



Former Concrete Works Moyse, Carlaragh Road,



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

**VIEWING STRICTLY BY APPOINTMENT ONLY**

Agent: **Bensons**  
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**www.bensonsni.com**

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.
2. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
3. These particulars do not constitute a contract or part of a contract.
4. All measurements quoted are approximate.
5. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Former concrete works and lands extending to circa 11.46 acres. (could be sold in suitable lots).

**LOCATION:**

The property is located approximately 5 miles from Limavady town centre. On leaving Limavady on Catherine Street turn left into the Baranait Road and continue on until the Drumrane Road on your left hand side. Turn onto the Drumrane Road and continue along for approximately 2 miles and the subject property is located on the Carlaragh Road on the right hand side.

**DESCRIPTION:**

The property extends to circa 11.46 acres and includes a range of sheds and office accommodation. Having been vacant for a number of years the plant has not been operational and has fallen into a state of disrepair. The yard with buildings is within 4 miles of Limavady and was used for the manufacturing of ready mix cement, pre-stressed hollow core concrete floor units, concrete floor units, concrete reinforced stairs, T beams for domestic floors and concrete plate floors. Prospective purchasers have the option of refurbishing the current facility or adapting the accommodation to suit other commercial / manufacturing uses.

**ACCOMMODATION -:**

All measurements are approximate and all purchasers should carry out their own due diligence.

**FRONT OFFICE:**

74'0 x 28'5 (22.56m x 8.66m)  
(External measurement).  
Reception area, 6 offices, kitchen and WC.

**WORKSHOP:**

64'0 x 89'0 (19.51m x 27.13m)  
- Toolshed/Paintstore - Not measured.  
- Store - Not measured.  
- Canteen - Not measured.  
- WC - Not measured.

**CONCRETE BATCHING PLANT:**

Concreted hardstand area with incline for lorries. Disused weighbridge.

**MANUFACTURING SHED:**

173'0 x 12'0 (52.73m x 3.66m)  
With 3 heated steel beds, 2 overhead 8,000 kgs cranes, 1 overhead 5,000 kg crane, tank shed and boiler house.

**OFFICE ACCOMMODATION:**

Approx. 3,200 sq ft - ground and first floor.

**8' BAY OPEN SHED:**

75'0 x 127'5 (22.86m x 38.84m)

**6 BAY BARN:**

60'0 x 92'0 (18.29m x 28.04m)  
With 10 tonne crane on a rail.

**PRICE:**

**VAT:**

**VIEWING:**

For further information or to arrange a viewing please contact Bensons: (028) 7034 3677  
info@bensonsni.com

