



# For Sale Nursing Home Site

**Ready to Go for 90 bed Nursing Home  
Carrickmacross, Co. Monaghan**

---





## Summary

- **Development Site with Full Planning Permission for 90 bed Nursing Home.**
- **Located on the edge of Carrickmacross Town Centre.**
- **Proposed development over 3 storeys on a site of c. 3.51 acres (1.42 hectares).**
- **Potential D&B, Site Sale or Lease considered.**
- **Services the local villages and towns.**



## Situation

Carrickmacross is a town in County Monaghan, Ireland. The town and environs had a population of 5,032 according to the 2016 census, making it the second-largest town in the county. Carrickmacross is located c. 23km west of Dundalk and 18km south of Castleblaney. Dublin is located c. 90km south of Carrickmacross.

## Location

The subject site is located fronting Castleblaney Road, to the north of Carrickmacross town centre. It benefits from its proximity to the town centre (1.2km) and the N2 road network (0.25km). The site is ideally suited to provide access to the local amenities, bus routes and the main road network. The proposed development will service the care needs of the local towns and villages within Co. Monaghan.

## The Property

The proposed nursing home will provide 90 single en-suite bedrooms over three floors as follows:

Floor	Bedrooms	Sq.M
Lower Ground	27 beds	1,795 sq.m
Ground	34 beds	1,771 sq.m
First	29 beds	1,661 sq.m
<b>Total</b>	<b>90 beds</b>	<b>5,227 sq.m</b>

The proposed bedrooms will range in size from 16.6 sq.m – 20.1 sq.m with full wetroom provision.

## Planning

The proposed development was granted Full Planning Consent by Monaghan County Council on the 14th March 2019 under reference: 18-364

## Site Area

The proposed care home occupies a very prominent site of c. 3.51 acres (1.42 hectares).

## Existing Provision & Fair Deal Rates

At present, there are 5 no. Voluntary/Private nursing homes in Co. Monaghan, with only 1 home located in Carrickmacross. The current Fee rates in Co. Monaghan vary from €940 to €1,010 per week. The highest fee achieved is at Castleross Nursing Home, Carrickmacross. Castleross is situated in a rural location approximately 6.0km north of Carrickmacross town centre.

## Price

On Application

### VAT

Any VAT arising as part of the transaction will be the responsibility of the purchaser. Purchasers are requested to make their offers exclusive of VAT.

### STAMP DUTY

This will be the responsibility of the purchaser.

### BER Rating

Not applicable.

## Viewing

Strictly by appointment only, with the Vendors Agent, O'Kane Commercial.

For further information or to view please contact:

Mark O'Kane  
+44 7834 084 189 or  
mark@okanecommercial.co.uk



## Proposed Lower Ground Floor Plan



**Ground Floor Plan**  
 34no beds  
 Gross Floor Area 1771sqm

Overall Width 98.5m  
 Overall Width 40.1m  
 Overall Width 32.8m

Rooms and Areas labeled include:  
 Fire Star 3 (19.7 sqm), Corridor 12 (27.9 sqm), Bed 55 (16.6 sqm), Bed 56 (16.6 sqm), Store 8 (1.6 sqm), WC 8 (2.8 sqm), Day Room 6 (37.8 sqm), Corridor 11 (41.1 sqm), Day Room 5 (48.7 sqm), Bed 51 (16.6 sqm), Bed 50 (20.1 sqm), Bed 49 (16.6 sqm), Bed 48 (16.6 sqm), Bed 47 (16.6 sqm), Bed 46 (20.1 sqm), Bed 45 (16.6 sqm), Bed 44 (16.6 sqm), Bed 43 (20.1 sqm), Bed 42 (16.6 sqm), Bed 41 (16.6 sqm), Bed 40 (20.1 sqm), Bed 39 (16.6 sqm), Dining (44.4 sqm), Bar, Kitchen, Reception, Admin (10.6 sqm), Manager's Office (17.3 sqm), Store 5 (2.4 sqm), Bed 28 (16.6 sqm), Bed 29 (16.6 sqm), Bed 30 (16.6 sqm), Bed 31 (16.6 sqm), Cleaning Room 3 (11.8 sqm), Day Room 4 (37.8 sqm), Store 6 (20.4 sqm), Corridor 8 (46.5 sqm), Servancy 2 (10.3 sqm), Assisted Shower (9.6 sqm), WC 7 (3.8 sqm), Store 7 (1.8 sqm), Corridor 7 (3.8 sqm), Switch Room (10.3 sqm), Fire Star 1 (35.5 sqm), Lift 2 (4.0 sqm), Lift 1 (3.0 sqm), Corridor 9 (44.9 sqm), Foyer (30.9 sqm), Waiting, Reception, WC 5 (4.5 sqm), WC 6 (4.5 sqm), Store 3 (2.4 sqm), Bed 27 (16.6 sqm), Bed 26 (16.6 sqm), Bed 25 (16.6 sqm), Bed 24 (16.6 sqm), Bed 23 (16.6 sqm), Bed 22 (16.6 sqm), Bed 21 (16.6 sqm), Bed 20 (16.6 sqm), Bed 19 (16.6 sqm), Bed 18 (16.6 sqm), Bed 17 (16.6 sqm), Bed 16 (16.6 sqm), Bed 15 (16.6 sqm), Bed 14 (16.6 sqm), Bed 13 (16.6 sqm), Bed 12 (16.6 sqm), Bed 11 (16.6 sqm), Bed 10 (16.6 sqm), Bed 9 (16.6 sqm), Bed 8 (16.6 sqm), Bed 7 (16.6 sqm), Bed 6 (16.6 sqm), Bed 5 (16.6 sqm), Bed 4 (16.6 sqm), Bed 3 (16.6 sqm), Bed 2 (16.6 sqm), Bed 1 (16.6 sqm), Corridor 10 (24.0 sqm), Corridor 13 (27.9 sqm), Corridor 14 (27.9 sqm), Corridor 15 (27.9 sqm), Corridor 16 (27.9 sqm), Corridor 17 (27.9 sqm), Corridor 18 (27.9 sqm), Corridor 19 (27.9 sqm), Corridor 20 (27.9 sqm), Corridor 21 (27.9 sqm), Corridor 22 (27.9 sqm), Corridor 23 (27.9 sqm), Corridor 24 (27.9 sqm), Corridor 25 (27.9 sqm), Corridor 26 (27.9 sqm), Corridor 27 (27.9 sqm), Corridor 28 (27.9 sqm), Corridor 29 (27.9 sqm), Corridor 30 (27.9 sqm), Corridor 31 (27.9 sqm), Corridor 32 (27.9 sqm), Corridor 33 (27.9 sqm), Corridor 34 (27.9 sqm), Corridor 35 (27.9 sqm), Corridor 36 (27.9 sqm), Corridor 37 (27.9 sqm), Corridor 38 (27.9 sqm), Corridor 39 (27.9 sqm), Corridor 40 (27.9 sqm), Corridor 41 (27.9 sqm), Corridor 42 (27.9 sqm), Corridor 43 (27.9 sqm), Corridor 44 (27.9 sqm), Corridor 45 (27.9 sqm), Corridor 46 (27.9 sqm), Corridor 47 (27.9 sqm), Corridor 48 (27.9 sqm), Corridor 49 (27.9 sqm), Corridor 50 (27.9 sqm), Corridor 51 (27.9 sqm), Corridor 52 (27.9 sqm), Corridor 53 (27.9 sqm), Corridor 54 (27.9 sqm), Corridor 55 (27.9 sqm), Corridor 56 (27.9 sqm), Corridor 57 (27.9 sqm), Corridor 58 (27.9 sqm), Corridor 59 (27.9 sqm), Corridor 60 (27.9 sqm), Corridor 61 (27.9 sqm), Corridor 62 (27.9 sqm), Corridor 63 (27.9 sqm), Corridor 64 (27.9 sqm), Corridor 65 (27.9 sqm), Corridor 66 (27.9 sqm), Corridor 67 (27.9 sqm), Corridor 68 (27.9 sqm), Corridor 69 (27.9 sqm), Corridor 70 (27.9 sqm), Corridor 71 (27.9 sqm), Corridor 72 (27.9 sqm), Corridor 73 (27.9 sqm), Corridor 74 (27.9 sqm), Corridor 75 (27.9 sqm), Corridor 76 (27.9 sqm), Corridor 77 (27.9 sqm), Corridor 78 (27.9 sqm), Corridor 79 (27.9 sqm), Corridor 80 (27.9 sqm), Corridor 81 (27.9 sqm), Corridor 82 (27.9 sqm), Corridor 83 (27.9 sqm), Corridor 84 (27.9 sqm), Corridor 85 (27.9 sqm), Corridor 86 (27.9 sqm), Corridor 87 (27.9 sqm), Corridor 88 (27.9 sqm), Corridor 89 (27.9 sqm), Corridor 90 (27.9 sqm), Corridor 91 (27.9 sqm), Corridor 92 (27.9 sqm), Corridor 93 (27.9 sqm), Corridor 94 (27.9 sqm), Corridor 95 (27.9 sqm), Corridor 96 (27.9 sqm), Corridor 97 (27.9 sqm), Corridor 98 (27.9 sqm), Corridor 99 (27.9 sqm), Corridor 100 (27.9 sqm), Corridor 101 (27.9 sqm), Corridor 102 (27.9 sqm), Corridor 103 (27.9 sqm), Corridor 104 (27.9 sqm), Corridor 105 (27.9 sqm), Corridor 106 (27.9 sqm), Corridor 107 (27.9 sqm), Corridor 108 (27.9 sqm), Corridor 109 (27.9 sqm), Corridor 110 (27.9 sqm), Corridor 111 (27.9 sqm), Corridor 112 (27.9 sqm), Corridor 113 (27.9 sqm), Corridor 114 (27.9 sqm), Corridor 115 (27.9 sqm), Corridor 116 (27.9 sqm), Corridor 117 (27.9 sqm), Corridor 118 (27.9 sqm), Corridor 119 (27.9 sqm), Corridor 120 (27.9 sqm), Corridor 121 (27.9 sqm), Corridor 122 (27.9 sqm), Corridor 123 (27.9 sqm), Corridor 124 (27.9 sqm), Corridor 125 (27.9 sqm), Corridor 126 (27.9 sqm), Corridor 127 (27.9 sqm), Corridor 128 (27.9 sqm), Corridor 129 (27.9 sqm), Corridor 130 (27.9 sqm), Corridor 131 (27.9 sqm), Corridor 132 (27.9 sqm), Corridor 133 (27.9 sqm), Corridor 134 (27.9 sqm), Corridor 135 (27.9 sqm), Corridor 136 (27.9 sqm), Corridor 137 (27.9 sqm), Corridor 138 (27.9 sqm), Corridor 139 (27.9 sqm), Corridor 140 (27.9 sqm), Corridor 141 (27.9 sqm), Corridor 142 (27.9 sqm), Corridor 143 (27.9 sqm), Corridor 144 (27.9 sqm), Corridor 145 (27.9 sqm), Corridor 146 (27.9 sqm), Corridor 147 (27.9 sqm), Corridor 148 (27.9 sqm), Corridor 149 (27.9 sqm), Corridor 150 (27.9 sqm), Corridor 151 (27.9 sqm), Corridor 152 (27.9 sqm), Corridor 153 (27.9 sqm), Corridor 154 (27.9 sqm), Corridor 155 (27.9 sqm), Corridor 156 (27.9 sqm), Corridor 157 (27.9 sqm), Corridor 158 (27.9 sqm), Corridor 159 (27.9 sqm), Corridor 160 (27.9 sqm), Corridor 161 (27.9 sqm), Corridor 162 (27.9 sqm), Corridor 163 (27.9 sqm), Corridor 164 (27.9 sqm), Corridor 165 (27.9 sqm), Corridor 166 (27.9 sqm), Corridor 167 (27.9 sqm), Corridor 168 (27.9 sqm), Corridor 169 (27.9 sqm), Corridor 170 (27.9 sqm), Corridor 171 (27.9 sqm), Corridor 172 (27.9 sqm), Corridor 173 (27.9 sqm), Corridor 174 (27.9 sqm), Corridor 175 (27.9 sqm), Corridor 176 (27.9 sqm), Corridor 177 (27.9 sqm), Corridor 178 (27.9 sqm), Corridor 179 (27.9 sqm), Corridor 180 (27.9 sqm), Corridor 181 (27.9 sqm), Corridor 182 (27.9 sqm), Corridor 183 (27.9 sqm), Corridor 184 (27.9 sqm), Corridor 185 (27.9 sqm), Corridor 186 (27.9 sqm), Corridor 187 (27.9 sqm), Corridor 188 (27.9 sqm), Corridor 189 (27.9 sqm), Corridor 190 (27.9 sqm), Corridor 191 (27.9 sqm), Corridor 192 (27.9 sqm), Corridor 193 (27.9 sqm), Corridor 194 (27.9 sqm), Corridor 195 (27.9 sqm), Corridor 196 (27.9 sqm), Corridor 197 (27.9 sqm), Corridor 198 (27.9 sqm), Corridor 199 (27.9 sqm), Corridor 200 (27.9 sqm), Corridor 201 (27.9 sqm), Corridor 202 (27.9 sqm), Corridor 203 (27.9 sqm), Corridor 204 (27.9 sqm), Corridor 205 (27.9 sqm), Corridor 206 (27.9 sqm), Corridor 207 (27.9 sqm), Corridor 208 (27.9 sqm), Corridor 209 (27.9 sqm), Corridor 210 (27.9 sqm), Corridor 211 (27.9 sqm), Corridor 212 (27.9 sqm), Corridor 213 (27.9 sqm), Corridor 214 (27.9 sqm), Corridor 215 (27.9 sqm), Corridor 216 (27.9 sqm), Corridor 217 (27.9 sqm), Corridor 218 (27.9 sqm), Corridor 219 (27.9 sqm), Corridor 220 (27.9 sqm), Corridor 221 (27.9 sqm), Corridor 222 (27.9 sqm), Corridor 223 (27.9 sqm), Corridor 224 (27.9 sqm), Corridor 225 (27.9 sqm), Corridor 226 (27.9 sqm), Corridor 227 (27.9 sqm), Corridor 228 (27.9 sqm), Corridor 229 (27.9 sqm), Corridor 230 (27.9 sqm), Corridor 231 (27.9 sqm), Corridor 232 (27.9 sqm), Corridor 233 (27.9 sqm), Corridor 234 (27.9 sqm), Corridor 235 (27.9 sqm),

**Plan not to scale**

Overall Width 98.5m

Overall Width 40.1m

First Floor Plan  
29no beds  
Gross Floor Area - 1661sqm

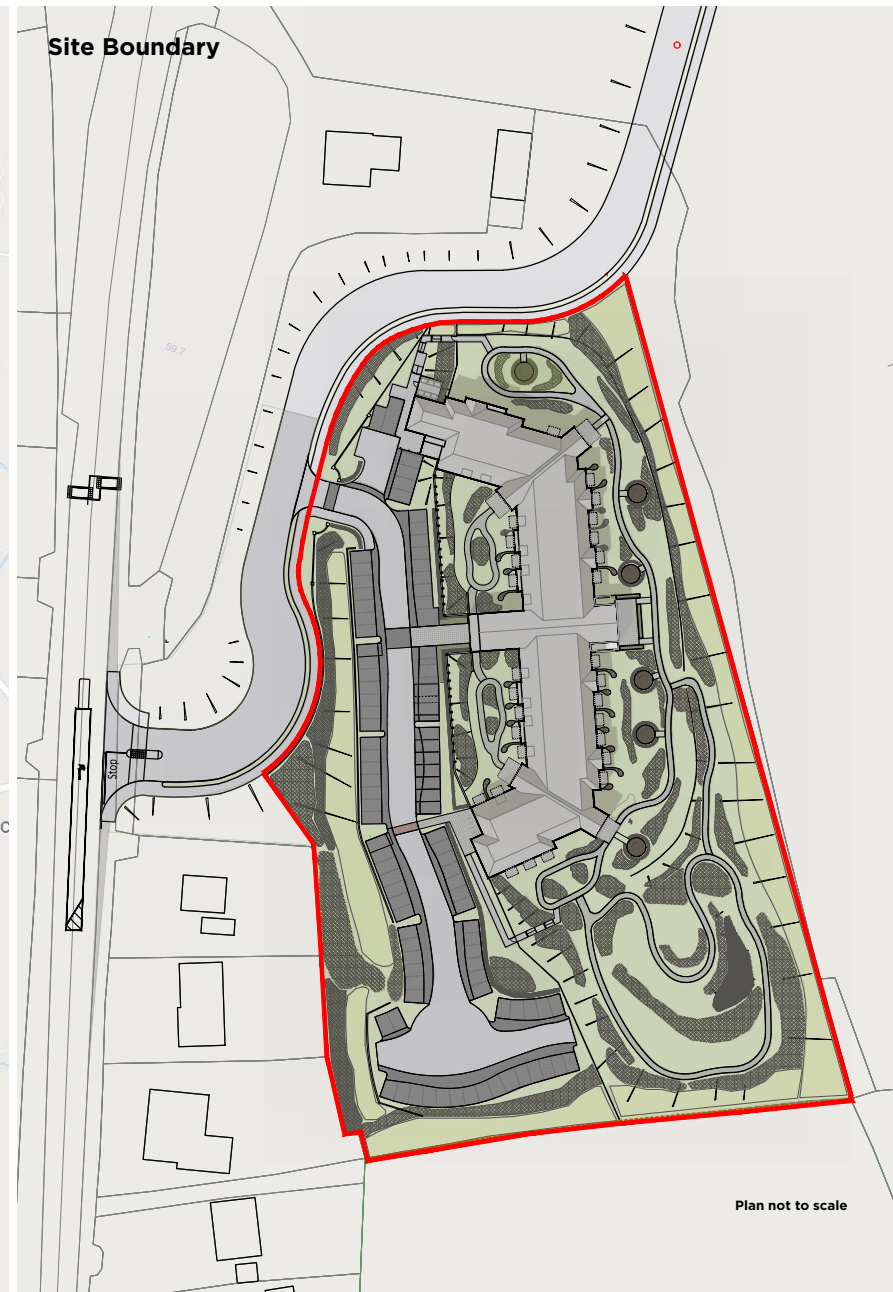
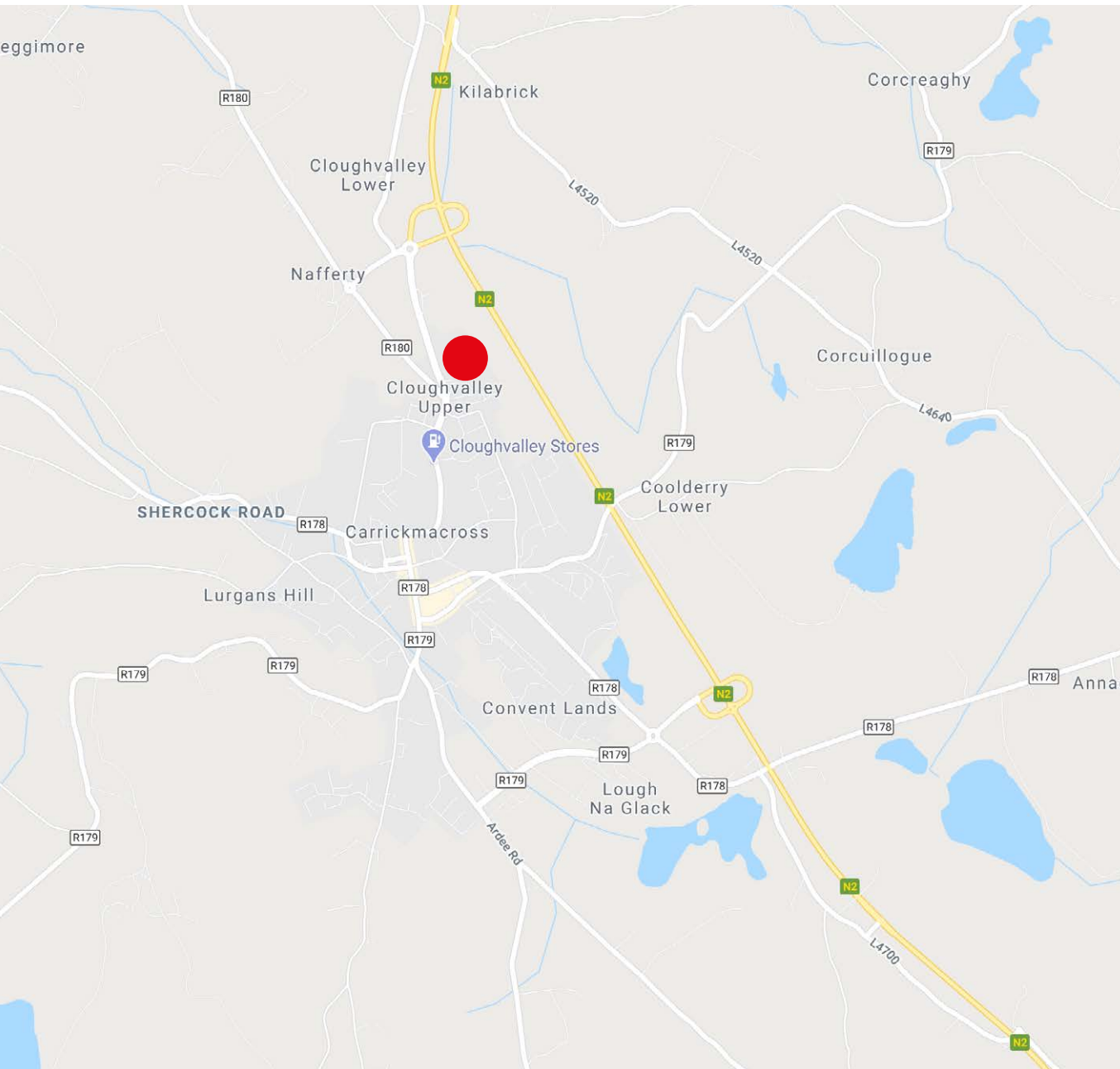
0 5 10  
metres

North

**Plan not to scale**



## For Sale Nursing Home Site Carrickmacross, Co. Monaghan





---

41 Arthur Street, Belfast, BT1 4GB  
028 9044 6956

**[okanecommercial.co.uk](http://okanecommercial.co.uk)**

---

O'Kane Commercial Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract.(ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.(iii) no person in the employment of O'Kane Commercial Limited or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.(iv) all rentals and prices are quoted exclusive of VAT