

FOR SALE



Ballylusk Quarry & Ancillary Property

Ballylusk | Ashford | Co. Wicklow | A67 XN44



To Ashford ➔

Bids Deadline is no later than 3pm on Thursday 3rd July 2025.

Lisney
COMMERCIAL REAL ESTATE



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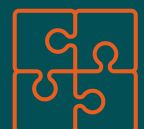
Unique opportunity to acquire an active quarry and ancillary property



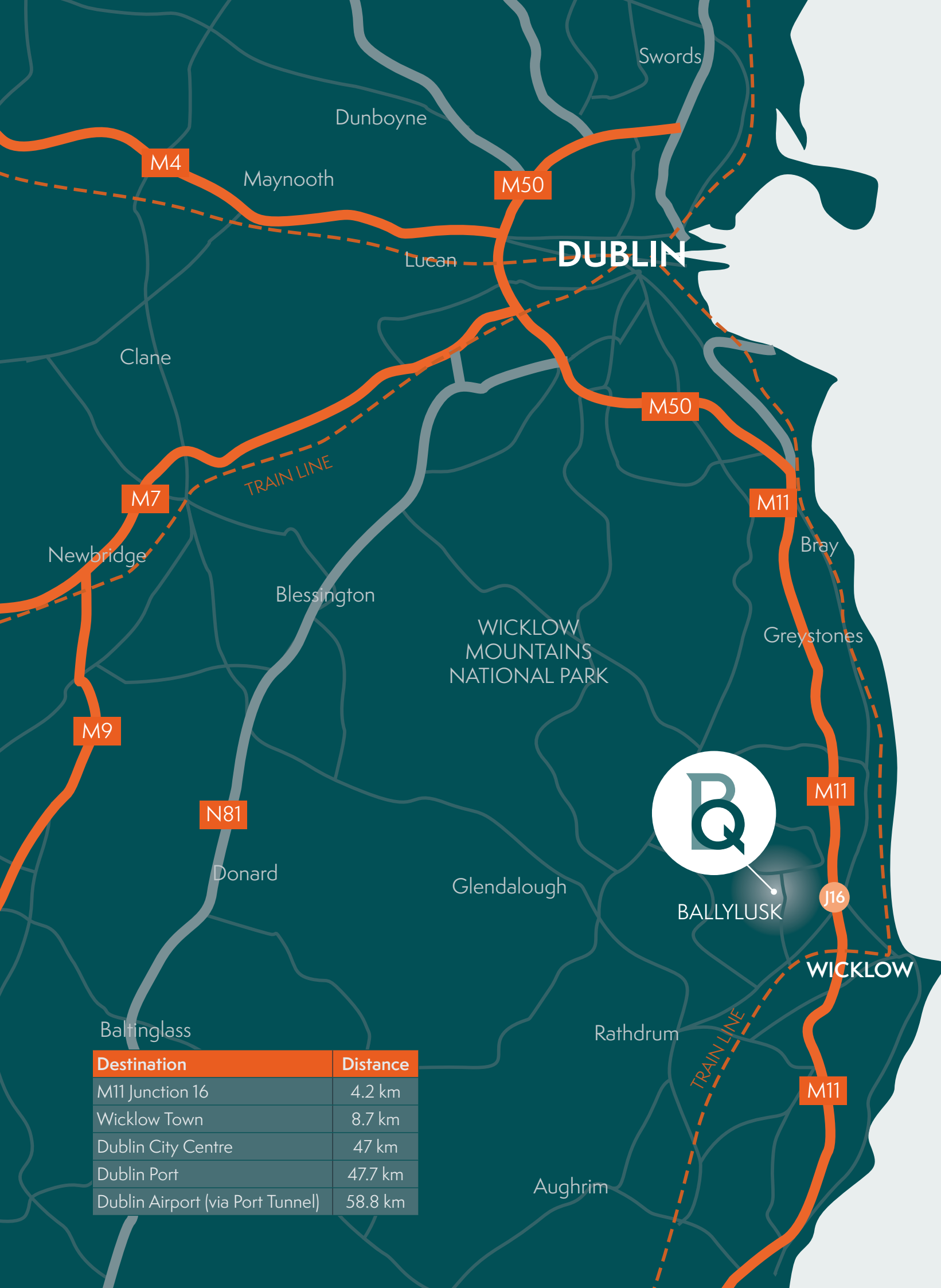
Benefit of full planning permission to operate as a quarry (Ref. 08/1754 & An Bord Pleanála Ref. PL 27.234347)



Strategically located in Ballylusk Co. Wicklow – close to Ashford, Rathnew and Glenealy offering excellent connectivity to the greater Dublin area via the M11 and beyond



Property comprises the quarry along with agricultural land in two divisions, an old industrial shed and a residential dwelling on a standalone site. Total area approx. 11.75ha (29 acres)



LOCATION

The property is situated in the townland of Ballylusk, approximately 3.2km south of Ashford in a predominantly agricultural setting with surrounding forestry, fields and scattered rural dwellings.

NEARBY VILLAGE – ASHFORD

Ashford is a charming village offering a range of local amenities, including cafés, shops, pubs, and restaurants such as The Green Bean, Dowling’s Butcher, Centra, The Hen & Hog, Chester Beatty Inn, and The WoodPecker.

ACCESSIBILITY

Located near the R772, R763, and R764 regional roads, with easy access to the M11. Public transport links include Bus Éireann (Route 133) and rail services from Wicklow station.

The property is located along a narrow secondary road which intersects with Chestnut Glen providing convenient access to Ashford town. The immediate area surrounding the quarry and lands is predominantly in forestry.





Ballylusk Quarry
& Ancillary Property

PROPERTY OVERVIEW

The subject property comprises the following:

ACTIVE QUARRY

Approx 8.44 ha (20.87 acres) in full operation.



INDUSTRIAL SHED

Detached industrial building approx. 249 sq. m. located directly opposite the quarry.

AGRICULTURAL LAND

Two separate plots totalling approx. 3.19 ha (7.87 acres).



RESIDENTIAL DWELLING

Known as "The Brambles" comprises a two storey detached family home of approx. 295 sq. m.



THE ACTIVE QUARRY

The quarry forms the majority landholding of the property, extending to approx. 8.44ha (20.87 acres), and has been family-operated since 1984. It primarily produces quartzite stone for landscaping and site development, with a smaller volume of granite for ornamental and reconstituted use.

The site features an aggregate processing plant, bagging shed, office with WC, maintenance/storage shed, weighbridge, and both HGV and car parking.

Set on undulating terrain, the land rises from the quarry entrance to higher agricultural fields. Screening embankments have been established and stabilized with tree planting. The site also includes robust drainage infrastructure, such as an attenuation pond and piping to manage water runoff.

Access is via a secure entrance on the northeastern boundary, with the site enclosed by hedgerows and steel fencing.



QUARRY BUILDINGS

Description	Sq.m	Sq.ft
Storage Shed	34.77	374
Office	35.63	383
Bagging Shed (Open-Sided)	64.38	693
Total	134.78	1,451

AGRICULTURAL LAND

The property includes two adjoining plots of agricultural land located west of the quarry, totalling approx. 3.19 ha (7.87 acres).

- Northern Plot – Approx. 2.20 ha (5.46 acres)
- Southern Plot – Approx. 0.97 ha (2.41 acres)

The lands are irregular in shape, laid out in grass, and gently undulating. Surrounded by forestry and natural hedgerows, the plots offer a scenic, rural setting.

Access is via a private entrance behind the residential dwelling, with a loose-stoned roadway providing connectivity and elevated views over the quarry.





INDUSTRIAL SHED

Located directly opposite the quarry, the industrial shed sits on a site of approx. 0.14 ha (0.36 acres), set back from the road and bordered by forestry.

The building is of mixed masonry and steel frame construction, with a combination of aluminium and asbestos roofing. Internally, it is divided into two sections by a concrete block wall.

Multiple access points are secured by steel sliding doors, and the property benefits from road frontage onto the local roadway.

Description	Sq.m	Sq.ft
Industrial Shed	249.94	2,690



RESIDENTIAL DWELLING

Located southeast of the quarry, 'The Brambles' (Eircode A67DK50) is a well-maintained, four-bedroom detached home, originally built in circa 1860 and subsequently renovated in 1996.

Set on an elevated site of approx. 0.4 ha (1 acre), the property enjoys 110m of road frontage and is accessed via a private stoned driveway beside the quarry entrance.

Constructed in traditional masonry with stone elevations and a pitched slate roof, the home offers spacious accommodation over two floors.

Key Features:

- Open-plan kitchen/dining area with AGA, utility room, and three reception rooms
- Four double bedrooms (two en-suite with walk-in wardrobes), main bathroom, office, hot press
- Master bedroom with private balcony overlooking landscaped gardens
- High-quality finishes including solid wood and tiled floors, double-glazed timber sash windows, and feature fireplaces
- Landscaped gardens with large patio area accessed from the kitchen and living rooms

This character-filled residence blends rural charm with modern comfort in a private, scenic setting.

Description	Sq.m	Sq.ft
Residential Dwelling	295.46	3,180





PLANT & MACHINERY

The quarry is equipped with a range of well-maintained plant and machinery to support ongoing extraction and processing operations.

Key equipment includes an aggregate processing and screening plant, a mobile crusher, loading shovels, and a range of supporting vehicles and tools. An open-sided bagging shed is also located on-site, used for packaging domestic products.

A weighbridge is installed at the entrance for vehicle monitoring. In addition, a quantity of processed and unprocessed stone stock is held on-site, supporting immediate supply and continued operations.

A full stock list and detailed Plant & Machinery report are available upon request.



ZONING & PLANNING

The property is located in an area that is currently not zoned under the Wicklow County Development Plan 2022 - 2028.

The property has planning permission to operate as a quarry under Ref. 08/1754 & An Bord Pleanála Ref. PL 27.234347. We note there is approximately 4.5 years remaining on the permission.

SERVICES

All main services including sewerage, water, electricity, drainage and telephone are connected to the site.





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TITLE

The property is held on the basis
of a Freehold title within
a number of folios.

Quarry and Associated Lands - Folio
WW6211

Industrial Shed – Folio
WW8092 & WW10180F

Residential Dwelling – Folio
WW32889F, WW21408F, WW43026F

SALES PROCESS

Bids Deadline is no later than 3pm on
Thursday 3rd July 2025.

GUIDE PRICE

Available upon request

VIEWING / FURTHER INFORMATION

Viewing is strictly by arranged
appointment only with the
sole selling agent Lisney.

DATASITE

Access to the dedicated datasite is by way of NDA
www.ballyluskquarry.com

AGENT



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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.