

For Sale / For Lease

Conifer House,
The Lane,
Dromiskin,
Dundalk,
Co. Louth.



Description:

The subject property stands on a 0.607 he/1.50-acre site comprising of a purpose built 25 bed-roomed nursing home, amounting to 743 sq.m/8,000 sq.ft. We understand that the property complies with all Health Board Regulations. Further planning permission was granted for a further 15 en suite bedrooms, amounting to 167 sq.m/1,800sq.ft. This property would ideally suit a number of uses and viewing is highly recommended.

Location:

The home is in the tranquil setting of Dromiskin Village, within ten minutes drive from the M1 motorway.

Services:

Mains water, Mains sewerage, ESB, Dual use of oil & gas heating

Title:

We understand the title is freehold.

Lease terms are negotiable.

Planning:

The premises comes under Class 9:

For the provision of residential accommodation and care to people in need of care (but not the use of a house for that purpose)

As a hospital or nursing home.

As a residential school, residential college or residential training centre.

Directions:

The home is in the tranquil setting of Dromiskin Village. Traveling from the M1, take the Castlebellingham exit, continue for 1 kilometre and turn left. Continue 6 kilometres approx, until you reach a t junction, turn left at the t junction. Travel to the four road crossroads, and turn right, continue 150m and the subject property is facing you.

Price:

The Advised Minimum Value (AMV) is €1,100,000 to include all fixtures and fittings. Lease price: €75,000 per annum.

Other:

Please note;

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