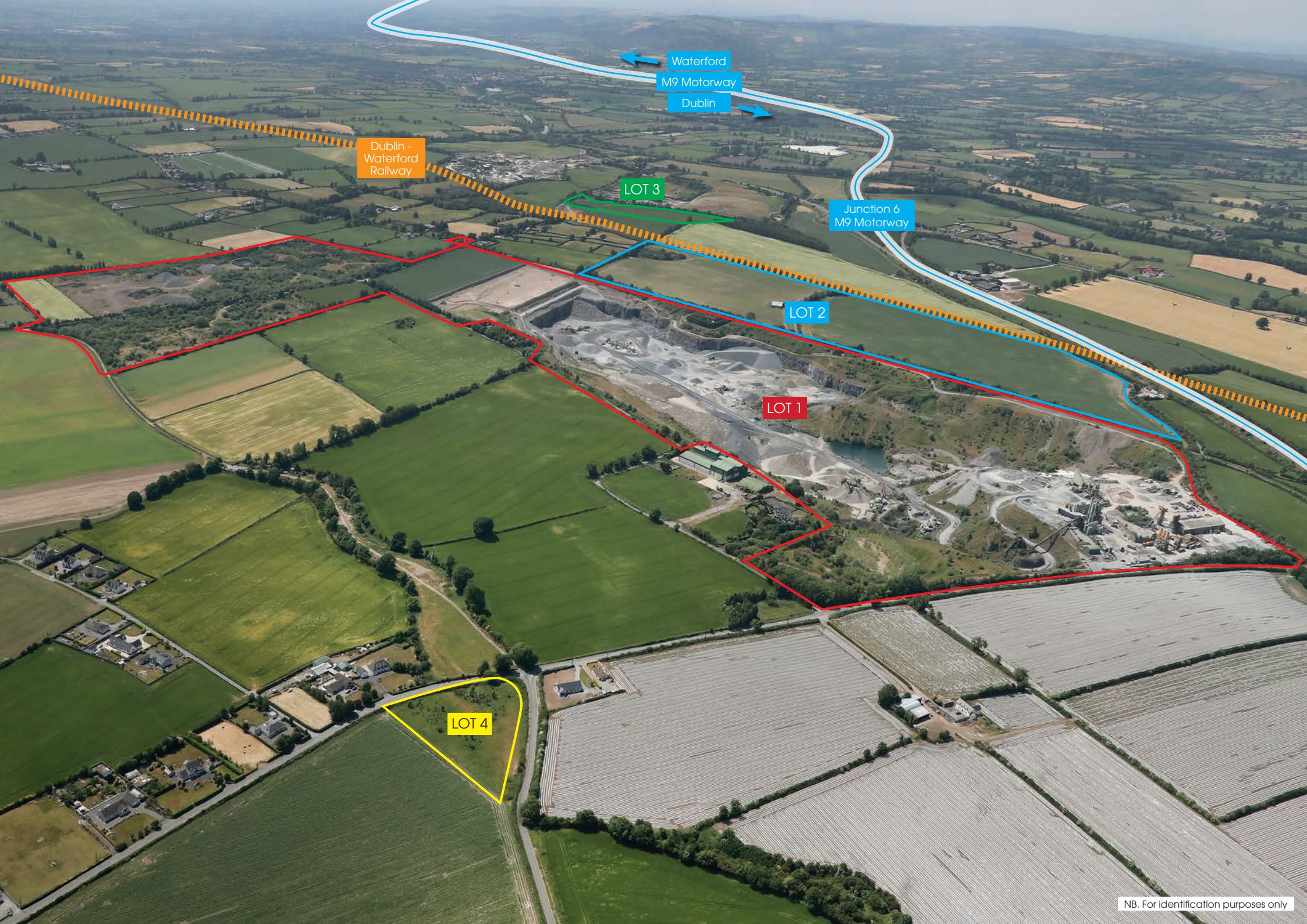


# CLONMELSH QUARRY & SURROUNDING LANDS

Clonmelsh, County Carlow

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**For Sale**



Waterford  
M9 Motorway  
Dublin

Dublin -  
Waterford  
Railway

Junction 6  
M9 Motorway

LOT 3

LOT 2

LOT 1

LOT 4



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**LOT 3 - Powerstown Lands**

**LOT 4 - Ballybar Lands**

**LOT 5 - The Entire**

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# PORTFOLIO SUMMARY

Clonmelsh Quarry comprises an operational quarry and surrounding lands located in Clonmelsh, Co. Carlow.

At present, the quarry is active by way of a rolling annual licence agreement to Plazamont Limited at an annual licence consideration of €270,000 per annum exclusive.

The portfolio is for sale in one or more lots on the instructions of the Receivers Paul McCann and Stephen Tennant of Grant Thornton.

Non-disclosure agreements are available from the office of QRE Real Estate Advisers prior to accessing the designated data site.

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## LOTS FOR SALE

LOT 1 – Clonmelsh Quarry – €6,250,000

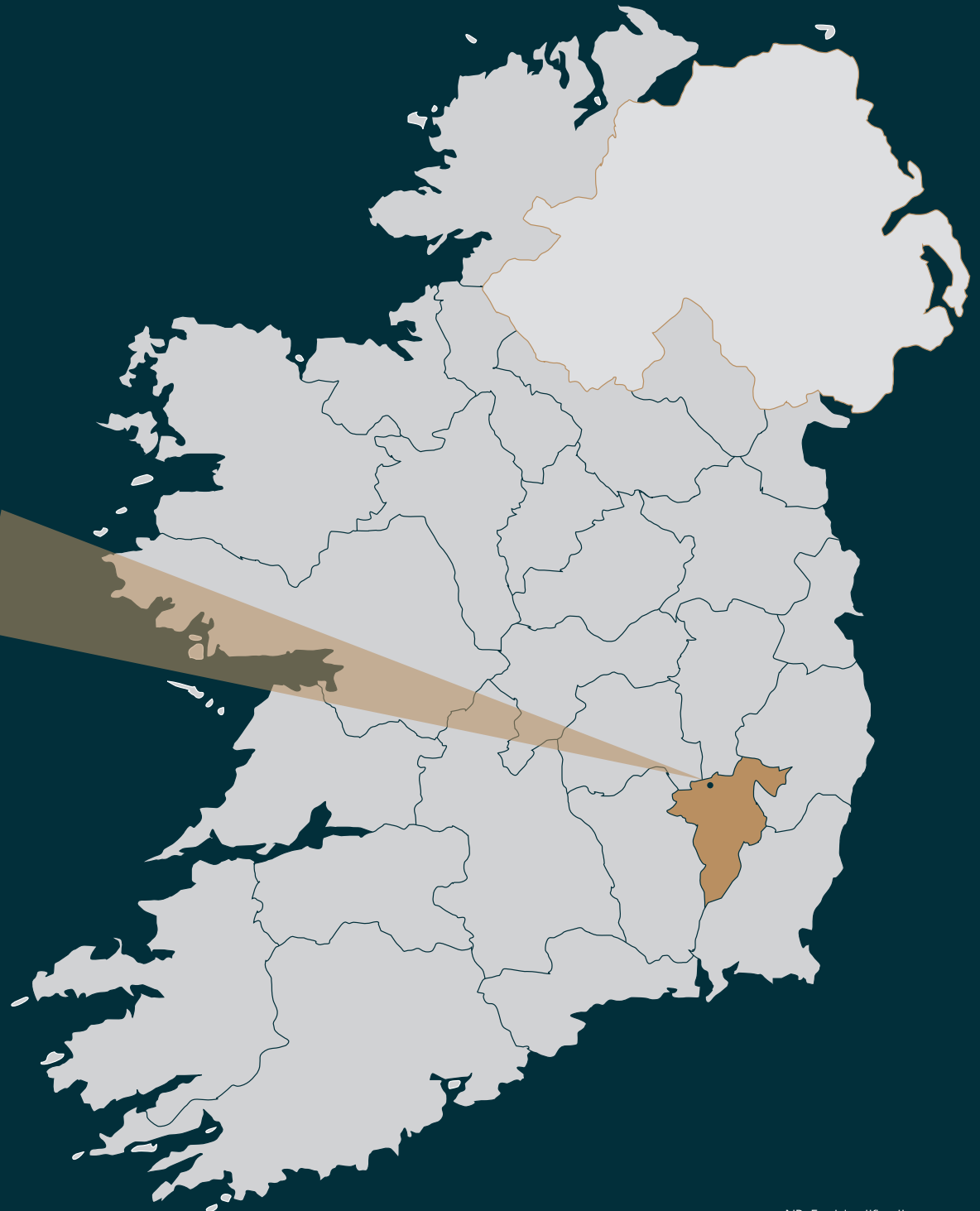
LOT 2 – Agricultural Lands (adjacent Clonmelsh Quarry) – €1,050,000

LOT 3 – Powerstown Lands – €75,000

LOT 4 – Ballybar Lands – €25,000

LOT 5 – The Entire – €7,400,000

# LOCATION OVERVIEW



# LOT 1 - CLONMELSH QUARRY

**SUMMARY:** Clonmelsh Quarry comprises an operational quarry of 107.94 hectares (approximately 266 acres), located approximately 6km south of Carlow Town. Clonmelsh is situated 75km southwest of Dublin City and the quarry is conveniently located 1.8km from Junction 6 of the M9 Dublin to Waterford Motorway. The quarry is licenced to Plazamont Limited under a rolling licence agreement from the 1st of April 2018 at a annual licence fee of €270,000 exclusive of VAT.

**PLANNING:** The quarry is fully operational and has planning permission for: quarrying activities, concrete production, tarmacadam production and concrete product production. under the following An Bord Pleanála references; ABP-300034-17; ABP-300037-17; ABP-300425-17. The property falls within the Carlow County Development Plan 2022-2028.

**TENURE:** Freehold



# LOT 2 - AGRICULTURAL LANDS (Adjacent Clonmelsh Quarry)

**SUMMARY:** The subject lands are regular in shape and are located adjacent to Clonmelsh Quarry and comprise of approximately 38 hectares / 95 acres of agricultural land. The subject lands are occupied by way of a conacre agreement.

**TENURE:** Freehold



# LOT 3 - POWERSTOWN LANDS

**SUMMARY:** Powerstown Lands comprise irregular shaped lands of approximately 5 hectares / 12 acres. The lands are located approximately 2km southwest from the entrance to Clonmelsh Quarry and are located adjacent the Powerstown Civic Amenity Site. These lands are approximately 500m north of Kilcarrig Quarry and approximately 600m south of junction 6 of the M9 motorway.

**TENURE:** Freehold

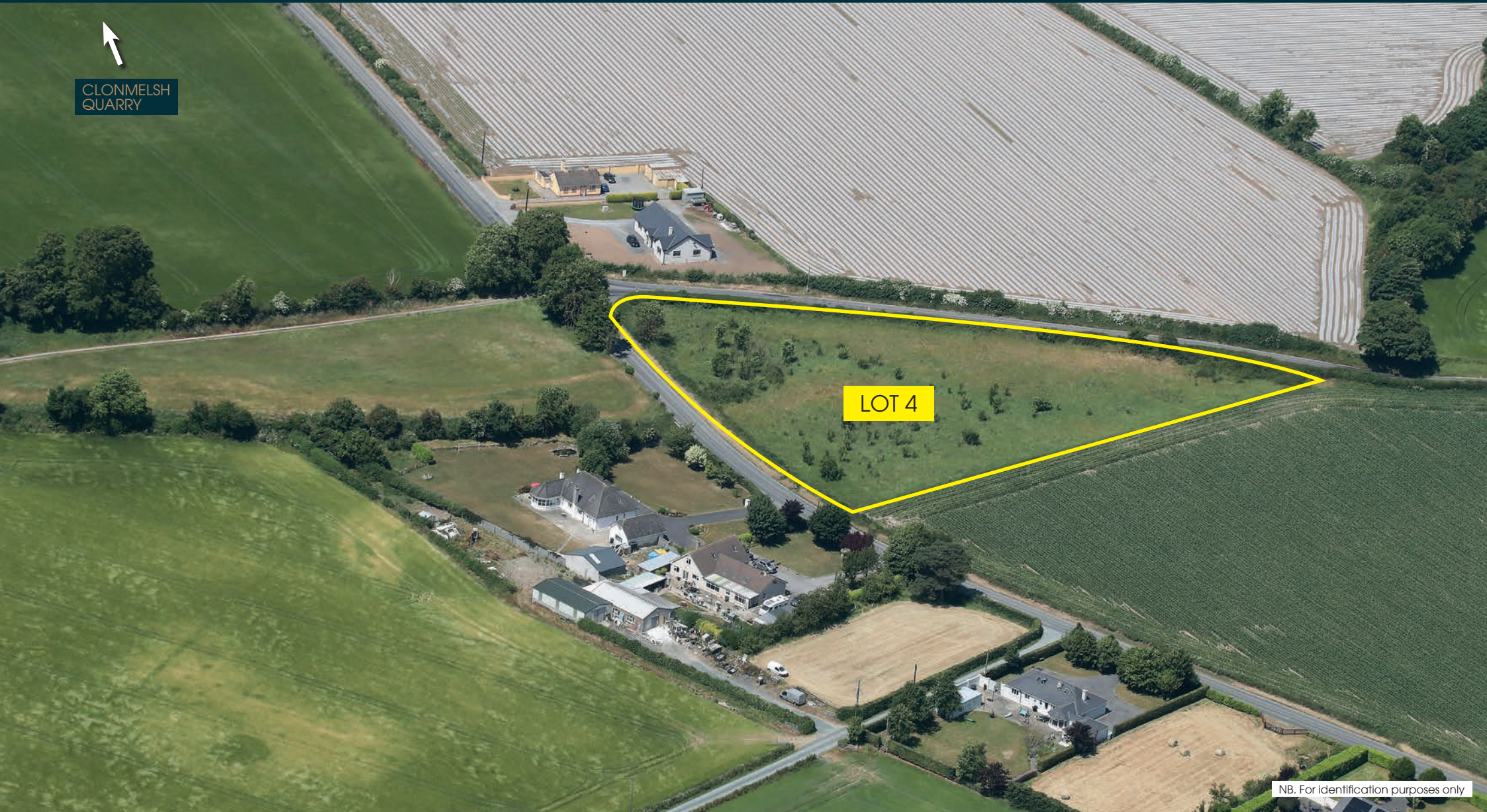




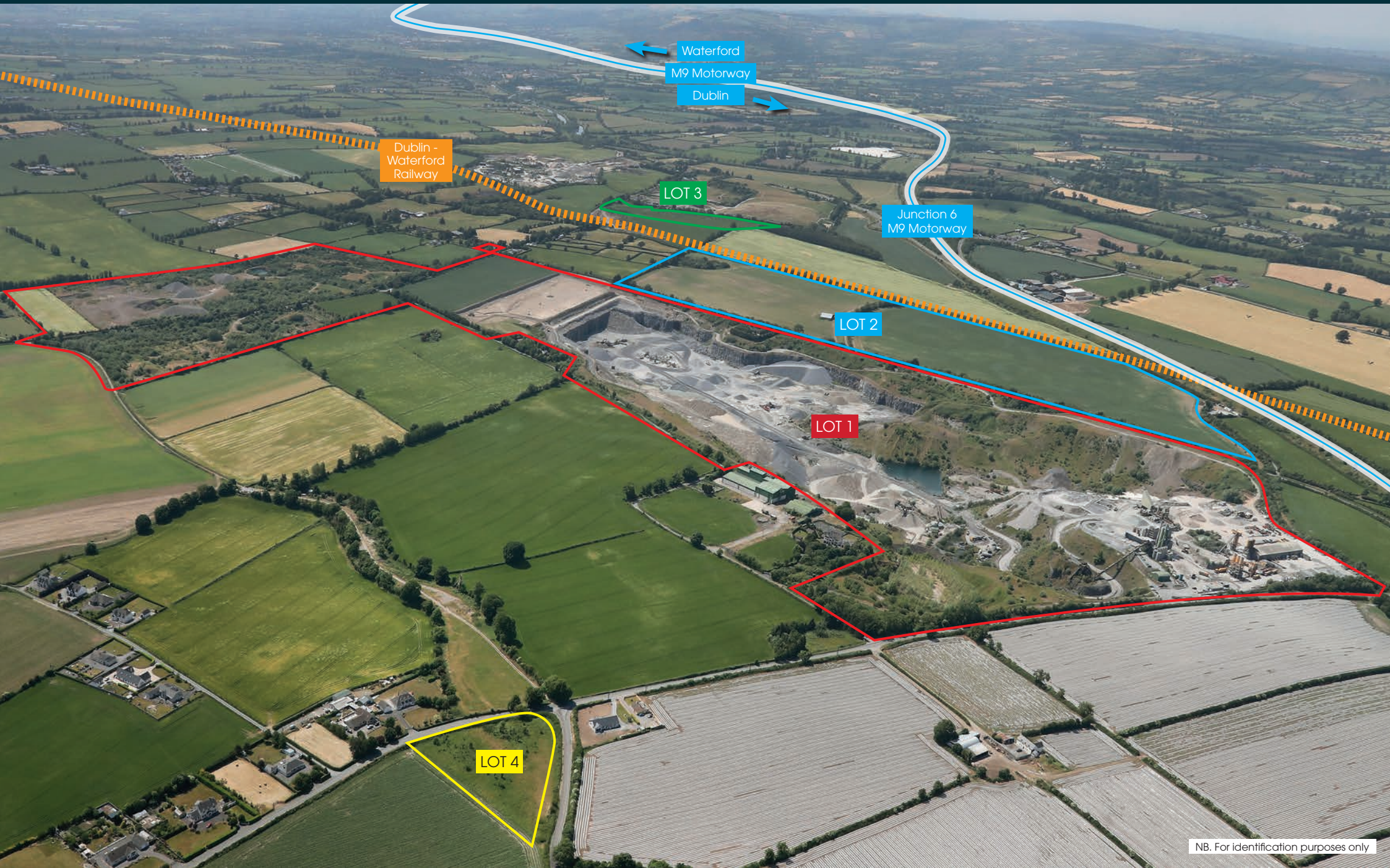
# LOT 4 - BALLYBAR LANDS

**SUMMARY:** The Ballybar Lands comprise a triangular site of approximately 0.9 hectares / 2.2 acres. The lands are located 750m to the east of the entrance to Clonmelsh Quarry. The lands are on the corner of the Ballybar Upper and Ballybar Upper Road.

**TENURE:** Freehold



# LOT 5 - THE ENTIRE





# FURTHER INFORMATION

## VIEWINGS

All viewings are strictly by appointment through the sole agent  
QRE Real Estate Advisers.

## DATA SITE

Access to the data site will be granted upon signing of the NDA,  
through QRE Real Estate Advisers.

# AGENTS DETAILS

## AGENTS

Bryan Garry  
Director  
E: [bryan.garry@qre.ie](mailto:bryan.garry@qre.ie)  
M: +353 (0) 83 391 8649

Harry Byrne  
Senior Surveyor  
E: [harry.byrne@qre.ie](mailto:harry.byrne@qre.ie)  
M: +353 (0) 86 855 6927

Jonathan Donnelly  
Surveyor  
E: [jonathan.donnelly@qre.ie](mailto:jonathan.donnelly@qre.ie)  
M: +353 (0) 87 701 8812

## SOLICITOR

Áine Murphy  
E: [aine.murphy@mccannfitzgerald.com](mailto:aine.murphy@mccannfitzgerald.com)

Philip Flaherty  
E: [philip.flaherty@mccannfitzgerald.com](mailto:philip.flaherty@mccannfitzgerald.com)

McCann Fitzgerald LLP  
Riverside One,  
Sir John Rogerson's Quay,  
Dublin 2

**MCCANN FITZGERALD**

**QRE** REAL ESTATE  
ADVISERS

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