



FOR SALE



Beaulieu Village

Termonfeckin Road, Drogheda, Co. Louth

Exceptional "Ready to Go" Nursing Home Development Opportunity

FPP for a 123 bedroom Nursing Home

Overview

- ◆ Comprises of a regular shaped site extending to approximately 7,000 sqm (1.73 acres)
- ◆ The site benefits full planning permission for a 123-bed nursing home
- ◆ Access roads and service infrastructure will be provided to the boundary of the site together with an extensive landscaping plan surrounding the site
- ◆ The site forms part of an existing residential development which is under construction, located close to all amenities
- ◆ Drogheda's 2016 Census Profile shows a sizable group of 4,580 inhabitants aged 65 and over
- ◆ Ireland has a rapidly increasing older population and this is a prime opportunity to develop a nursing home to cater for this increased demand



Location

The property is well located on the northern side of the R166 Termonfeckin Road, Drogheda, Co. Louth, approximately 3km north east of Drogheda Town Centre.

Drogheda lies approximately 40 km north of the Dublin Port Tunnel and Dublin Airport and Dublin City is approximately 49 km to the south. Dundalk is approximately 26 km and Belfast is approximately 120 km to the north. Drogheda is one of the country's largest towns and has excellent potential for future growth. There are excellent services located within Drogheda town centre with good bus and rail services. The population as per the 2016 census is 40,956, making it the third largest town by population in Ireland. There are approximately 4,580 inhabitants aged 65 and over (11% of the entire population).

In addition, Drogheda has a hinterland population of excess 70,000 inhabitants within 15 kilometers (9.3 mi) radius covering County Louth and County Meath.

The surrounding area has a mix of residential units and local amenities including schools, shops and a GAA Club.



Drogheda Train station



Ground floor plan



Subject Site Boundary



Overall Development Layout

Description

The subject site comprises a regular shaped site extending to approximately 7,000sqm (1.73 acres) and benefits full planning permission for a 123-bed nursing home under Register Reference Number I81. The site forms part of a larger residential development of 87 residential dwellings which are currently under construction. The access road and services will be provided to the boundary of the subject site. In addition, an extensive landscaping plan will be complete surrounding the subject site..



Proposed Development

Description	Floor Area (Sqm)	No. Bedrooms
Ground Floor	2,670	46
First Floor	2553	46
Second Floor	1,834	31
Total	7,086	123



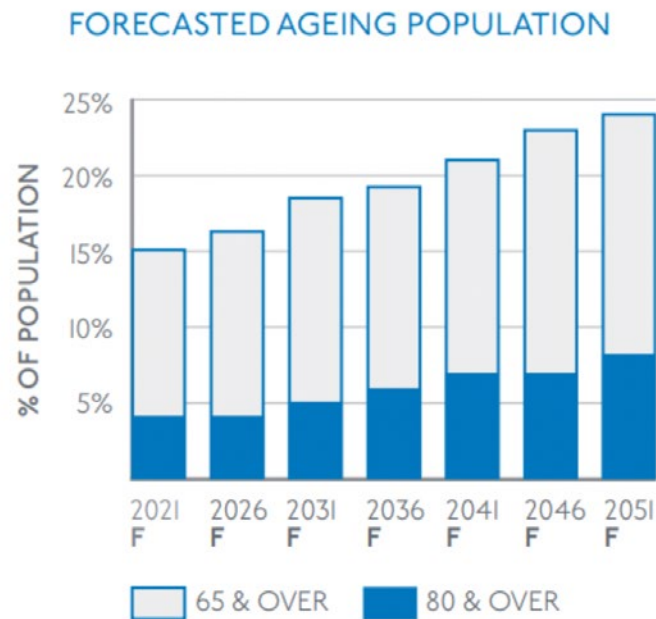
Nursing Home & Retirement Living

The demand for both nursing home and retirement living accommodation stems from the fact that Ireland has a rapidly ageing population. The CSO's population estimates as at the end of 2018 show that there were almost 673,500 people aged 65 and over in Ireland with over 158,000 of these aged 80 or over. Based on the CSO's most optimistic population projections these figures are set to increase dramatically in the next three decades. The ageing population can be clearly seen in the table below where in a little over 10 years' time, 18% of the population will be in the over 65s category and 5% over 80s. More alarmingly, in 30 years' time almost one-quarter of the population will be aged 65 and over.

The Irish property market is not sufficiently catering for its ageing population, and as the country ages further, the nature of residential accommodation provided will need to change. Various housing options are required for older people across the spectrum. For some with greater needs, this will be nursing home care. While for others, it will be retirement villages ranging from sheltered housing to communities with tiered levels of support that provide greater independence while also offering a level of care and amenities.

At the end of 2019, there were 581 registered nursing homes in Ireland providing 31,642 bed spaces. This is about one nursing home bed space for every 21 people 65 and over or based on those 80 and over, there was one bed space for every five people.

It's estimated by the Housing Agency that by 2031, there will be 36,000 Nursing Home Spaces required in Ireland.



Title

Freehold title and offered for sale with full vacant possession.

Services

Mains services will be available at the boundary of the subject site.

Data Site

Register your interest with Lisney for access to the data site where additional scale plans, reports and relevant documentation is available.



BER

BER exempt

Price

On application.

Further Information and Viewing

Viewing is by prior arranged appointment only - contact Cathal Daughton or Martin O'Halloran of Lisney on 01 638 2700.





DUBLIN

St. Stephen's Green House,
Earlsfort Terrace,
Dublin 2, D02 PH42
Tel: +353 1 638 2700
Email: dublin@lisney.com

BELFAST

Montgomery House,
29-33 Montgomery Street,
Belfast, BT1 4NX
Tel: +44 2890 501 501
Email: belfast@lisney.com

CORK

1 South Mall,
Cork,
T12 CCN3
Tel: +353 21 427 5079
Email: cork@lisney.com

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848

Designed by Lisney Media Solutions