

**1010 Tatham Ellangowan Road, Ellangowan, NSW  
2470**

CENTURY 21

**Sold Other**

Wednesday, 12 June 2024

1010 Tatham Ellangowan Road, Ellangowan, NSW 2470

Area: 33 m2

Type: Other



Noel Outerbridge  
0266287122

## Contact agent

A commercial quarry supplying basalt aggregate has become available. Located approximately 24km from Casino the quarry is situated on a 33.7 ha (83.27 acre) block with approximately 4.6 ha currently in use, while the remainder of the land is flat to gentle, undulating land currently running 30 head of cattle and has the benefit of steel cattle yards on site. The property enjoys the benefit of a dwelling entitlement, there is single phase power, Telstra to the entrance of the property and 3 spring fed dams with annual rainfall approximately 1200mm. Sandy Creek runs the Western boundary of the property which has good deposits of medium/fine grain sands that could be a benefit at a later stage, as stated by the owner. Included in the sale are 3 shipping containers for storage and a Pantec insulated van. Other features include EPA Licence #5659 which has approval for up to 50,000 Tonnes per annum with the ability to increase and an estimated 800,000 Tonnes remaining. The basalt mined on the property passes NATA schedule 4 construction material which is suitable for road base drainage. The quarry runs 7am to 7pm, 6 days per week on a perpetual license with no sunset clause on licence approval. Call the exclusive listing agent, Noel Outerbridge, today to arrange your inspection of this rare opportunity.\*\*\*\*\*All information contained herein is obtained from sources which we believe are reliable. We make no comment on and give no warranty as to the accuracy of the information. All interested person/s should rely on their own enquiries and should satisfy themselves as to accuracy of all information by way of their own inspections, searches, inquiries, advice or as is otherwise necessary.