

Licensed Long-Term Aggregate RESOURCE

Thompson Rd

40 ACRES

1.38M Tonnes Remaining

FOR SALE



Zoning: SRP-1



Site Services: Hydro



00 Thompson Rd, Winchester, ON K0C 2K0



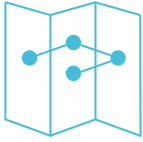
Property Details

- ✦ 21 ft. of frontage on Thompson Rd., and 3,527 ft. of depth.
- ✦ 40 acres of Licensed aggregate land.
- ✦ Zoned Special Rural Pot (SRP-1)

Full Listing Assets ➤

Property Description

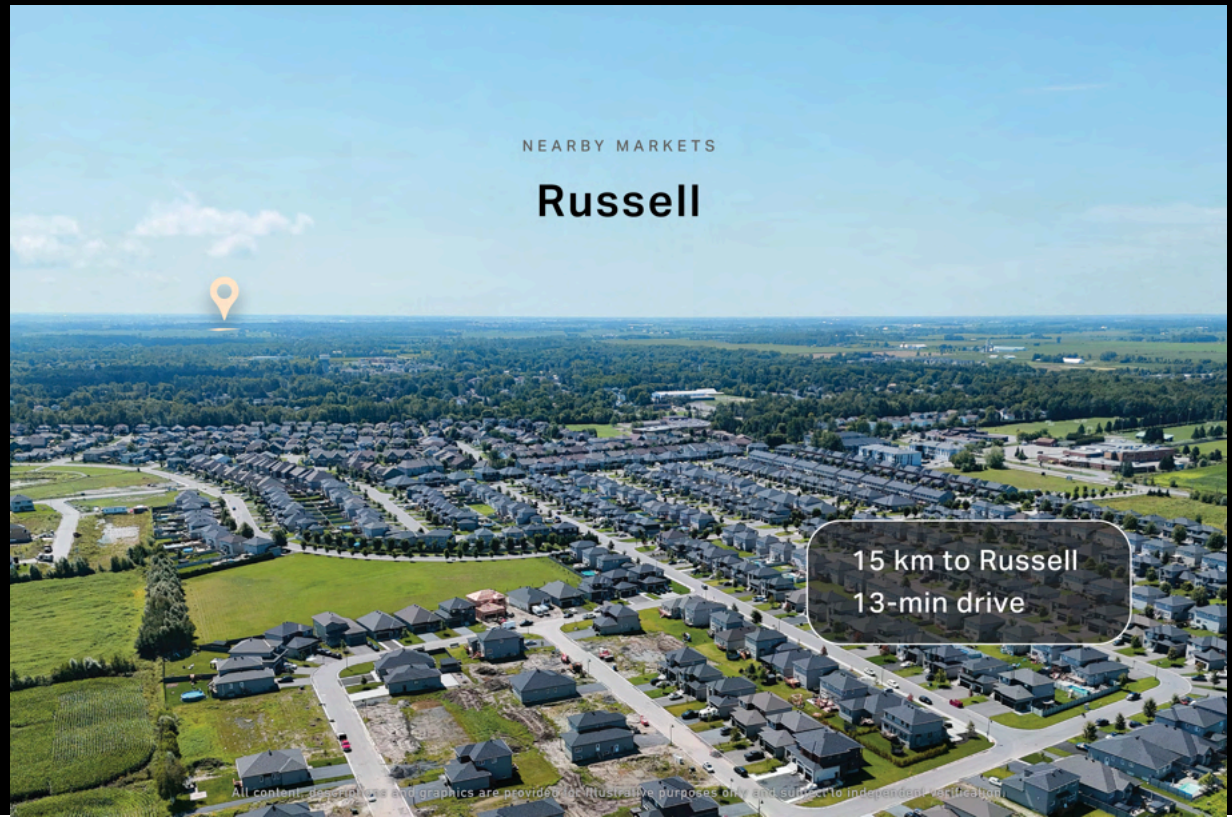
A licensed aggregate resource suited to buyers seeking long-term material supply and operational control. 00 Thompson Road offers the opportunity to acquire an established aggregate operation in a proven Eastern Ontario extraction area. The pit contains an estimated 1.38 million tonnes of remaining resource, consisting predominantly of sand, with tested material suitable for standard septic-bed applications and an estimated T-time of 1-7 min/cm. The property operates under an existing Class B aggregate License, allowing a buyer to focus on production, customer demand and future growth rather than beginning with a lengthy approvals process. Its location on the Morewood Esker and long operating horizon create a practical fit for aggregate producers, contractors and material suppliers looking to strengthen regional capacity and secure a dependable source for years to come.



Surroundings

The property is positioned to serve both immediate rural demand and larger regional construction markets. Winchester is approximately 9 kilometres away, while Embrun and Russell are within approximately 13 kilometres. South Ottawa's Greely-Metcalf area extends the potential service market northwest, with Morrisburg and the St. Lawrence corridor providing access to additional construction and infrastructure activity to the south. Central Ottawa is approximately 55 kilometres from the property.

Google Earth



→ Regional Markets

Greely

10,600+ residents
32.3 km / 26-min drive

Russell

19,500+ residents
15 km / 13-min drive

Embrun

8,600+ residents
18.3 km / 16-min drive

Winchester

2,400+ residents
11.5 km / 10-min drive

All content, descriptions and graphics are provided for illustrative purposes only and subject to independent verification.

→ Regional Connectivity

- CNTY RD 13 - 1.5 km
- CNTY RD 31 - 10 km
- HWY 138 - 28 km
- HWY 417 - 28 km
- HWY 401 - 35 km
- HWY 416 - 40 km

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Connectivity

The property is connected to a broad Eastern Ontario road network that supports material movement in several directions. County Road 13 is approximately 1.5 kilometres away, with County Road 31 / Bank Street within approximately 10 kilometres. Highway 138, Highway 417, Highway 401 and Highway 416, all within a 30 minute parameter, provide onward access toward Ottawa, Cornwall, the St. Lawrence corridor and surrounding regional construction markets.

Google Maps



Property Overview



A Strategic Asset for the Next Stage

The opportunity is defined by durability. With the right operating platform, the property can support current requirements while preserving meaningful capacity for the years ahead.

Municipal Taxes: \$12610.06

Links to Additional Details

 [Property Overview](#)

 [Data Room](#)

 [Zoning Map](#)

 [Environmental Information](#)

 [GeoWarehouse Report & Demographics](#)

Data/Information Sources (Where Applicable):

Zoning - Refer to the local municipality's official website..

Official Plan - Refer to the local municipality's official website.

Demographics - <https://collaboration.geowarehouse.ca/>

Environmental - <https://www.ontario.ca/page/make-natural-heritage-area-map>

Disclaimer:

We strive to provide the most accurate information available, but some details may be complex or subject to change without notice. The information is deemed reliable but is not guaranteed to be accurate or complete. No warranty or representation of any kind, express or implied, is made regarding the information contained within this document. All parties are recommended to independently verify all details, and all measurements provided are approximate and should be independently confirmed. This information is not intended to replace any type of professional advice.

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