LARCH GROVE BOND

BONDED & DRY STORAGE

OCTOBER 2026 · OPENING 2027

52°44′N · 6°52′W

BONDED AND DRY CASK STORAGE · CO. CARLOW, IRELAND

BONDED STORAGE IN IRELAND'S BARLEY BELT. HELD TO YOUR ORDER.

Bonded maturation for whiskey in cask, plus a non-bonded dry store, in one secure, self-contained compound in Co. Carlow, south-east Ireland. Your stock is held to your order and visible to you live. Run by a team experienced in the Irish whiskey industry.



2 + 1

two bonded units and an insulated dry store

C. 5,600

casks of bonded capacity across Units 1 and 2

LIVE

cask-level data, regauges and photos

2027

opening; Revenue approval expected Jan–Feb

WHY LARCH GROVE

SPACE TO MATURE, HELD TO YOUR ORDER.

Irish whiskey has to mature in Ireland, and third-party bonded space here is scarce. Larch Grove Bond gives producers, brands, bottlers and cask owners an independent home for their casks, with the records and visibility you would expect of your own bond.

01

INDEPENDENT

A neutral warehousekeeper with no stake in your business. Your casks move on your instruction only.

02

HELD TO YOUR ORDER

We record you as owner and confirm in writing that we hold your casks to your order, separate and labelled.

03

NO BOND OF YOUR OWN

Your stock sits under our Revenue authorisation, so you never need to hold an approval yourself.

04

SMALL PARCELS WELCOME

From a single pallet to a reserved block. No need to commit to a whole unit.

05

BONDED AND DRY TOGETHER

Mature in bond and keep your empties, glass and packaging in the dry store next door.

06

LIVE DATA

Every cask tagged, located and photographed, with regauges and a full history in your portal.



Casks maturing in bond. Illustrative image.

HOW IT WORKS

ONE WAREHOUSEKEEPER, ONE AGREEMENT

Mount Leinster Distillers holds the bond as proprietor warehousekeeper and every customer's stock is held under that authorisation. You sign one storage services agreement and pay one invoice, covering bonded and dry space alike.

01

CASKS IN

Delivered by you, your distiller or a haulier, or filled straight into our bond. Checked in, tagged, regauged and photographed.

02

HELD FOR YOU

Recorded to your name, placed in your block and visible in your portal from day one.

03

LOOKED AFTER

Regauges, samples, stock checks and visits on request, all logged against the cask.

04

OUT ON YOUR INSTRUCTION

Released under EMCS to your bottler or buyer, or ownership passed on paper without the cask moving.

SERVICES

- **Receipt** of casks, containers and lorry loads against your paperwork
- **Load-in and load-out** to your distillery, bottler or customer
- **Gauging** for bulk litres, strength and litres of pure alcohol
- **Sampling** on request, under Revenue controls
- **Stock checks** and cask condition checks, with photos
- **Cask moves,** re-racking and consolidation
- **EMCS** duty-suspended movements in and out
- **Visits** to see your casks, by appointment

US TRADE AND GLOBAL INBOUND

- **Experienced in shipping Irish whiskey into the US:** TTB label approval (COLA) and CBMA excise claims
- **Customs and brokers:** working with licensed US customs brokers on entry and clearance
- **Direct and shared-bond imports,** consolidated from Larch Grove
- **Global inbound:** imported casks and dry goods received from anywhere
- **Forwarders our team has shipped with:** Hillebrand, Albatrans, Kuehne+Nagel





Sampling and regauging in bond. Illustrative images.

THE FACILITY

THREE UNITS, ONE SECURE COMPOUND

Two bonded maturation units and an insulated dry store inside one private, gated compound at Larch Grove, Co. Carlow, in the heart of Ireland's barley belt. Run by a team experienced in the Irish whiskey industry.





UNIT 1 BONDED

MATURATION

- 12 × 30 m, c. 360 m²; c. 8 m to ridge
- c. 2,600 casks, 6 to a pallet, 6 high
- Under construction; space by arrangement



UNIT 2 BONDED

BONDED WAREHOUSE

- 18.3 × 23.1 m, c. 420 m² clear span
- c. 3,000 casks, 6 to a pallet, 6 high
- Fire certificate granted



UNIT 3 NON-BONDED

DRY STORE

- 33.5 × 12 m, 402 m², seven bays
- 396 racked pallet positions
- Insulated and cooled; empties and dry goods

SECURITY

- Private, gated site at the end of its own 220 m avenue
- Perimeter fencing; one entry through electric gates
- CCTV, and a 24/7 remotely monitored alarm
- Keyed, coded access; our team on site every working day

LOCATION

- Co. Carlow, in Ireland's barley belt
- M9 motorway 10 min · Dublin Port 1 h 20
- Rosslare Europort 1 h 30 · Waterford 1 h

UNIT 1 · MATURATION · NEW BUILD BONDED UNDER CONSTRUCTION

THE NEW MATURATION UNIT

A new steel-frame maturation unit, rebuilt on the footprint of an older shed and taken much higher for six-high stacking. Mass-concrete walls run all round, with a block firewall to the eaves on the party wall and a central roller door to the yard.









Top: Unit 1 in use. Below: from the yard; empty, towards the roller door and the rear wall. Concept images.

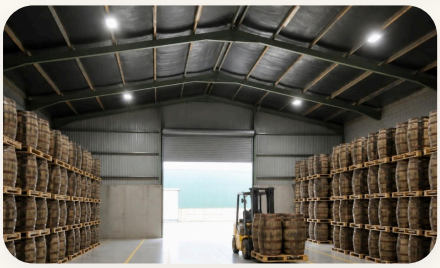
FOOTPRINT	12 × 30 m (c. **360 m²**)
HEIGHT	c. **8 m** to ridge
FRAME & CLADDING	Steel portal frame; juniper-green profiled sheeting
WALLS	Mass-concrete perimeter walls all round; concrete block firewall to the eaves on the party wall
FLOOR	New sealed concrete slab with a marked central forklift aisle
ACCESS	Central sectional roller door to the yard; fire exit in the rear wall
STORAGE	200 L ex-bourbon barrels upright, **6 to a pallet**, stacked **6 high**
PLANNING CAPACITY	c. **2,600 casks** (72 stack positions; planning estimate)
HANDLING	Electric forklifts only
DUTY IN SUSPENSE WHEN FULL	c. **€14m** of Irish excise (c. 2,600 casks, c. 330,000 LPA at 63.5% ABV)
STATUS	Under construction. Partly reserved for the operator's own maturation; space available by arrangement

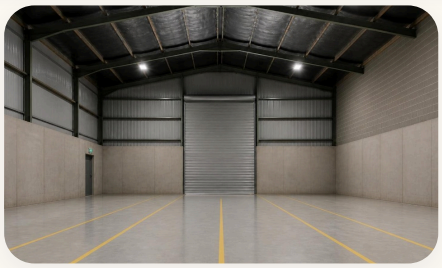
UNIT 2 · BONDED WAREHOUSE BONDED REVENUE APPROVAL JAN–FEB 2027

THE BONDED WAREHOUSE

The fire-certified bond at the centre of the compound. Casks are palletised six to a pallet and stacked six high either side of marked forklift aisles, held under duty suspension, with a block firewall to the neighbouring unit.









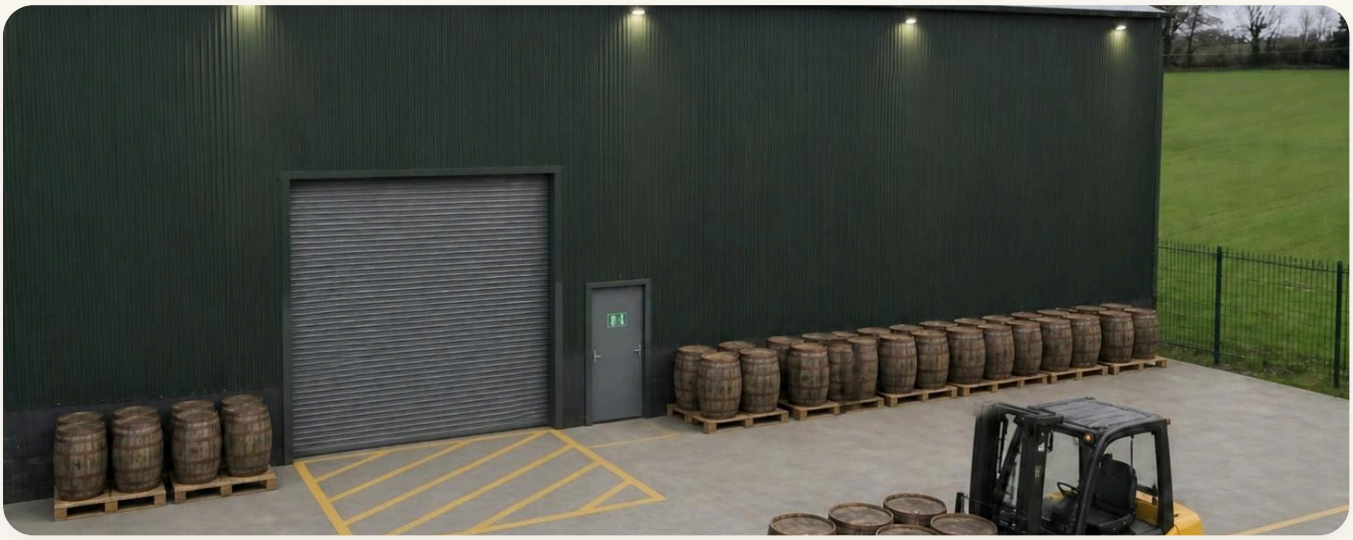
Top: Unit 2 from the yard. Below: in use; empty, towards the roller door and the rear wall. Concept images.

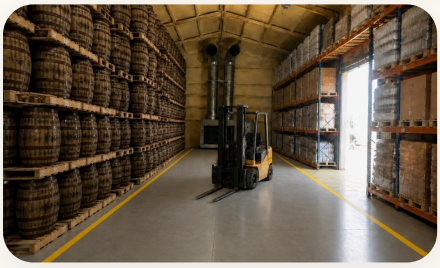
FLOOR	c. **420 m²** clear span, 18.3 × 23.1 m
HEIGHT	c. **7 m** to eaves, c. **8 m** to ridge
WALLS	250 mm mass-concrete walls; concrete block firewall above to the eaves on the party wall
FLOOR SLAB	200 mm reinforced concrete, sealed, with marked forklift aisles
ACCESS	Sectional roller door to the yard; fire exits in the rear wall and by the roller door
CLIMATE	Ambient; ventilated through a raised ridge
FIRE	Fire Safety Certificate granted; monitored detection
STORAGE	200 L ex-bourbon barrels upright, **6 to a pallet**, stacked **6 high**; racked or dunnage possible
CAPACITY	c. **3,000 casks** palletised, with bays and aisles for access
DUTY IN SUSPENSE WHEN FULL	c. **€16m** of Irish excise (c. 3,000 casks, c. 381,000 LPA at 63.5% ABV)
STATUS	Bonded tax warehouse; duty and VAT suspended. Revenue approval expected Jan–Feb 2027

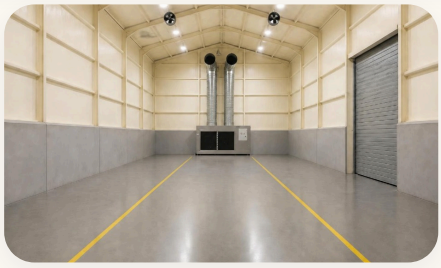
UNIT 3 · DRY STORE · NON-BONDED NON-BONDED

THE DRY STORE

An insulated, non-bonded store beside the bond for empty casks, glass, packaging and duty-paid stock. Racked pallet positions six levels high, a flat concrete floor and its own cooling unit, inside the same gated compound.









Top: Unit 3 from the yard. Below: in use; cleared, towards the cooling unit and the vent end. Concept images.

FOOTPRINT	33.5 × 12 m (**402 m²**), seven bays
HEIGHT	c. **7 m** clear internal height
ENVELOPE	Closed-cell spray insulation to walls and roof; concrete base walls
CLIMATE	GEA cooling unit with twin ducts; circulation fans
FLOOR	Flat sealed concrete with a marked forklift aisle
ACCESS	Sectional roller door midway along the long side
STORAGE	Racked pallet positions, **6 levels**; pallets of 6 barrels upright
CAPACITY	**396 pallet positions**, c. **2,376 casks**
FOR	Empty casks, cask furniture, glass, packaging and duty-paid stock. No duty-suspended goods

LOCATION

CO. CARLOW, SOUTH-EAST IRELAND

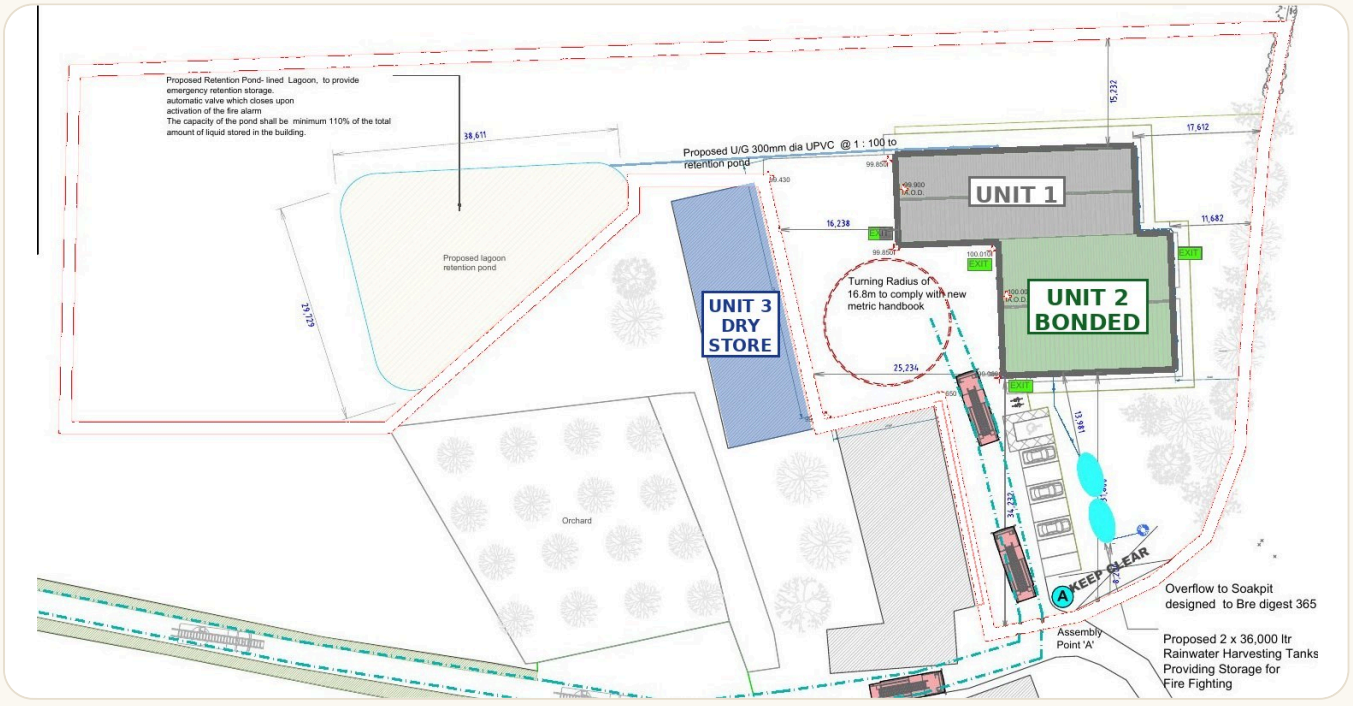
Larch Grove lies at Ballytarsna, near Carlow town, at the end of its own 220 m avenue in the heart of Ireland's barley belt, with direct routes to Dublin, Rosslare Europort and Waterford.



R93 CX97. Map © OpenStreetMap contributors.

DESTINATION	DISTANCE	DRIVE
Carlow town	10 km	15 min
M9 (Junction 5)	7 km	10 min
Dublin city	90 km	1 h 15
Dublin Airport	110 km	1 h 20
Dublin Port	95 km	1 h 20
Rosslare Europort	95 km	1 h 30
Port of Waterford	75 km	1 h
Cork	180 km	2 h

SITE PLAN



Site layout from the fire safety certificate submission. Unit 2 (green) bonded; Unit 3 (blue) dry store; Unit 1 (grey) is the new maturation unit, under construction.

THE SITE

A WORKING, SECURE YARD

One gated entrance, perimeter fencing, CCTV and floodlighting across the yard. Casks move between units on a sealed concrete apron with marked loading bays.







Top: the full site, with Unit 1 (left), Unit 2 (behind), the gated entrance and Unit 3 (right). Bottom: Unit 3 from the yard, and the gated entrance. Concept images.

LIVE DATA

EVERY CASK, VISIBLE TO YOU

Every cask carries a tag linked to its record: owner, spirit, fill, latest regauge, exact location and photos, with a time-stamped history that is added to, never overwritten.

CASK RECORD
LGB-27-00142

IN BOND · DUTY SUSPENDED · INSURED

OWNER	Your company, to your order
SPIRIT	Irish single malt, new make
CASK	200 L ex-bourbon barrel
FILLED	14 Mar 2027 · 63.5% ABV
LATEST REGAUGE	14 Sep 2027 · 63.1% · 125.9 LPA
LOCATION	Unit 2 · Bay 5 · Row B · Level 3



Latest photo · 2 Oct 2027
Scan the tag on the cask head to open this record.

ITS HISTORY

EVERY EVENT, TIME-STAMPED AND SEALED

14 Mar 2027
Filled at the distillery
127.0 LPA at 63.5% ABV. Record created and tag fitted.
sealed · rec 3f9a…c21

21 Mar 2027
Received into bond
Arrived under EMCS, checked in, regauged and photographed.
sealed · rec 7c1e…a09

22 Mar 2027
Ownership recorded
Title recorded to your company · warehousekeeper's letter issued.
sealed · rec b24d…5e7

14 Sep 2027
Regauge
63.1% ABV · 125.9 LPA. New photos added.
sealed · rec e08b…91f

2 Oct 2027
Sample drawn
50 ml drawn and dispatched for tasting.
sealed · rec 41c6…d3b

On instruction
Next movement
Release, sale or transfer, on your instruction.

Entries are added, never overwritten, so the record can be checked at any time.

PORTFOLIO

YOUR STOCK AT LARCH GROVE

CASKS	LITRES OF PURE ALCOHOL	STOCK VALUE	EXCISE IN SUSPENSE
642	80,250	€1.28m	€3.42m

BY FILL YEAR

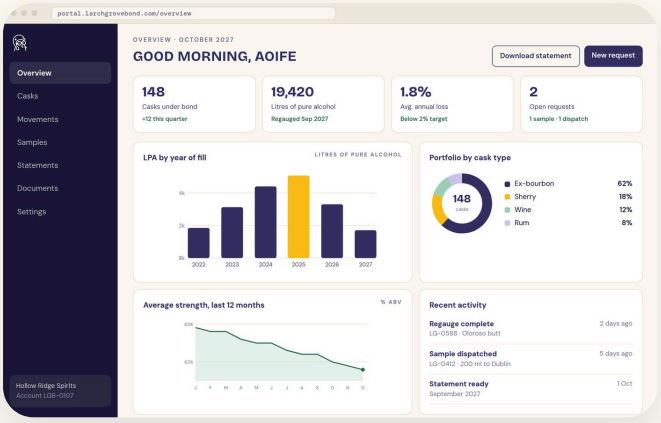
2027 fills	236
2026 fills	182
2025 fills	128
2024 fills	96

Monthly statement (PDF) · CSV and API feed · Revenue returns · EMCS movements · Owner portal

Illustrative screens and data. The portal is in development for opening in 2027.

THE PORTAL · OPENING 2027

YOUR LOGIN, AND THE ROAD TO OPENING



Portal overview: stock, LPA by fill year, cask mix and activity. Illustrative data.

- A login for your team, with a view of every cask
- Each cask: ID, fill date, spirit, cask type, bay, latest regauge and photos
- Every movement, sample and release logged with a full audit trail
- Monthly statements, plus a data feed in the format your systems need

The portal is in development for opening; the data feed will be built to your specification.

THE ROAD TO OPENING

Apr 2024
ACCESS CERTIFICATE
Disability Access Certificate granted

Jun 2024
FIRE CERTIFICATE
Granted; certified works under way

Jan–Feb 2027
REVENUE APPROVAL
Tax warehouse approval and EMCS

Spring 2027
FIRST CASKS IN
Reserved space fills first

REVENUE TAX WAREHOUSE · APPROVAL EXPECTED JAN–FEB 2027

LARCH GROVE BONDED WAREHOUSE

UNDER BOND · DUTY & VAT SUSPENDED

Ballytarsna, Nurney, Co. Carlow, Ireland · 52°44′N · 6°52′W

PROPRIETOR
Mount Leinster Distillers Ltd

BOND CLASS
Excise — maturation

SUPERVISING OFFICE
Revenue — South East

INSURANCE COVER
All-risks, in bond

HELD UNDER
Our own warehousekeeper approval

DUTY STATUS
Suspended until release

Registration numbers shared with customers on request. Insurance being arranged for opening.

REGISTER INTEREST

01 **Tell us what you're storing:** casks or dry goods, roughly how many and for how long.

02 **A site visit** to Larch Grove, Co. Carlow.

03 **A proposal:** terms and insurance, tailored to your parcel.

04 **Reserve your space** ahead of opening in spring 2027.



PATRICK WALSH
Managing Director
patrick@larchgrovebond.com
+353 85 148 7466
larchgrovebond.com

A discussion paper, not an offer or contract. Storage is provided under a storage services agreement; no lease or tenancy is created. Custody arrangements, the warehousekeeper's letter, pricing and insurance are subject to contract. Bonded operation and third-party storage are subject to Revenue approval. Images are indicative. Timelines, specifications and capacities may change.