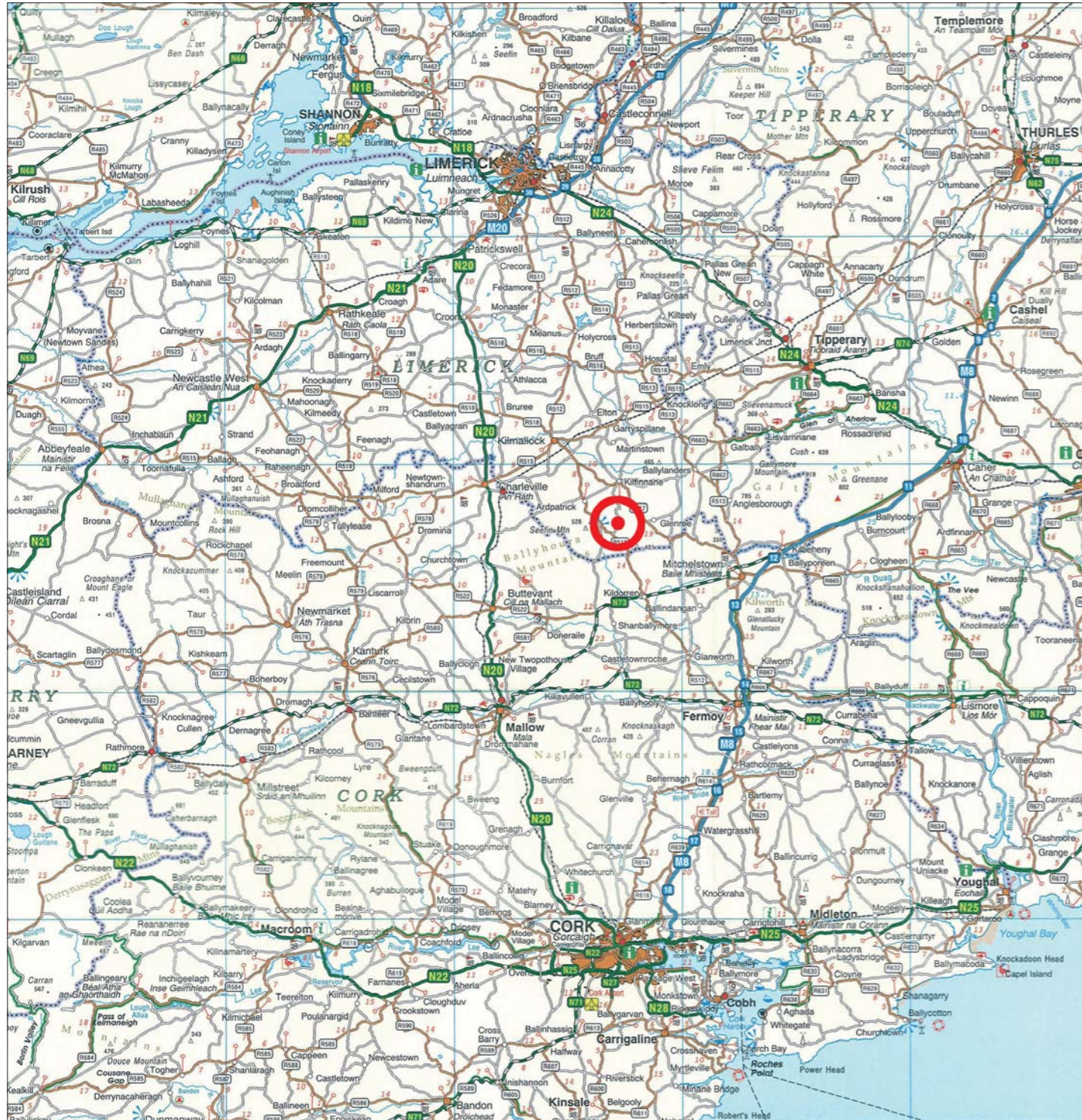


Lisney

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On the instructions of Mr Kieran Wallace, KPMG, Receiver, Whelan's Limestone Quarries Limited (In Receivership)
EXTENSIVE QUARRY AT BALLYORGAN, KILFINNANE, CO. LIMERICK.
 on approx. 15.62 ha (38.58 acres).

For Sale



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- Situated only 15km approx. from Mitchelstown and the N8 Motorway interchange the quarry is well placed to serve the local regional and national market with aggregate products and fill grade material.
- Existing dry quarry with extensive reserves and potential for substantial further expansion (subject to receiving the necessary planning permission and consents).



HEAD OFFICE
 24 St. Stephen's Green, Dublin 2.
 Tel: 01 638 2700
 Fax: 01 676 6540
 Email: dublin@lisney.com

OTHER OFFICES
 5 Linenhall Street, Belfast BT2 8AA. Tel: +44 2890 501 501 Fax: +44 2890 501 505
 Email: property@lisney-belfast.com
 1 South Mall, Cork. Tel: +353 21 427 5079 Fax: +353 21 427 2405
 Email: cork@lisney.com

Lisney for themselves and the Vendor/Lessor whose Agents they give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor and none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. 4. Neither the Vendor/Lessor nor Lisney nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.

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LOCATION

The quarry is located in the Ballyhoura Mountain's area of County Limerick in the townland of Ballyorgan, approximately 1km north of the village of Ballyorgan and approx. 3.5 km south of the village of Kilfinnane. The lands are approx. 15km northwest of Mitchelstown and the M8 Motorway and 15 km east of Charleville.

DESCRIPTION

The surrounding area is typically rural in character and utilised primarily for agriculture and forestry and is hilly in nature. The western site boundary is a forest plantation and the site is bounded to the east by the county road. The quarry produced until recently a range of high quality aggregate sources from the high polish stone value (PSV) material, as well as general purposes fill material from the lower inter-bedded mudstones. The property consists of a recently operated hard rock quarry the details of which are available on request to principals only.

The total area of the lands in sale amounts to approx. 15.62 ha (38.58 acres). The quarry briefly comprises an existing Section 261 Quarry Registration Area of approx 3.65 ha. There is potential, subject to obtaining the necessary planning permission and consents to extend the quarry beyond the permitted area to the west (coloured yellow approx. 1.0 ha) and north (coloured blue approx 3.7 ha) as indicated on the attached map. The lands in sale extend as far as the public road on the northern boundary.



TITLE

We understand that the lands are held under freehold title.

PRICE

On application.

FURTHER INFORMATION

For further information contact Ross Shorten or Cathal Daughton of Lisney Dublin on 01 6382700 or Edward Hanafin of Lisney Cork on 021 4275079.

