

FOR SALE BY PRIVATE TREATY

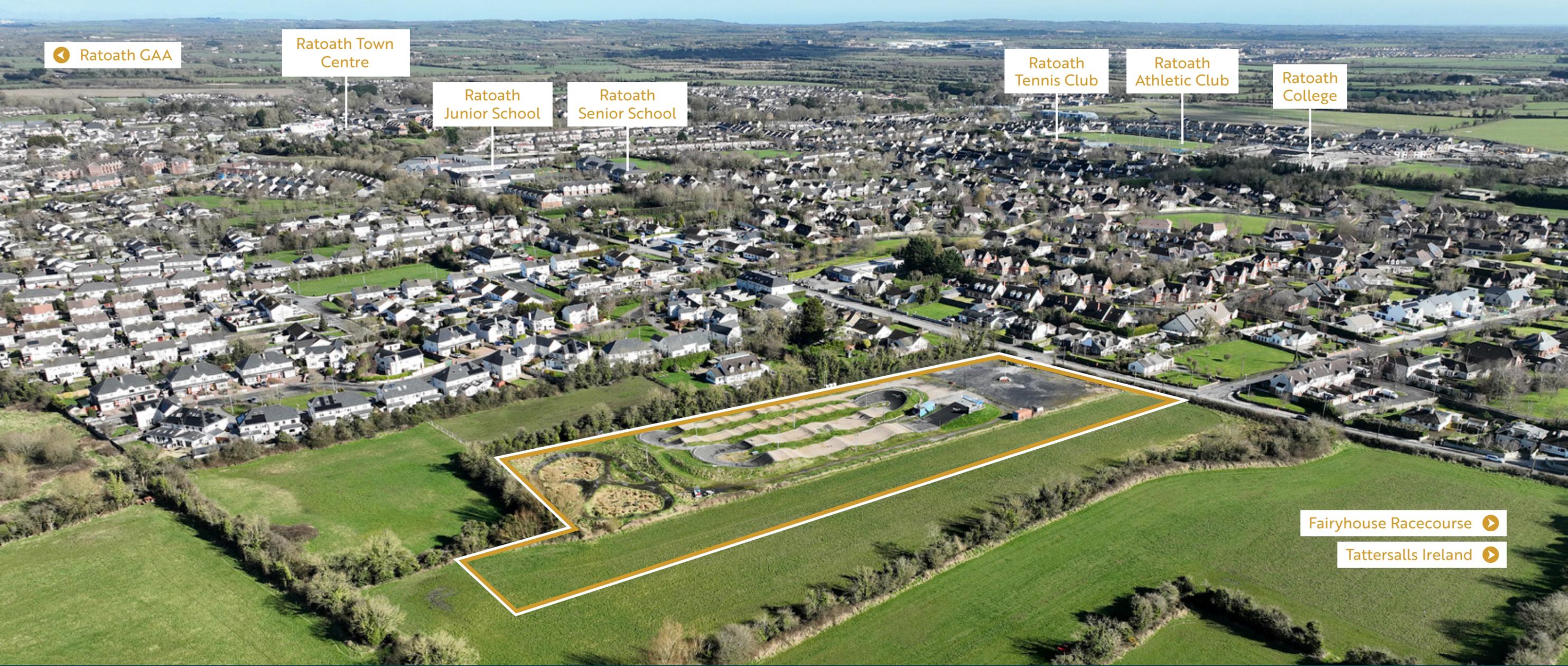
PRIME NURSING HOME &  
ILU DEVELOPMENT OPPORTUNITY (FPP)

# FAIRYHOUSE ROAD

RATOATH, CO. MEATH



Full planning permission for 118 ensuite bedrooms  
and 8 independent living units



Ratoath GAA

Ratoath Town Centre

Ratoath Junior School

Ratoath Senior School

Ratoath Tennis Club

Ratoath Athletic Club

Ratoath College

Fairyhouse Racecourse

Tattersalls Ireland

## INVESTMENT / DEVELOPMENT SUMMARY



SITE EXTENDS TO  
**3.88 ACRES**  
(1.57 HA)



RATOATH  
**TOWN CENTRE**  
WITHIN SHORT WALKING DISTANCE



EXCELLENT  
**ANCILLARY FACILITIES**



**VACANT POSSESSION**  
WILL BE PROVIDED



LARGE CATCHMENT AREA OF APPROX.  
**635,000 PERSONS**  
(20KM RADIUS)



FPP FOR  
**118 ENSUITE BEDROOMS & 8 ILU'S**



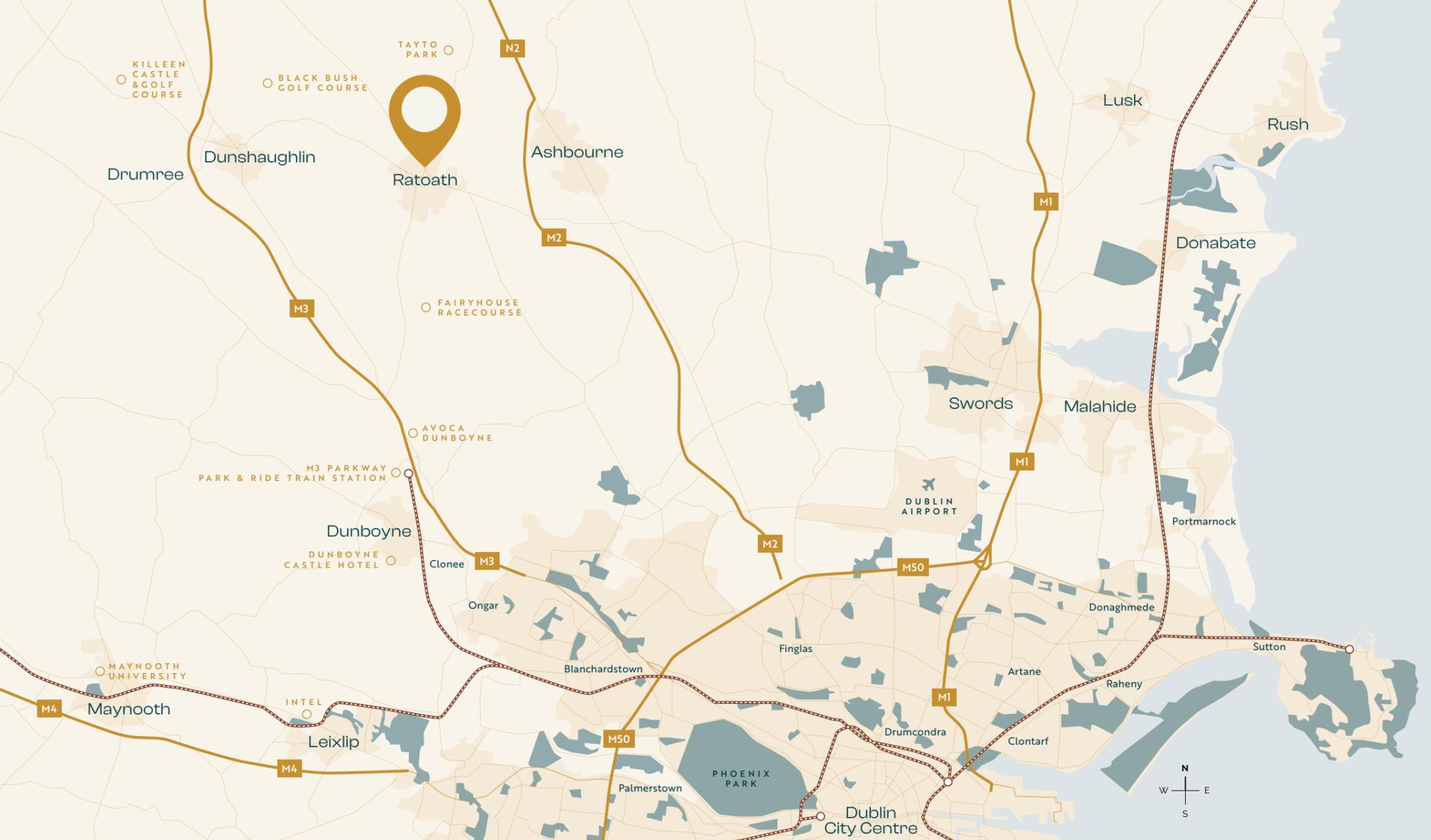
**SIGNIFICANT DEMAND**  
FOR NURSING HOME BEDS



OVER 65 POPULATION DUE TO INCREASE  
**1.28M BY 2040 (ESRI)**



ADDITIONAL SUPPLY OF  
**7,500 NURSING HOME BEDS**  
CURRENTLY REQUIRED AND 15,000 BEDS REQUIRED BY 2040 (NHI)



## DESCRIPTION

The subject property comprises broadly regular shaped lands with a level topography extending to approximately 3.88 acres (1.57 ha). The lands are partially occupied by BMX Ratoath which incorporates a bike track and associated parking. The remainder of the lands to the south are in agricultural use.

BMX Ratoath, as part of a separate planning application (ref: 2460558), will be relocated to an adjoining site to the west of the subject lands. For clarity, vacant possession will be provided.

There is approx. 80 meters of frontage to the Fairyhouse Road from which access will be provided. The site is bound by residential uses to the north, the Fairyhouse Road to the east and agricultural uses to the south and west. There are a number of ongoing developments in the immediate area including the construction of 74 residential units approximately 100 meters to the southeast of the subject site.

The lands have a mixed zoning including "G1 Community Infrastructure" in the northern section and "E2 General Enterprise and Employment" in the southern section under the Meath County Development Plan 2021 – 2027.

## LOCATION

The subject property is in Ratoath, Co. Meath, currently the 4th largest town in Meath with a population of 10,077 persons (census 2022).

The site is approx. 750 meters south of Ratoath town centre, approximately equidistant (6km) between Dunshaughlin and Ashbourne and 28km northwest of Dublin City Centre.

Ratoath Town Centre (15-minute walking distance) provides multiple facilities, services and amenities including SuperValu, Ratoath Medical Centre, Ratoath Dental Centre and three pharmacies.

A number of larger, rapidly expanding towns including Ashbourne, Dunshaughlin and Dunboyne are located within a radius of approx. 12km capturing a population of 40,000 persons. Due to its proximity to Dublin, the catchment area within a 20km radius extends to approx. 635,000 persons.

The site is located approx. 2.5km and 7km from the M2 and M3 motorways, respectively. These primary, arterial routes provide direct links to Dublin and the north / northwestern corridors. In addition, both motorways link to the M50 which provides wider connectivity to regional cities, Cork, Waterford, Limerick and Galway.



The subject site is well located regarding Bus Services. The closest bus stop (bus route 105, 105x) is located on the Fairyhouse Road, 200 meters north of the subject site (2-minute walk).



Dublin International Airport is situated 23km southeast of the subject property.



Dublin Port is situated 30km southeast of the subject property.



## PLANNING PERMISSION

Full planning permission has been granted for the provision of a 2 to 3 storey nursing home with associated ancillary facilities and 8 single storey independent living units. The proposed scheme, designed by Reddy Architecture, will extend to a total gross floor area (GFA) of 74,296.75 sq. ft. (6,902.40 sq. m.) with 75 car spaces and 68 bicycle spaces. In addition, a new access road and upgrade works to the Fairyhouse Road will be incorporated, delivering a new junction.

The nursing home will include the ensuite bedrooms at ground, first and second floor levels. Ancillary facilities include kitchen, laundry rooms, cafe, hair salon, living rooms, lounges, nurses stations, staff rooms and communal space. The 8 ILU's will comprise single storey, two bedroom houses with associated private space.

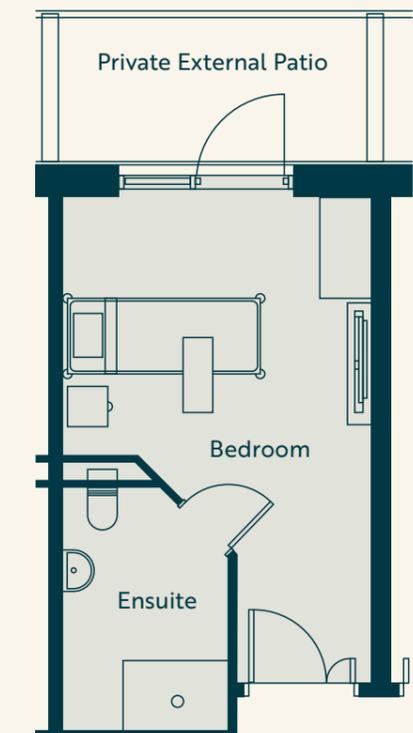
Amendments are also proposed to the Fairyhouse Road to facilitate this development.

There are 22 conditions attaching to the planning grant. A copy of the planning documentation is accessible in the data room or can be provided on request.



## SPECIFICATION

- › All bedrooms single occupant
- › Typical bedroom area 17sqm
- › Typical ensuite area 4sqm
- › Typical external space area 5sqm (ground floor only)
- › Easy circulation
- › Floor to ceiling glazing
- › Natural ventilation
- › Homely decoration
- › Warm LED lighting
- › Built in joinery



For indicative purposes only

### Schedule of Accommodation - Independent Living Units

Proposed Ground Floor	
Bedroom 1	15.6m <sup>2</sup>
Bedroom 2	13.2m <sup>2</sup>
Ensuite	6.1m <sup>2</sup>
Hall	10.3m <sup>2</sup>
Kitchen/Living/Dining	30.0m <sup>2</sup>
Store	4.0m <sup>2</sup>
UA Bathroom	4.7m <sup>2</sup>
<b>Total Floor Area per Unit</b>	<b>83.8m<sup>2</sup></b>

Area Schedule (Gross Building)	
Total no. of Units	8
Total Floor Area	670.4m <sup>2</sup>

Car Parking Allocation	
Car Parking Space	4
UA Spaces	4
<b>Total</b>	<b>8</b>

Car Parking Provided	
Car Parking Spaces	55
Accessible Car Parking Spaces	8
Independent Living Units Car Parking Spaces	4
<b>Total</b>	<b>67</b>

Bicycle Parking Provided	
Bicycle Shelter	48
Vistor Parking	20
<b>Total</b>	<b>68</b>



## NURSING HOME MARKET CONTEXT

**Increasing and ageing population:** Ireland’s population increased by 8% to 5.18m in 2022 and is forecast to increase by a further 18% to 6.1m by 2040. (+18%). Per Census 2022, 15% (0.77m) of the population was over the age of 65 and is projected to rise to 21% (1.28m) of the population by 2040, an increase of 0.51m.

**The over-65 population has grown by 35% over the past decade,** more than three times the rate of growth in the overall population and faster than elsewhere in Europe. As noted above the number of people in this age group is expected to almost double in the next 20 years.

Projections indicate the requirement for an additional supply of 7,500 nursing home beds in Ireland by 2026 in order to meet the demand of a growing elderly population.

The national average number of nursing home beds per nursing home of 57 is well below the average number of c.90 beds in recent planning applications. This reflects the trend whereby **many newly developed homes have tended to be larger in size**

to take advantage of greater economies of scale and the provision of better facilities and care to residents.

Aside from the recently developed Dunshaughlin Care Home none of the other five nursing homes currently in operation within the 10km catchment area of Ratoath operate from purpose-built premises.

**Ratoath Manor Nursing Home operates from a converted convent built in the 1820s.**

The average age at which people are entering nursing homes is increasing and thus they are more dependent and require more complex care particularly for illnesses such as dementia and alzheimers. **Older nursing homes are generally not built to cater for the care requirements of such residents.**

**Increasing Government, HIQA, planning, building and fire regulations** have increased the cost of operational compliance and since 2017 resulted in the closure of over 70 nursing homes (>1,800 beds lost) nationally.

## DEMOGRAPHIC ASSESSMENT & CATCHMENT ANALYSIS

### Meath, Ratoath Population:

The population of Meath in 2022 had already exceeded the projected growth to 2027 as projected in the Meath CDP 2021 – 2027.

In July 2024, the ESRI published population projections for Co. Meath detailing significant continuing population growth to 2040. This will result in increasing demand for nursing home beds within the county.

Ratoath is the fourth largest settlement in Co. Meath, and the population of Ratoath has increased by 2,758 (+38%) between 2006 and 2022 and by 474 (+5%) between 2016 and 2022, and as per the Meath CDP 2021 – 2027, the population is projected to continue to grow strongly. During these periods, there has been no increase in the availability of nursing home beds in Ratoath.

The location of Ratoath close to Dublin and other settlements in Meath means it has an expansive catchment area with 650,000 people residing within 20km.

**Demand for Assisted and Independent Living Units is typically based on several factors:**

#### Population

Nationally, the over 65’s population has grown by 110% since 1981 in comparison to the growth in the total population by 50%.

#### Household Size

Homeowners aged over 65 make up the significant majority of under occupied dwellings in Ireland (1.2m vacant beds).

#### Age-friendly living

People wish to age in their local communities and close to transport, shops and other services.

Meath Population (*000)		
Census 2022	220.8	
ESRI July 2024 Projections		Increase from 2022
2027	237.5	+15.2
2032	249.1	+26.8
2040	266.9	+44.6

**There is a significant shortfall of nursing home beds within a 20 minute drive-time from the subject site**

Criteria	10 min Drive of Subject Site	15 min Drive of Subject Site	20 min Drive of Subject Site
Total population	16,714	50,660	130,452
Existing Supply of Nursing Home Beds	60	291	327
Population Over 75 yoa	569	1,504	3,375
Estimated number of people over 75 yoa in need of running home care (2022)*	85	226	506
<b>Estimated nursing home bed supply over 75 yoa: (Shortfall) / Surplus</b>	<b>25</b>	<b>65</b>	<b>179</b>
Population Over 65 yoa	1,561	4,346	9,615
Estimated number of people over 65 yoa in need of running home care (2022)**	70	196	432
<b>Estimated nursing home bed supply over 65 yoa: (Shortfall) / Surplus</b>	<b>10</b>	<b>95</b>	<b>105</b>

\* Estimated @ 15% of population cohort > 75 years within catchment area in residential care / residential facility

\*\* Estimated @ 4.5% of population cohort > 65 years within catchment area in residential care / residential facility



## FURTHER INFORMATION

### METHOD OF SALE

For Sale by Private Treaty.

### VIEWINGS

All viewings are strictly by appointment only.

### TITLE

We understand that the property is held under freehold title.

### SERVICES

Interested parties are advised to satisfy themselves on the variability and adequacy of all services.

### PRICE

Available on request.

### DATAROOM

Access available on request.

## CONTACT DETAILS

For further information please contact:

### SELLING AGENTS



Styne House,  
Dublin 2

PSP Licence No: 002273

### Ollie Lyons

+353 86 781 4413  
ollie.lyons@jll.com

### Sandra Walsh

+353 87 372 2257  
sandra.walsh@jll.com

Disclaimer: The particulars and information contained in this brochure are issued by Jones Lang LaSalle on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of the particulars and information they do not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artists' impressions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only and may be subject to change, without prior notification. The particulars and information are given in good faith but no intending purchaser/tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the particulars and information given. None of Jones Lang LaSalle, its employees, agents or affiliate companies, makes any warranty or representations whether express or implied with respect to the particulars and/or information and which are to the fullest extent permitted by law, disclaimed; furthermore, such parties accept no liability in respect of any loss suffered by any intending purchaser/tenant or any third party arising out of the particulars or information. Prices are quoted exclusive of applicable taxes such as VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any applicable taxes or VAT arising out of the transaction. Prepared February 2025.

Subject to contract / contract denied