



Project Green Forestry Portfolio

Republic of Ireland

561 Hectares / 1,385 Acres

Lisney
COMMERCIAL REAL ESTATE

Portfolio Overview

This portfolio consists of 27 distinct properties spread across the counties of Tipperary, Wicklow, Offaly, Laois, Wexford, Limerick, and Kilkenny. Tipperary accounts for 50% of the portfolio, Wicklow for 19%, and Offaly for 11%, with the remainder distributed across the other counties.

The total forest area is approx. 561 ha (1,385 ac) with a productive area of approx. 469 ha (1,160 ac). The remaining area 91 ha (225 ac) is attributable to open space, setbacks, biodiversity, and unplanted land.

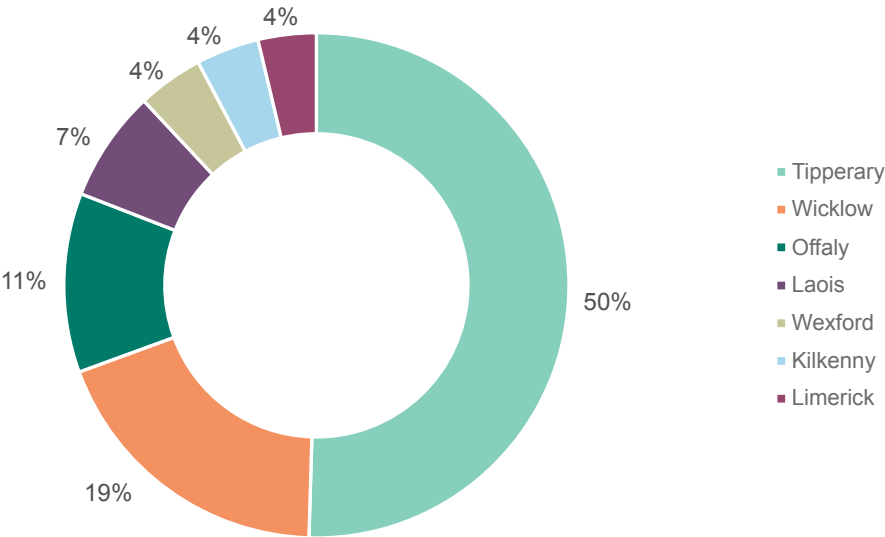
The primary species planted is Sitka spruce with the secondary species being Norway spruce. There are approx. 329 productive ha of Sitka spruce which represents 70% of the total productive area.

There are approx. 50 productive hectares of Norway spruce which represents 11% of the total productive area, this gives a combined, 82%, of the forest portfolio which is attributable to spruce.

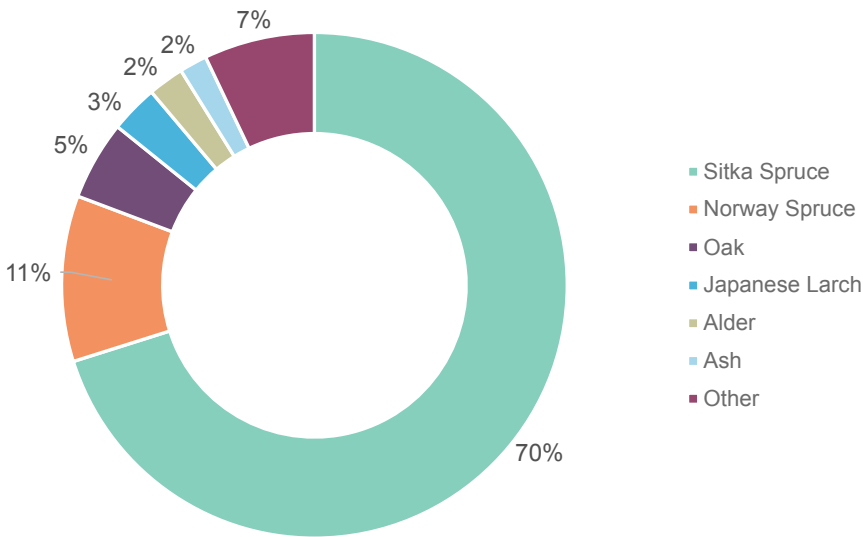
The remainder of the portfolio consists of a diverse mix of broadleaf and conifer species, including Japanese Larch, Douglas Fir, Lodgepole Pine, and Scots Pine, with trees at various stages of maturity.

Forest Service approved roads have been constructed in most of the properties, four roads still await approval by the Forest Service, one is currently under construction, whilst Knockaungarriff is not yet eligible for a road grant due to its age.

Location Breakdown



Tree Species Breakdown



Location Map



Portfolio List

	Property	County	Site Area (ha)	Site Area (acres)
1	Firoda	Kilkenny	6.67	16.48
2	Pollagh	Kilkenny	15.96	39.44
3	Crissard 1	Laois	32.97	81.47
4	Crissard 2	Laois	7	17.30
5	Curraghkimkeen 1	Limerick	3.5	8.65
6	Curraghkimkeen 2	Limerick	17.35	42.87
7	Derrymullin 1	Offaly	50.93	125.85
8	Derrymullin 2	Offaly	13.41	33.14
9	Ballinroe	Tipperary	11.35	28.05
10	Buffanagh	Tipperary	22.41	55.38
11	Cummerbeg	Tipperary	21.3	52.63
12	Erry	Tipperary	10.82	26.74
13	Foilduff 1	Tipperary	16.41	40.55
14	Foilduff 2	Tipperary	3.03	7.49
15	Foilmacduff	Tipperary	49.49	122.29
16	Glastrigan	Tipperary	25.68	63.46
17	Glenaskeagh 1	Tipperary	16.66	41.17
18	Glenaskeagh 2	Tipperary	6.93	17.12
19	Glenpaudeen	Tipperary	43.01	106.28
20	Knockaungarriff	Tipperary	17.11	42.28
21	Mucklin	Tipperary	15.28	37.76
22	Tullohea	Tipperary	23.46	57.97
23	Parkannesley 1 & 2	Wexford	23.6	58.32
24	Ballycumber 1	Wicklow	41.52	102.60
25	Ballycumber 2	Wicklow	4.8	11.86
26	Ballycumber 3	Wicklow	26.34	65.09
27	Ballycumber 4	Wicklow	33.6	83.03
	Total		561	1,385

1. Firoda, Kilkenny

Location

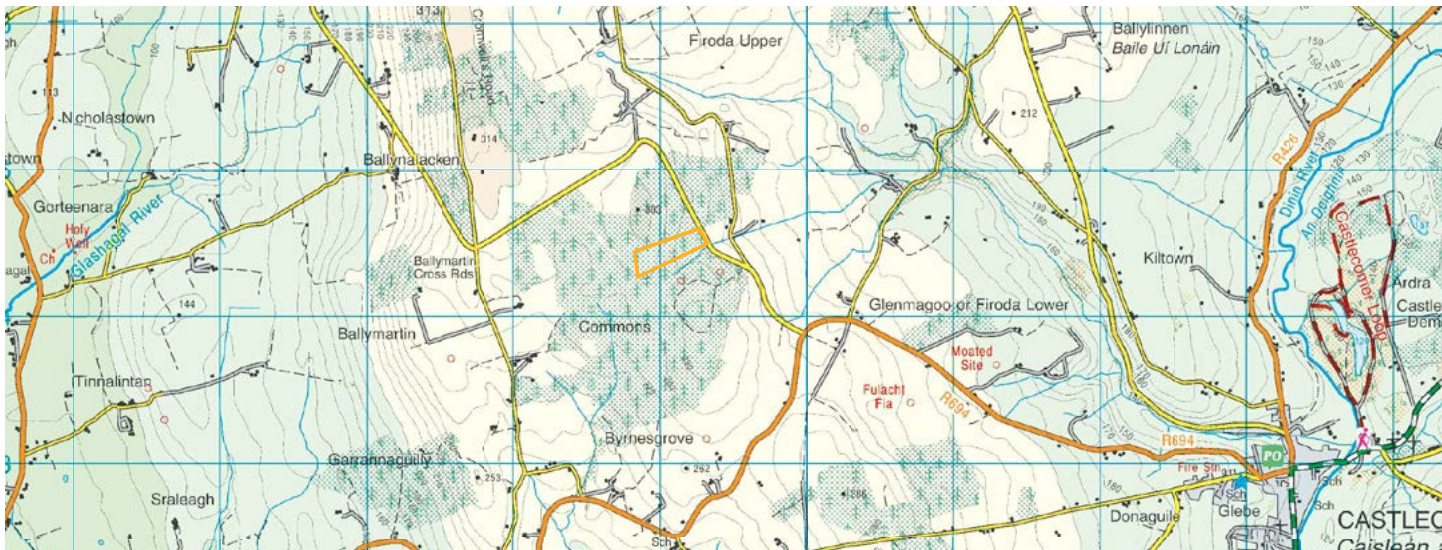
The forestry site is located in the townland of Firoda, County Kilkenny, approximately 3 km northwest of Castlecomer and 21 km south of Kilkenny town. The surrounding area consists primarily of forestry and agricultural land. The forest road links to the R694, providing access to the N77 and N78.

Description

The property comprises 6.67 ha of forestry planted in 2001, primarily featuring Sitka Spruce. The site includes a well-maintained forest road and holds a current TFL. The property received its second thin in 2022.

Coordinates

[52.82007, -7.26949](#)



2. Pollagh, Kilkenny

Location

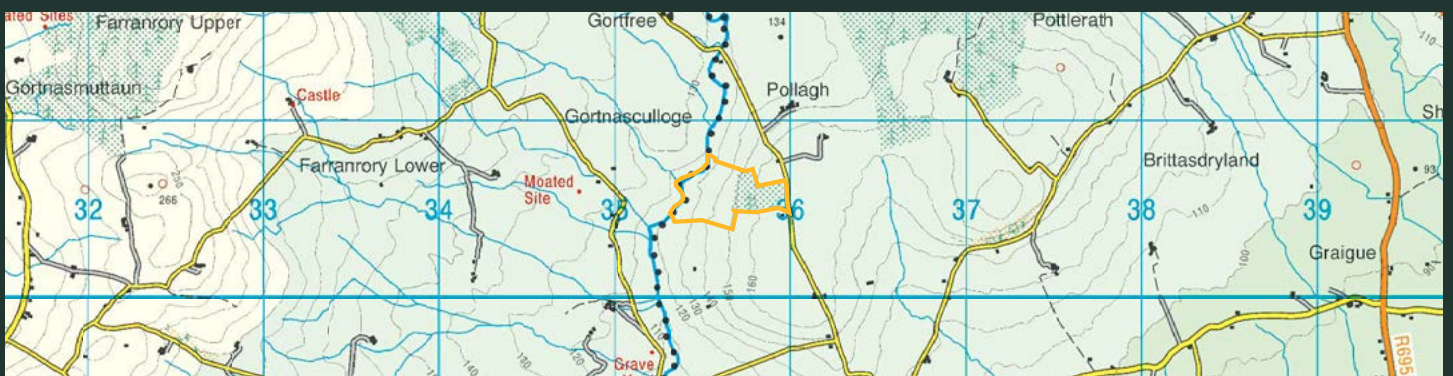
The site is situated within the townland of Pollagh in County Kilkenny, on the border between Kilkenny and Tipperary. Pollagh is located approximately 18 km west of Kilkenny city. The area around the site has some rural residential dwellings but mainly agricultural land. The N77 national primary road is the nearest major route.

Description

Pollagh is a well-established forest plantation planted in 2003 with Sitka Spruce making up 50% of the productive area. The property has a forest road and a current TFL. The property received its first thinning in 2022. The total area is 15.96 ha.

Coordinates

52.60541, -7.46958



.....

3 & 4. Crissard 1 & 2, Laois

Location

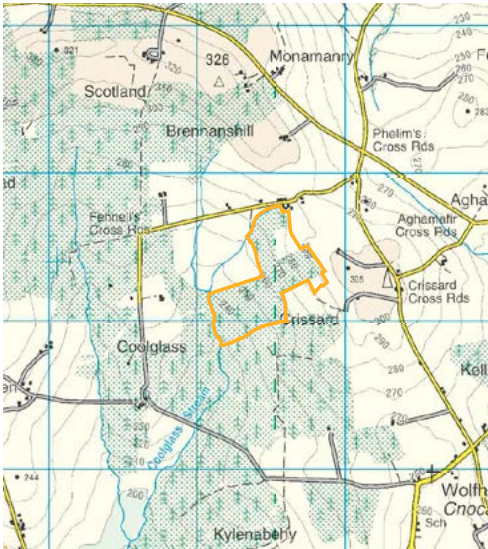
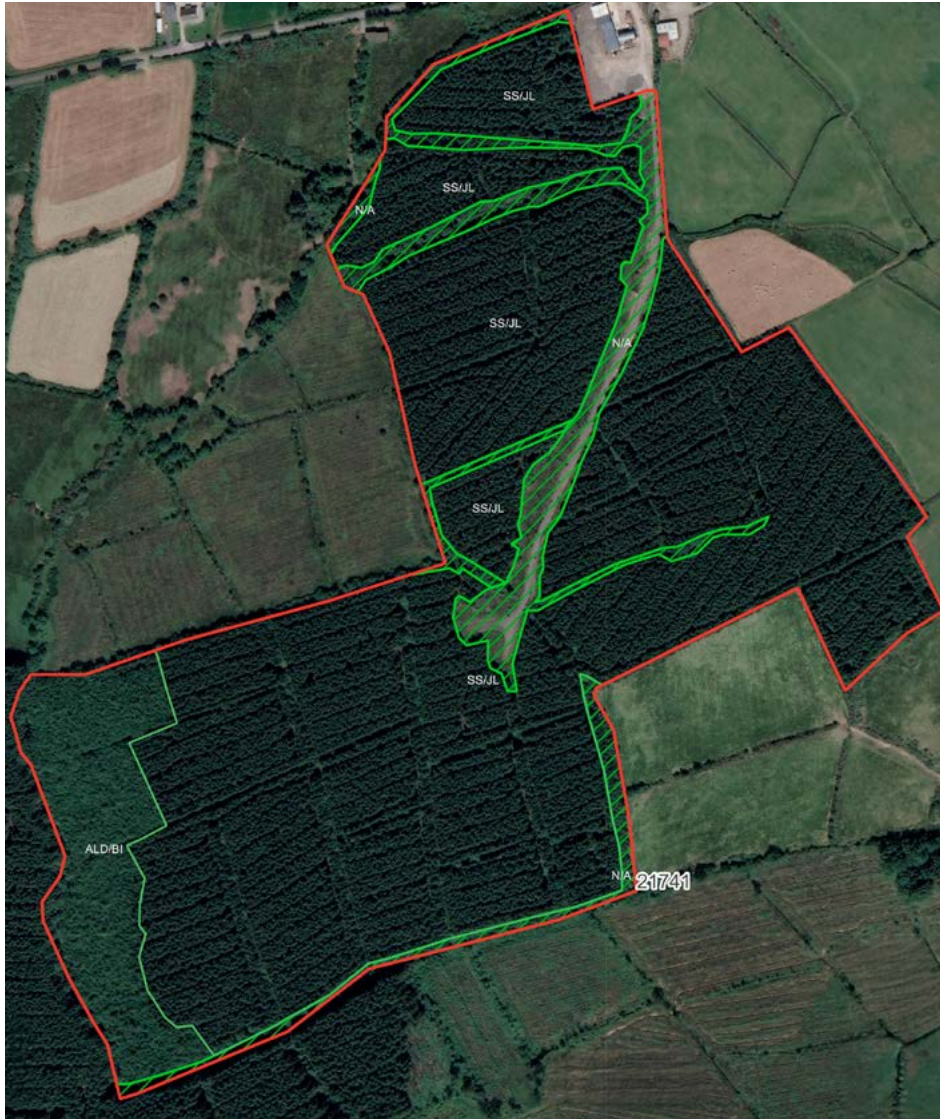
The site is situated in the townland of Crissard, Co. Laois, northeast of Castlecomer and west of Portlaoise. The surrounding area features mostly agricultural land and some rural dwellings. The site is accessible via local roads that connect to the R426, linking to the N77 and M7. The M7, approximately 22 km away, provides direct access to Dublin and Limerick.

Description

Crissard is a well-established forest plantation comprising two plots of land located in Co. Laois. Crissard 1 was planted in 2000, the primary species is Sitka spruce, with a total area of 32.97 ha. The property features a forest road and holds a current TFL. The most recent operation was a second thinning, completed in 2022. The Crissard 2 site comprises 7 ha of forestry planted in 2019, primarily featuring Sitka Spruce. Due to the age of the trees no road or TFL are yet required, it should be noted that the existing forest road in Crissard 1 runs extremely close to Crissard 2, and it is advised that by extending this road you will gain excellent access to Crissard 2. This property is still in receipt of premium with 14 payments of €3,483.30 outstanding (farmer rate).

Coordinates

[52.92022, -7.14441](#)



5 & 6. Curraghkimkeen 1 & 2

Location

The site is located within the townland of Curraghkimkeen, Co. Limerick. Curraghkimkeen is situated in the eastern part of Limerick, near the border of Tipperary. It lies approximately 20 km northeast of Limerick city. The site is approx. 6.9 km from the R503. The N24 provides links to Limerick city and other major routes.

Description

Curraghkimkeen is an exceptional commercial forest plantation situated in the eastern part of Limerick. The plantation comprises 17.35 ha, established in 2001, predominantly with Sitka Spruce. An additional 3.50 ha, was reconstituted in 2020 due to Ash Dieback. This area of 3.50 ha. was replanted with Sitka Spruce. The site is covered by a current TFL, and an application for harvest road approval has been submitted. There is a proposal to thin the plantation in 2024/2025.

Coordinates

52.65119, -8.22422



7 & 8. Derrymullin 1 & 2, Offaly

Location

The plantation is located within the townland of Derrymullin, Co. Offaly, 11km northeast of Birr. The area is ideal for forestry which is evident with the large amount of commercial forestry in the surrounds. The site is accessible via local roads that link to the N52, approximately 2.5 km away.

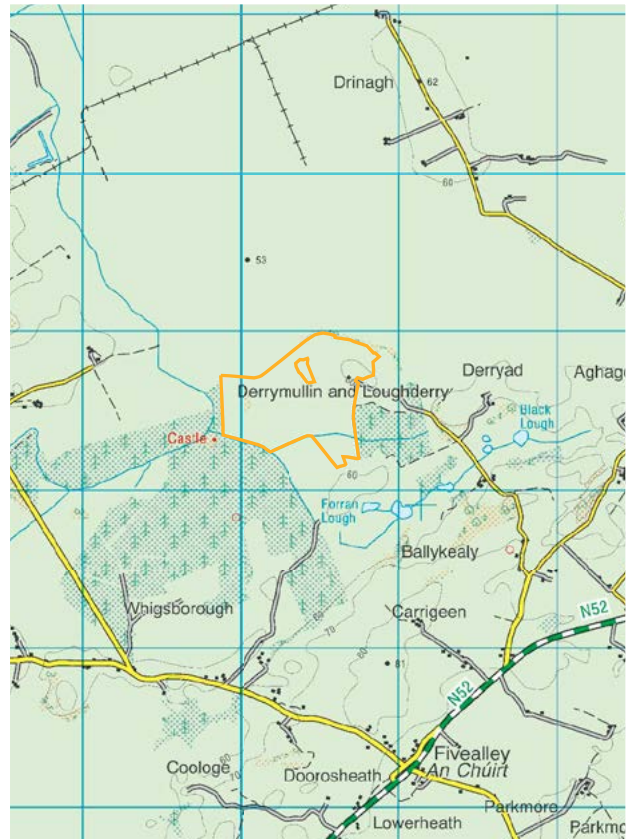
Description

The property comprises two adjoining forest plantations. Derrymullin 1 covers 50.93 ha. and was planted in 2003, with Norway Spruce as the primary species. The property has a TFL in place, and a harvest road has been constructed. The first thinning of this plot of Norway Spruce was completed in 2024.

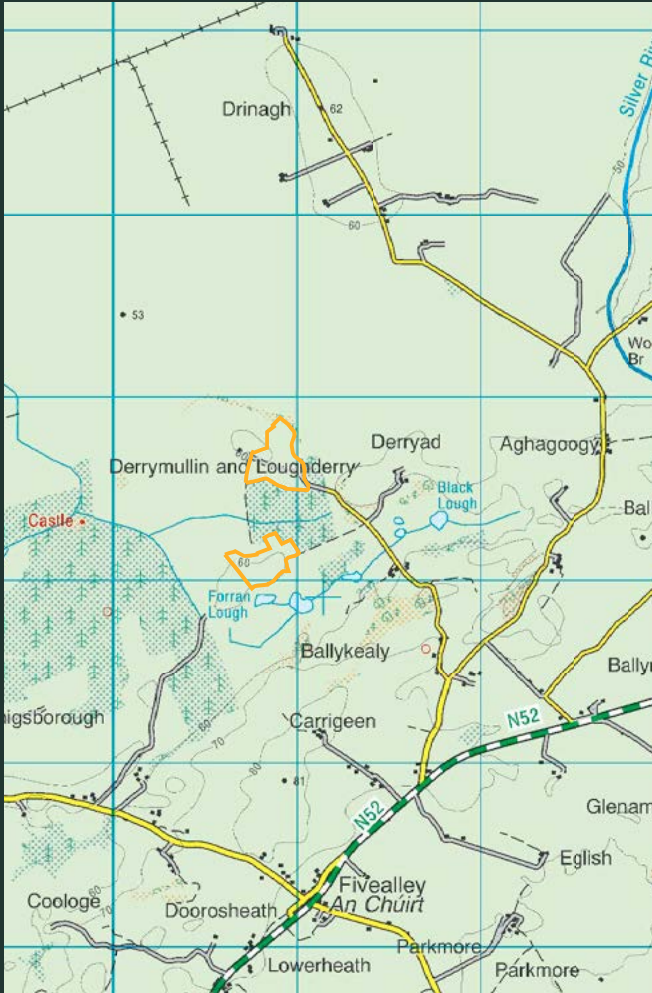
Derrymullin 2 encompasses 13.31 ha, planted in 2008, primarily with Oak. The property is accessible via a harvest road. An application for a Woodland Improvement Grant is required, and the property requires a first thinning – respacing. This plantation is still receiving premium payments, with two payments of €6,694.52 each outstanding (farmer rate).

Coordinates

53.17227, -7.83519



Derrymullin 2



.....

9. Ballinroe, Tipperary

Location

The plantation is located within the townland of Ballinroe, Co. Tipperary, approximately 11 km northwest of Cahir. The surrounding area is predominantly agricultural land. The plantation is accessed via smaller local roads that branch off from the R639 and is just 8 km from the M8.

Description

Ballinroe is a diverse commercial forest plantation comprising 11.35 ha. Planted in 1998 with a mix of Lodge Pole Pine and Norway Spruce. There is a current TFL in place and the access road has recently been upgraded. The property is now ready for thinning in 2025.

Coordinates

52.79691, -7.75783



10. Buffanagh, Tipperary

Location

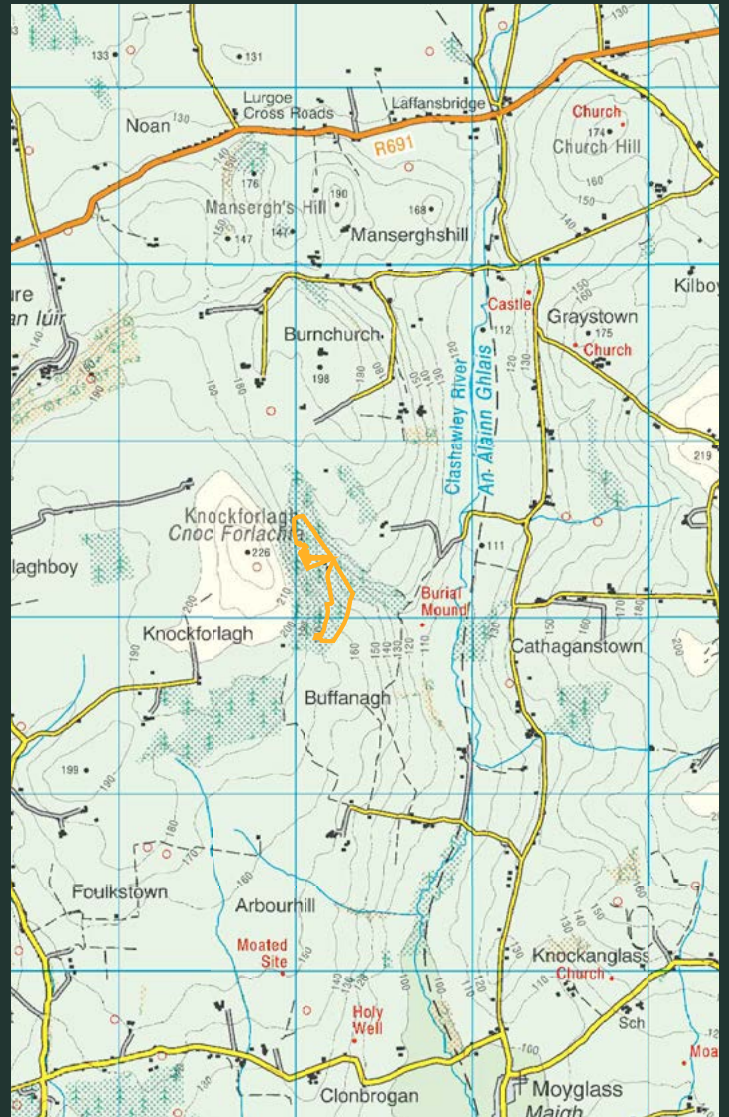
The site is located within the townland of Buffanagh, Co. Tipperary, approximately 18km west of Cashel town. Buffanagh is located in the southeastern part of Tipperary relatively close to the border with Kilkenny. The surrounding area is predominantly agricultural land. The plantation is accessed via smaller local roads that branch off from the R691.

Description

Buffanagh is a well-established commercial forest plantation planted in 1995 with Spruce & Ash. The plantation has a current TFL in place with a harvest road built. Total area of 22.41 ha. The property received a light 3rd thin in 2023 and the Ash area was reconstituted in 2024 with improved Birch

Coordinates

52.54818, -7.72593



11. Cummerbeg, Tipperary

Location

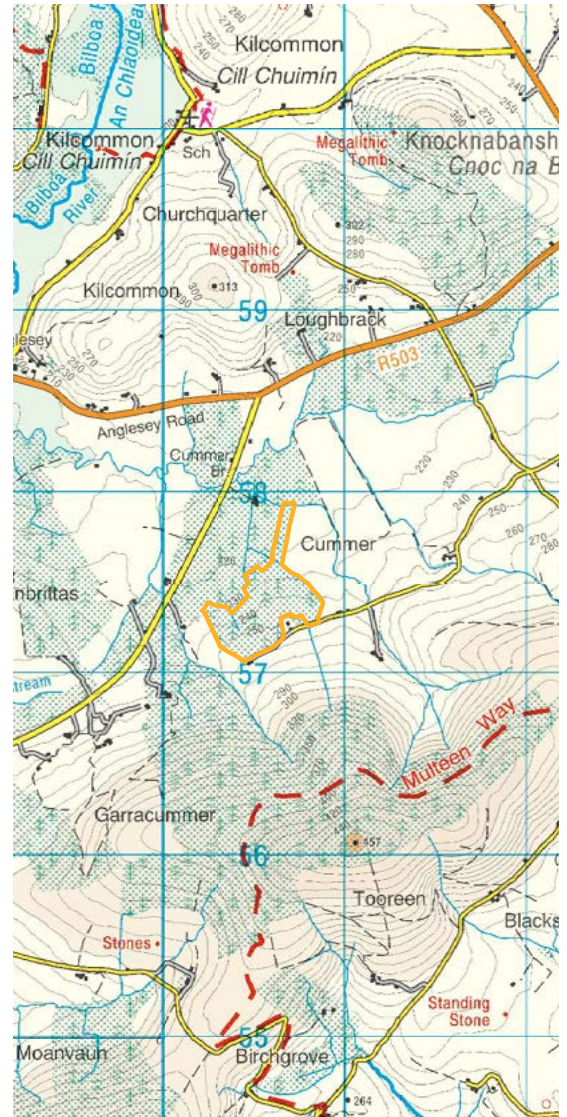
The plantation is located within the townland of Cummerbeg, Co. Tipperary. Cummerbeg is located near the border between Tipperary and Limerick. The surrounding area is characterised by farmland and scattered dwellings. The plantation is accessed via smaller local roads that branch off from the R503.

Description

Cummerbeg comprises 21.30 ha of forest planted in 2003. The primary species is Sitka Spruce, the property has a forest road and a current TFL. The property received a first thinning in 2023.

Coordinates

52.66686, -8.13672



12. Erry, Tipperary

Location

The site is located within the townland of Erry, Co. Tipperary. Erry is Located approx. 10 km west of Cashel town. The surrounding area is predominantly agricultural land. The site is accessible via Grangemore road which connects to R639.

Description

The plantation comprises 10.82 ha of forestry land planted in 2001. The primary species is Sitka Spruce. An application for TFL and approval for harvest road have been submitted.

Coordinates

52.56602, -7.80864



15. Foilmacduff, Tipperary

Location

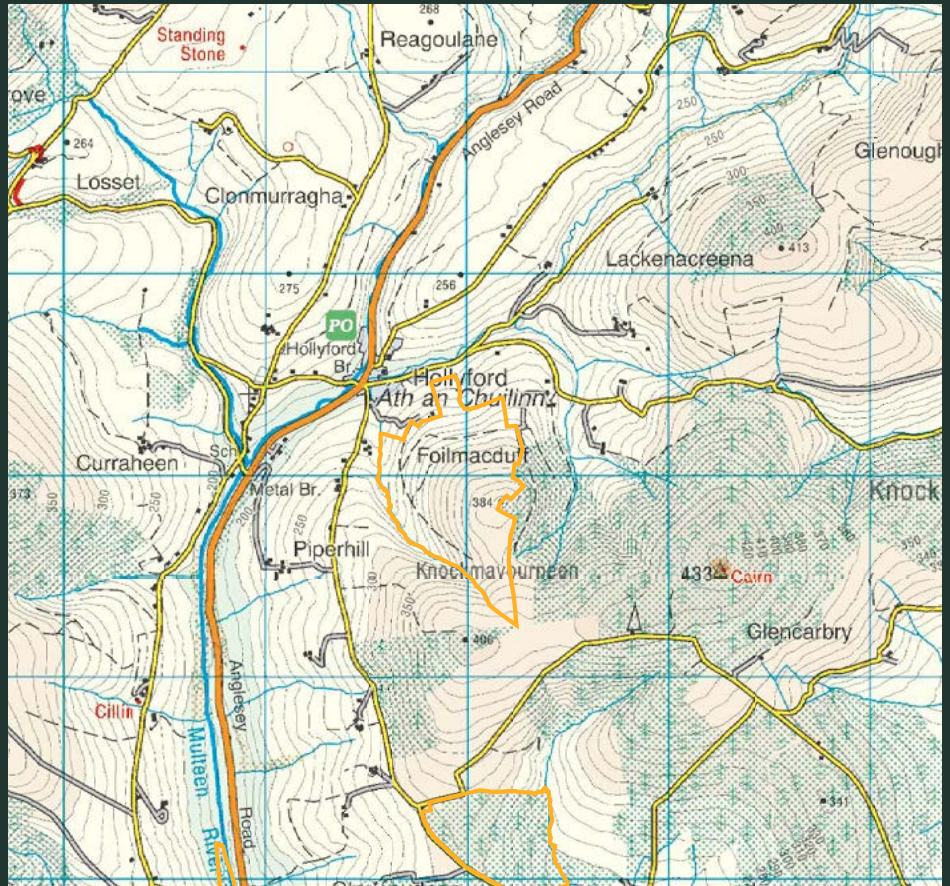
The site is located in a small townland called Foilmacduff, Co. Tipperary. Located 36km south of Nenagh and 23km north of Tipperary town. The surrounding area is predominantly forestry land.

Description

Foilmacduff is a commercial forest plantation extending to approx. 49.49ha. Planted in 2005 with the primary species being Sitka Spruce. An application for TFL and approval for harvest road have been submitted.

Coordinates

52.63336, -8.10669



16. Glastrigan, Tipperary

Location

The plantation is located in Glastrigan, Co. Tipperary. Glastrigan is a small townland located in north Tipperary and is located approx. 13.8 km southeast of Nenagh town and 37 km north of Tipperary. The surrounding land to the property is largely forestry and agricultural land. The plantation is accessed via smaller local roads that branch off from the R498 and the R497.

Description

Glastrigan comprises 25.68ha of forestry land planted in 2003. The primary species is Sitka Spruce. There is a current TFL in place and the site is accessible via a Harvest Road. This property was first thinned in 2020 and a second thinning is due in 2024/2025.

Coordinates

52.7276, -8.07227



17 & 18. Glenaskeagh, Tipperary

Location

Glennaskagh is a small townland area in Tipperary and is located northwest of Carrick on Suir and northeast of Clonmel. Glennaskagh is situated beside the Slievenamon Mountain and bog lands. The area is ideal for forestry and agriculture which is evident with the large amount of commercial forestry in the surrounds. The River Lingaun runs to the south of the property. The site is in close proximity to the N76 which gives easy access.

Description

Glennaskagh comprises two commercial forest plantations. Glennaskagh 1 comprises 16.66 ha of forestry land planted in 1995 with Sitka Spruce as its primary species. Glennaskagh 2 comprises 6.93 ha of forestry land planted in 2004 also with a primary species of Sitka Spruce.

Both plantations have current TFL in place and the properties are fully accessible by road from forest to National Road network. This property has received a third – second thin in the relevant plots in 2024.

Coordinates

52.44224, -7.49938



19. Glenpaudeen, Tipperary

Location

Glenpaudeen is a townland located in the southwest of Co. Tipperary. Glenpaudeen is located south of Nenagh and north of Tipperary town. The surrounding land to the property is largely forestry and agricultural land. The site can be accessed via a forest road which links to the R497.

Description

Glenpaudeen is a commercial forest plantation planted in 2002 with Sitka Spruce. Total area of 43.01 Ha. The property has a forest road with a current TFL. This property received a first thinning in 2022. An application for RUS for the Ash plot has been submitted.

Coordinates

52.61147, -8.10483



20. Knockaungarriff, Tipperary

Location

Knockaungarriff is a small townland area in Tipperary and is located north of Lismore. Knockaungarriff is located beside the Knockmealdown Mountains and is 8.6 km from the historic town, Lismore. The area is ideal for forestry and agriculture which is evident with the large amount of commercial forestry in the surrounds. Knockaungarriff is accessible via the R669 and the R668.

Description

Knockaungarriff comprises a commercial forest plantation located beside the Knockmealdown Mountains. The plantation comprises 17.11 ha planted in 2019. The primary species is Sitka Spruce.

This property is still in receipt of premium with 14 payments of €8,236.80 outstanding (farmer rate).

Coordinates

52.20237, -7.91181



21. Mucklin, Tipperary

Location

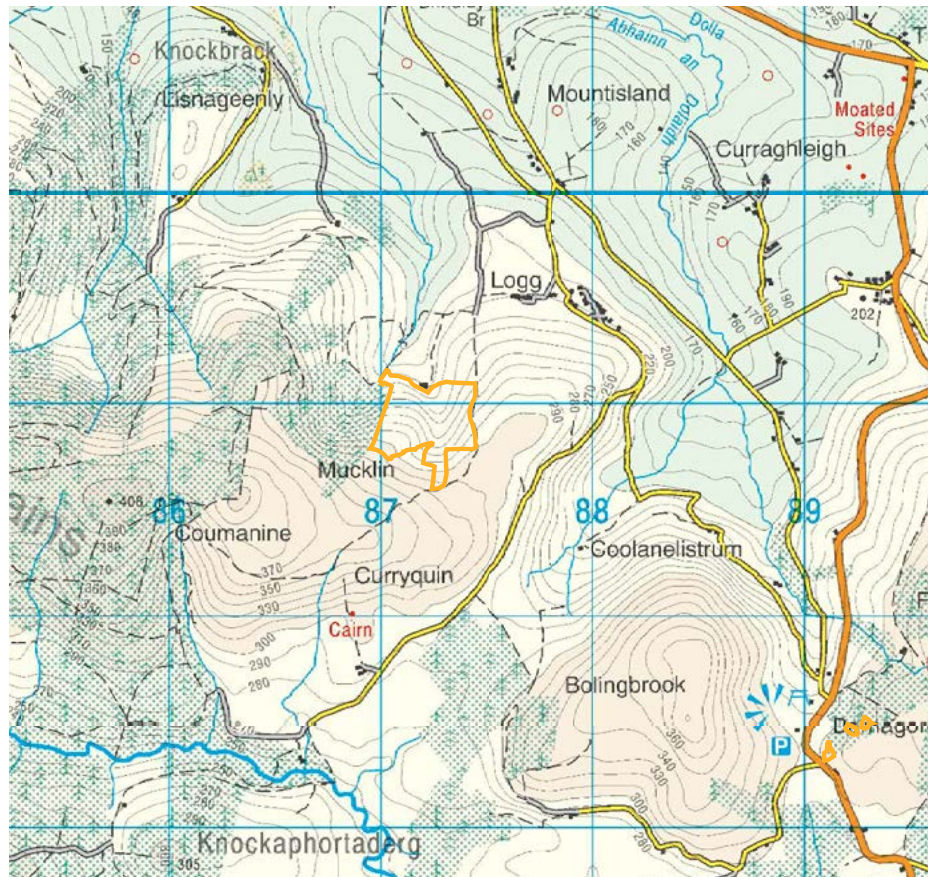
Mucklin is a small townland located in the centre of Co. Tipperary. The surrounding area is predominantly forestry land and is located on the eastern side of the Silvermines Mountains. Located south of Nenagh and north of Cashel.

Description

Mucklin is a commercial forest plantation planted in 2003 with the primary species being Sitka Spruce. The plantation extends to 15.28ha. There is a TFL in place with application for harvest road approval submitted.

Coordinates

52.77295, -8.18677



22. Tulllohea, Tipperary

Location

Tulllohea is a small townland area in Tipperary and is located northwest of Carrick on Suir and northeast of Clonmel. Tulllohea is situated beside the Slievenamon Mountain and bog lands. The area is ideal for forestry and agriculture which is evident with the large amount of commercial forestry in the surrounds. The site is in close proximity to the N76 which gives easy access.

Description

Tulllohea is a highly productive commercial plantation located near the Slievenamon Mountain. Managed to a very high standard with commercial species Sitka Spruce and Norway Spruce. Planted in 1998. Total area 23.46 ha. Current TFL in place and the property has roadside access with forest road in place. The second thinning of the forest was completed in 2024.

Coordinates

52.42656, -7.51928



23. Parkannesley 1 & 2, Wexford

Location

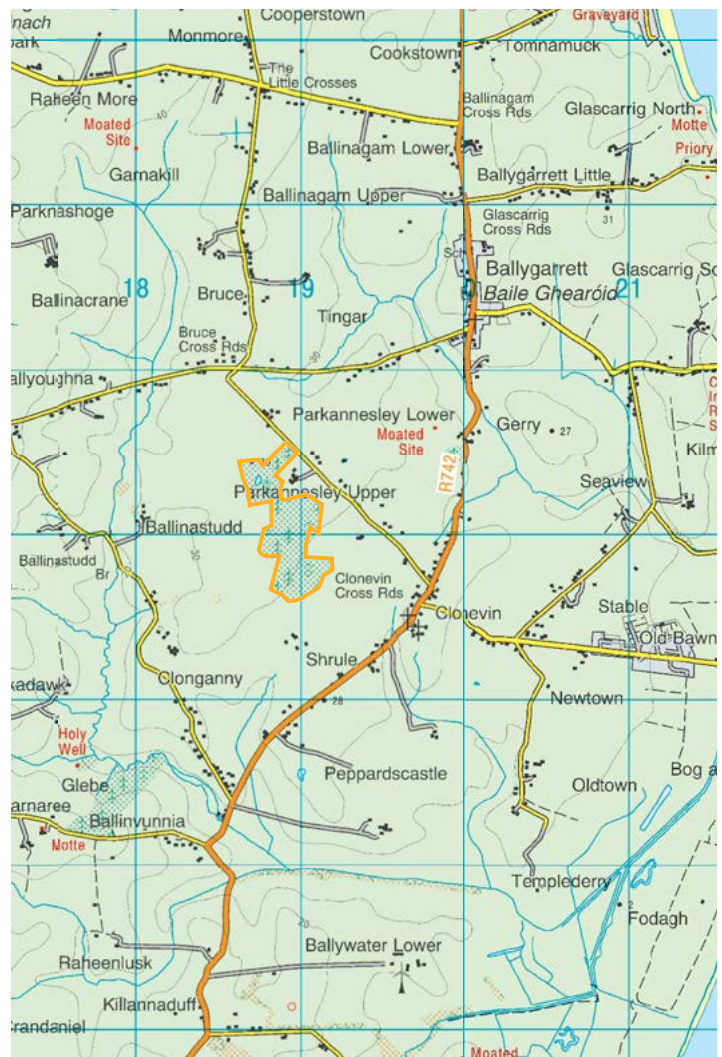
Parkannesley, is a small townland on the outskirts of the town Gorey in Co. Wexford. Gorey is located in the north of county Wexford and is bypassed by the main M11 Dublin to Wexford road. The surrounding area features mostly agricultural land and some rural dwellings.

Description

Parkannesley is a commercial forest plantation planted in 2018 under the Ash Reconstitution scheme. The entire area extends to 23.60ha and consists of a mix of pure Oak and pure Sitka Spruce plots. There is access via a harvest Road.

Coordinates

52.56652, -6.24655



24, 25, 26, & 27. Ballycumber 1, 2, 3 & 4, Wicklow

Location

Ballycumber is a small townland on the outskirts of the town Tinahely, Co. Wicklow. Tinahely is located in the southwest of Wicklow in the lush valley of the Derry River. The sites are in the heart of the Wicklow mountains surrounded by forestry and agricultural land.

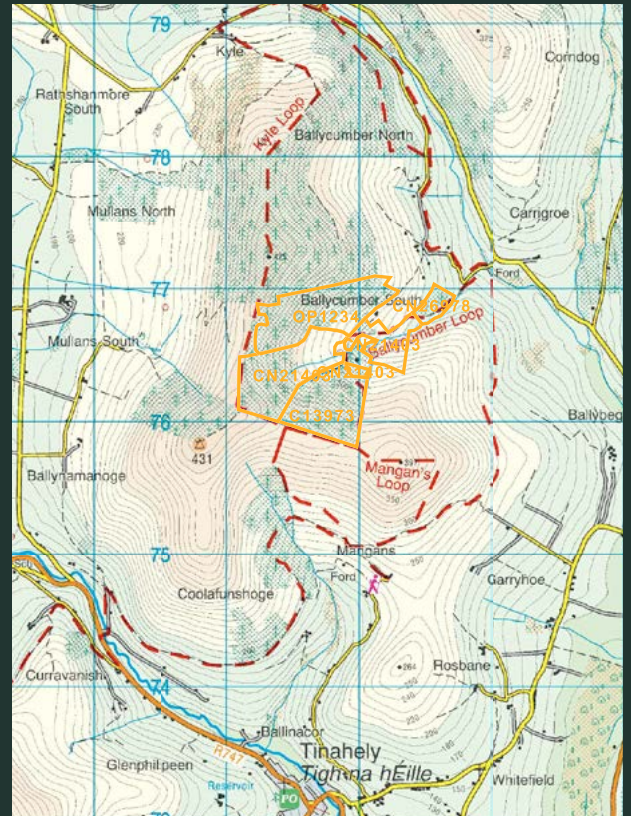
Description

Ballycumber is a large commercial forest plantation consisting of four plots of forestry totalling 106.26 hectares. All four plantations have existing TFLs and a shared Harvest Road network. The primary tree species across all plantations is Sitka Spruce.

Ballycumber 1 comprises 41.52ha of forestry land planted in 2000. This property received a first thin in 2022. Ballycumber 2 comprises 4.80ha of forestry land planted in 2001. This property has not been thinned to date. Ballycumber 3 comprises 26.34 ha of forestry land planted in 1998. This property received a first thin in 2022. Ballycumber 4 comprises 33.60ha of forestry land planted in 1998. This property received a first thinning in 2024.

Coordinates

52.83116, -6.45872



Ballycumber 1

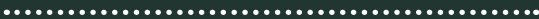


Ballycumber 1



Ballycumber 2

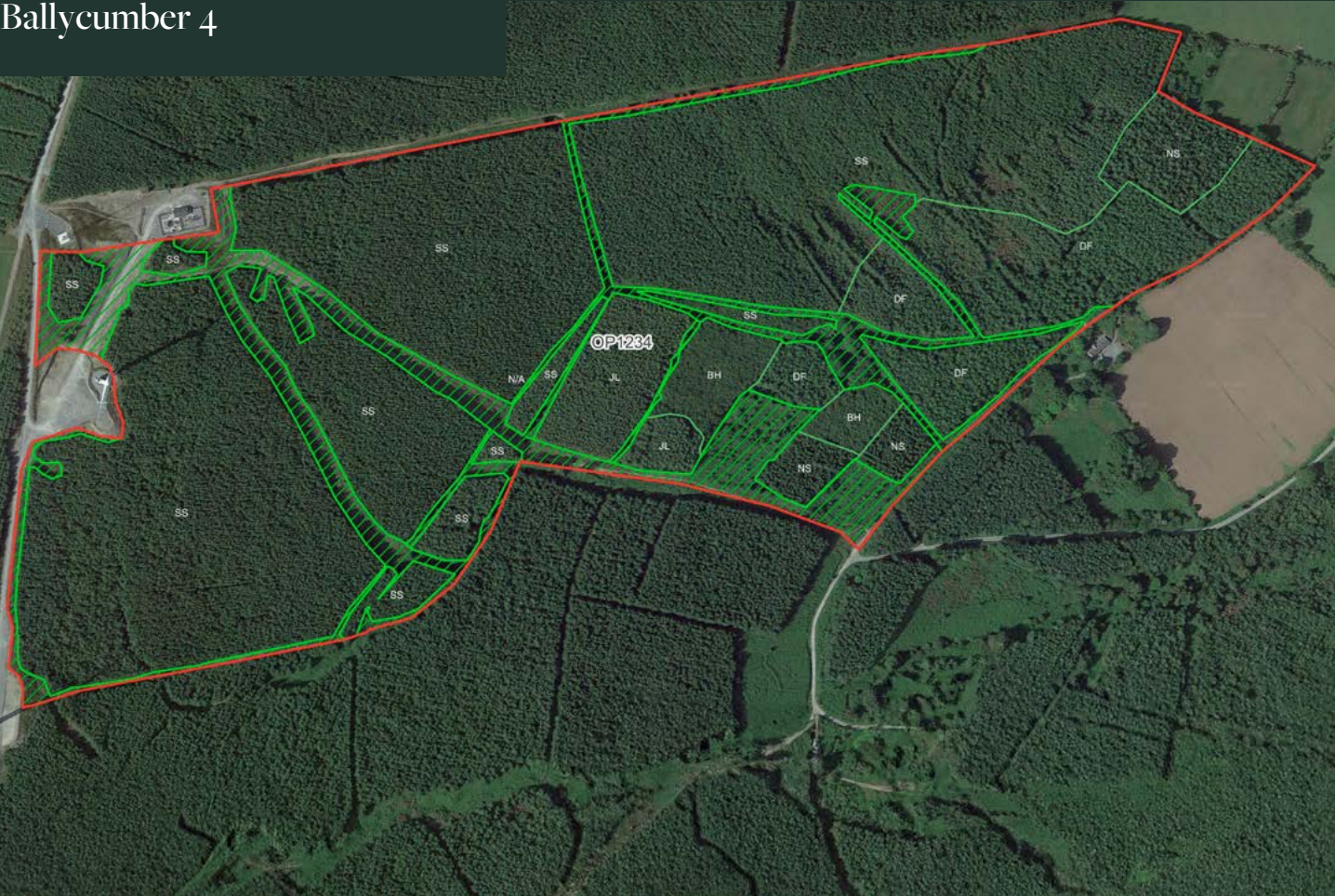




Ballycumber 3



Ballycumber 4



Title

Freehold

Price

Guiding in excess of €10,000,000 Exclusive.

Data site

www.projectgreenforestry.com

Entrance photo information

All photos of entrances were taken between 24th of July 2024 to 30th July 2024

For Further information

James Nugent

Senior Director
Head of Commercial Agency

Mobile: + +353 86 838 0361

Email: jnugent@lisney.com

Thomas Byrne

Divisional Director
Investment agency

Mobile: +353 87 639 7126

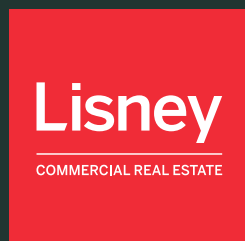
Email: tbynre@lisney.com

Alannah Kennedy

Graduate Surveyor
Investment agency

Mobile: +353 083 372 8606

Email: akennedy@lisney.com



St. Stephen's Green House,
Earlsfort Terrace, Dublin 2,
D02 PH42
lisney.com

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. Lisney PSRA No. 001848.



Lisney

COMMERCIAL REAL ESTATE