

FOR SALE BY PRIVATE TREATY

DEVELOPMENT SITE - FPP FOR HEALTHCARE USE



LISDARAN

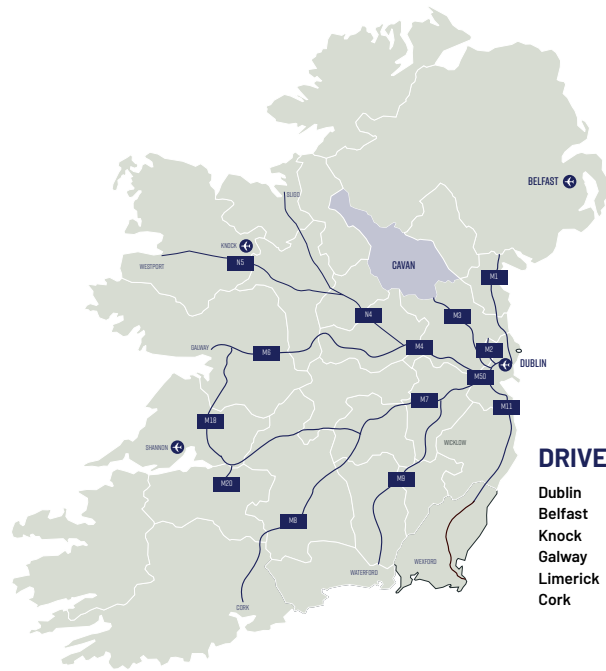
CAVAN, CO CAVAN

TWM

KEY HIGHLIGHTS

- Immediately adjacent to Cavan General Hospital
- Site extends to approx. 1.46 Ha (3.6 acres)
- FPP for a medical facility of approx. 7,711 Sq M (83,000 q ft) plus 250 car spaces
- Zoned 'Public Community' in the Cavan Co. Co. Development Plan 2022-2028.





LOCATION

Cavan Town, the administrative centre of County Cavan, is a historic market town in Ulster with a population of 11,741 as of the 2022 Census (a 7.6% increase since the previous Census in 2016).

It is strategically positioned as a gateway between the Republic and Northern Ireland, located approximately 123 km (90 minutes) from Dublin and 142 km (90 minutes to 2 hours) from Belfast via the N3 and major road links. The town's economy is supported by large employers such as Lakeland Dairies, ATA Group, Abbott Laboratories, RedClick Insurance, Kyte Powertech and Ultra Clean Holdings.

The lands at Lisdaran are situated on the northern outskirts of Cavan Town, accessed off the Loreto Road. The lands immediately adjoin the grounds of Cavan General Hospital, which is located south of the site.

Another site of approx. 1.62 Ha (4 acres) within the same development has been sold with the benefit of planning permission for a nursing home development of approx. 100 beds.



DESCRIPTION

The site is accessed from the Loreto Road via a fully serviced access road and extends to an area of approx. 1.46 Ha (3.6 acres). The lands are generally level, regular in shape and undeveloped at present. The southern boundary of this site is immediately adjacent to Cavan General Hospital and comprises natural hedging. There are additional lands zoned for Residential and Open Space & Amenity, which are accessed via the same estate roadway. These lands are situated east of the subject site and are currently the subject of an LRD planning application for housing.



PROPOSED DEVELOPMENT

The proposed building will provide approx. 7,711 Sq M (83,000 sq ft) of accommodation over three floors, together with 250 surface car spaces. The planning permission granted allows for the development to be delivered in two phases.

TOWN PLANNING

The lands are zoned 'Public Community', to "provide for and protect civic, religious, community, education, health care and social infrastructure" in the Cavan County Council Development Plan 2022-2028.

Use Classes Permitted in Principle under this zoning objective include: Allotments, Cemetery, Community Hall, Creche/Nursery Education Exhibition/Arts space, Fire/Ambulance Station, Halting Site/Traveller Community Accommodation, Health Centre, Hospital, Open Space/Park, Place of Worship, Playground, Residential Institution/Retirement Home, Sports Facility, Telecommunications, Tourism-Recreational Complex, Training Centre.

Planning Permission Ref 21601 (ACP Ref PL02.313955) was granted in September 2023 for a Medical Centre and associated site works.

SERVICES

We understand that all mains services are available to the property, however, we advise interested parties to satisfy themselves in relation to the adequacy and availability of all services to the site.

TITLE

We understand that the property is held freehold.



PSRA No: 001835

Fleming Court,
Fleming's Place,
Dublin 4,
D04 N4X9, Ireland
T: +353 1 676 6566

www.twmproperty.ie

CONTACT

Willie Norse

Managing Director
T: 086 299 6627
E: willie@twmproperty.ie

Patricia Ward

Director
T: 086 243 7912
E: patricia@twmproperty.ie

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