.00	14,133
First	Lounge, 35 ensuite bedrooms , Oratory, Day room, Kitchen, Dining Room, Nurses station Sluice room various stores and staff area.	1,295.81	13,948
TOTAL		2,608.81	28,081



### Status

Open and trading.

### Title

Long leasehold 999 year title.



## 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 21st November 2024.

## Tax

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

## Title

Freehold title with one property held under a long leasehold 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 B3 TO C1

### Selling Agents

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