

# Economic Analysis Report

Enterprising Monaghan

2022



# Monaghan

Ireland's enterprising county is home to ...

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**Combilift** the world's largest specialist manufacturer of forklift trucks which exports to 75 markets

**Monaghan Mushrooms** one of the world's most innovative mushroom producers of scale

**Entekra** designing unique residential and commercial projects at its Monaghan HQ offices, which are then built in the USA for US customers

**Shabra Plastics** Ireland's largest plastic recycling company

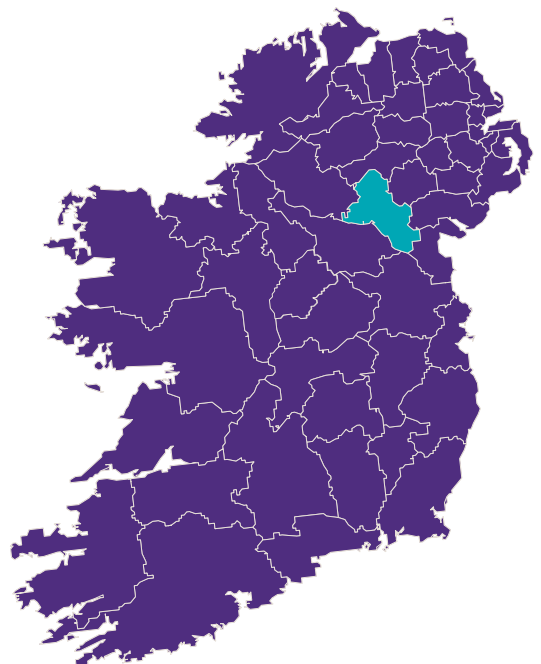
**Lough Egish Food Park** the biggest integrated Food Industry Park in Ireland

**Lakeland Dairies** one of Ireland's largest dairy co-ops

**Silver Hill Duck** one of Europe's largest integrated duck producers and processors supplying the Chinese restaurant market globally

**Monaghan** is also home to companies from the USA, UK, Germany, France, India and now China as well as local indigenous companies who have a truly global reach.

## Welcome to Monaghan



# Monaghan

Where innovative companies with global reach call home

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A skilled labour pool of 500,000 within the wider northeast border region



Adjacent to the Dublin-Belfast M1 Economic Corridor



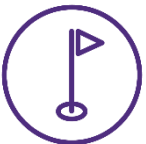
Cost of commercial office space is 66% lower than Dublin and industrial space is 40% lower



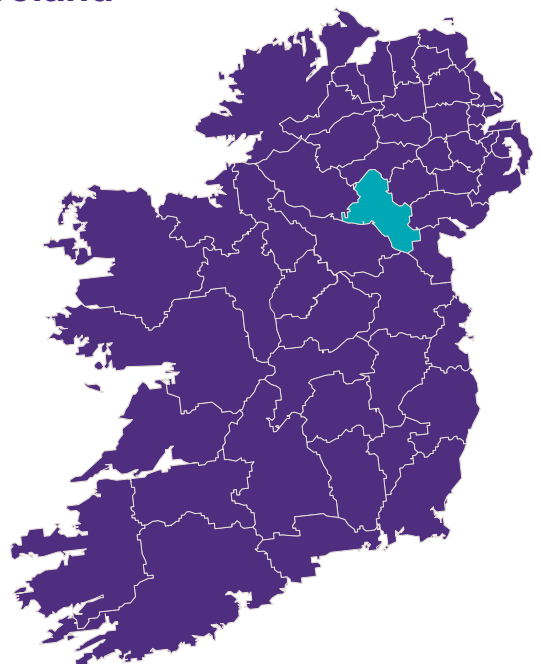
Renting a home is 61.2% cheaper than in Dublin while buying a home is 61.1% cheaper



Great schools and one of the highest 3<sup>rd</sup> level participation rates in Ireland



Great local sports, cultural and recreational amenities



# Advantage Monaghan

## At the centre of Ireland's dynamic north-eastern M1 Economic Corridor



### Advantage Monaghan

Located in the north-eastern region of the Republic of Ireland, County Monaghan is a border county with a population of 64,832 characterised by a strong entrepreneurial tradition, a vibrant indigenous SME sector, an excellent quality of life and a strong sense of community. As a business location Monaghan is noteworthy for its close proximity to multiple major urban centres in the north-eastern region, as well as several major shipping ports and international airports.

Monaghan is home to a diverse range of businesses including both highly successful local firms and foreign multinationals that use the county as their regional base. Businesses located in the county enjoy access to a range of services from enterprise-supporting agencies including IDA Ireland, Enterprise Ireland and the Local Enterprise Office. Monaghan County Council supports economic activity within the county as part of its core remit.

County Monaghan has a thriving business community characterised by entrepreneurial spirit and global ambition. Multiple indigenous firms have grown to achieve truly global reach, including:

- ABP Food Group
- Combilift
- Greenfield Foods
- Kerry Foods
- Kingspan Group
- Lakeland Dairies
- Mallon Foods
- McAree Engineering
- Monaghan Mushrooms
- Mullen Lighting
- Shabra Plastics
- Silver Hill Duck

Over the past 50 years County Monaghan has successfully attracted major FDI projects such as:

- Abbott (USA)
- Americold (USA)
- Computershare (UK)
- European Chemical Industries (Germany)
- Feldhues Gmbh (Germany)
- Gernord (France)
- Newbaze (China)
- Norbrook (UK)

The business environment in Monaghan has gone from strength-to-strength in recent years, supported by a comprehensive strategic policy context based upon:

- Monaghan Food Strategy 2017-2020
- Dublin Street Urban Regeneration Plan 2017
- North-East Regional Enterprise Plan 2020



# At the centre of Ireland's dynamic north-eastern M1 Economic Corridor



## A strategic location

**80** minutes

Dublin

**85** minutes

Belfast

Under **2** hours

18 urban centres



## Reach a wider population

**64,832**

Monaghan

**500,000**

Within 40 min  
drive

**2.9m**

Within 80 min  
drive



## An entrepreneurial community

**21.2%**

Entrepreneurs as a share  
of the workforce

**16.9%**

Nationally



## An affordable place to work and live

Rents as a share of  
average household  
incomes

**32.4%**

**55.4%**

Monaghan

Dublin



## A young population

**61.7%**

Under 45

**39.7%**

Under 30

**23%**

Under 15

# A strategic location

Monaghan lies at the centre of Ireland's dynamic north-eastern M1 Economic Corridor connecting Dublin and Belfast



## A strategic business location

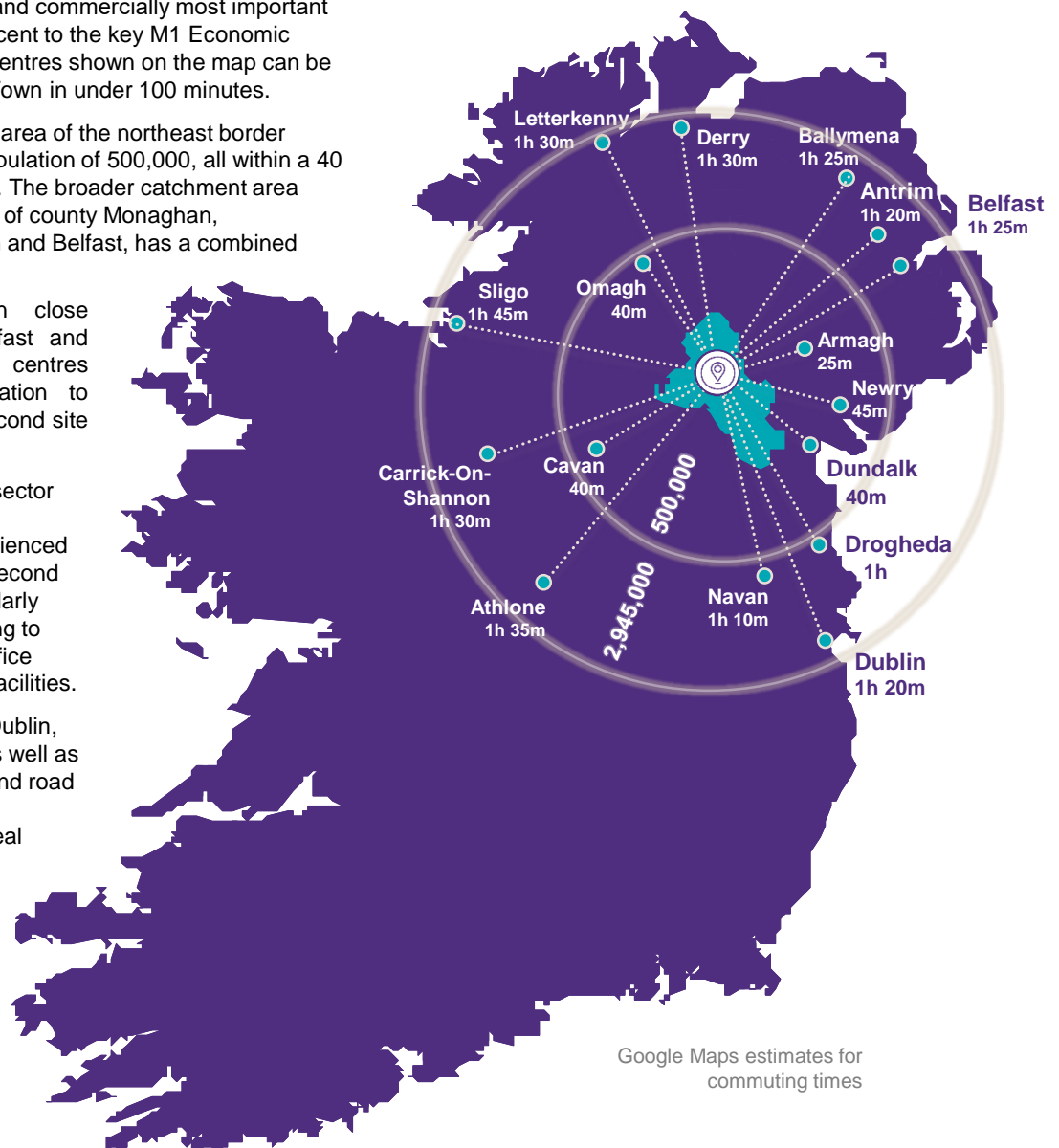
County Monaghan is a short distance from many of the island of Ireland's largest and commercially most important urban centres, and is adjacent to the key M1 Economic Corridor. All of the urban centres shown on the map can be reached from Monaghan Town in under 100 minutes.

The immediate catchment area of the northeast border region has a combined population of 500,000, all within a 40 minute drive of Monaghan. The broader catchment area within an 100 minute drive of county Monaghan, encompassing both Dublin and Belfast, has a combined population of 2,945,000.

Monaghan's position in close proximity to Dublin, Belfast and many other large urban centres makes it an ideal location to establish an affordable second site location.

The commercial property sector capacity and affordability constraints currently experienced in Dublin have made the second site location model particularly compelling for firms seeking to avail of more affordable office space or remote working facilities.

Monaghan's proximity to Dublin, Belfast and the regions, as well as its position on a major inland road artery between Dublin and Donegal, make it an ideal second site location.



Google Maps estimates for commuting times

# Monaghan lies in close proximity to several of the island of Ireland's most important ports



## Proximity to Ireland's major ports and airports

Irish port traffic accounts for over 90% of trade moved in and out of Ireland and facilitates an average of 4.5 million foot and car passengers per annum. Ireland's port infrastructure plays a vital role in the day to day functioning of trade and travel for people and commodities as they move in and out of the island of Ireland.

Monaghan lies in close proximity to thirteen major Irish ports, including Dublin and Belfast.

As a result, businesses in county Monaghan enjoy easy access to markets around the globe through this network of world class port and harbour infrastructure.

Monaghan's location adjacent to the M1 Economic Corridor is particularly beneficial in this regard.

Monaghan is also within 80 minutes of the island of Ireland's key international airports.

Over 45 million passengers pass through airports on the island of Ireland each year. In addition, over 200,000 tonnes of air freight cargo is handled annually at airports across the island of Ireland. As a result, Ireland's airports play a critical role in connecting communities and businesses across the globe.



# Broadband Connectivity

Businesses in towns such as Monaghan, Carrickmacross, Castleblaney and Clones enjoy access to excellent fibre broadband

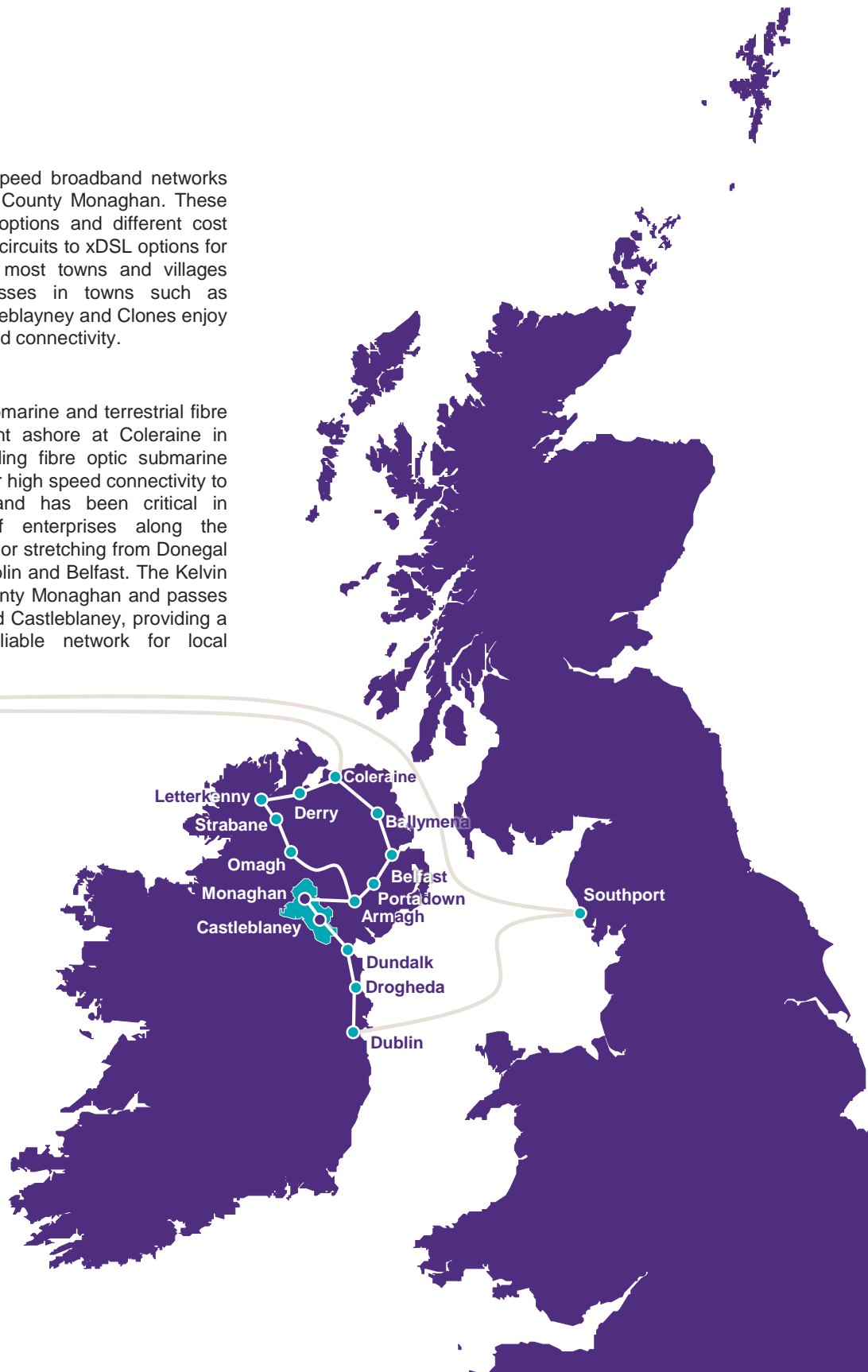


## Broadband Connectivity

There are comprehensive high speed broadband networks available to business throughout County Monaghan. These include a variety of connection options and different cost points, from high end commercial circuits to xDSL options for users and small businesses in most towns and villages throughout the county. Businesses in towns such as Monaghan, Carrickmacross, Castleblaney and Clones enjoy access to excellent fibre broadband connectivity.

## Project Kelvin

Project Kelvin is an extensive submarine and terrestrial fibre cable deployment that is brought ashore at Coleraine in County Derry. This industry-leading fibre optic submarine cable offers companies options for high speed connectivity to Britain, Europe and America and has been critical in facilitating the development of enterprises along the northeastern Irish economic corridor stretching from Donegal to Monaghan and onwards to Dublin and Belfast. The Kelvin network runs straight through county Monaghan and passes the major towns of Monaghan and Castleblaney, providing a high capacity, secure and reliable network for local businesses.





# The Enterprising County



# The Enterprising County

## Economic conditions are strong in County Monaghan



### A thriving business environment

**3,453**

**+4.1%**

Active enterprises in  
Monaghan

2020 vs 2019



### An entrepreneurial community

**21.2%**

**16.9%**

Entrepreneurs as a share  
of the workforce

Nationally



### A working community

**65.8%**

**3<sup>rd</sup> highest**

Working age population at  
work

Nationally



### An active labour market

**-16.2%**

**-18.5%**

12 months\* reduction in  
numbers on Live Register

Nationally



### Positive momentum

**-36%** 2011 vs 2016

**3<sup>rd</sup> highest reduction**

Reduction in unemployment

Nationally

\*Oct 2021 vs Oct 2020  
All Data Sourced: CSO 2022

# Economic conditions are strong in County Monaghan



## Join an entrepreneurial business community

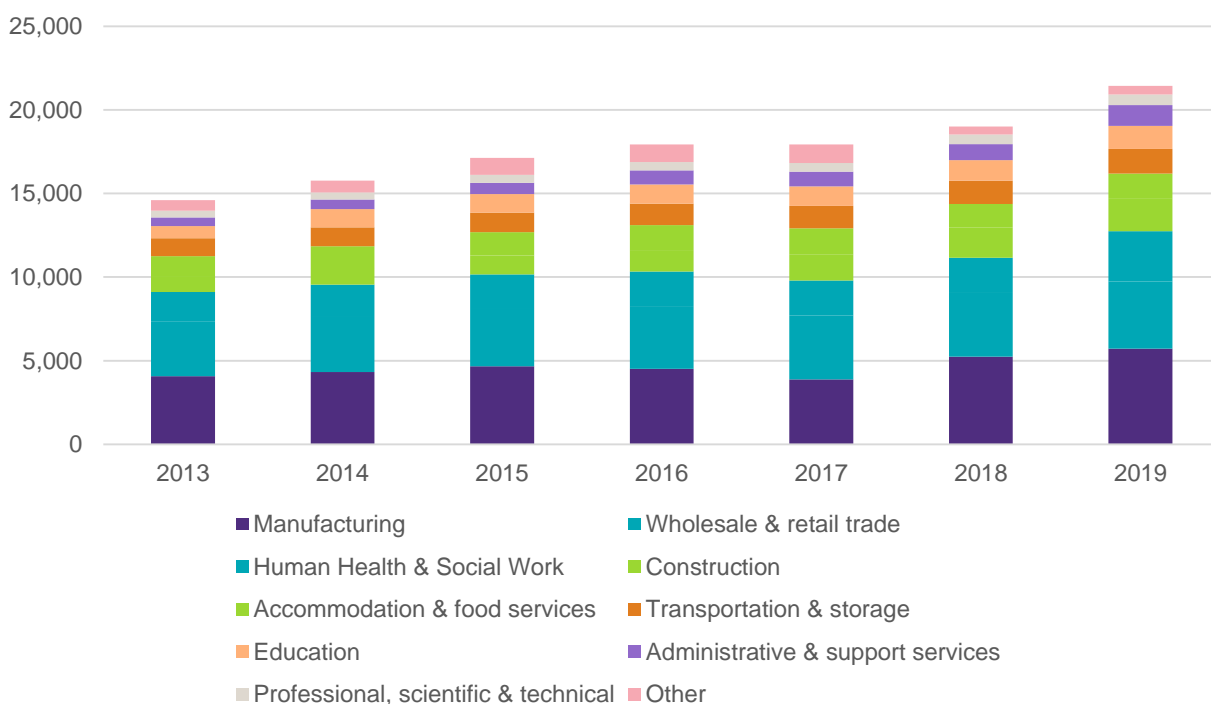
The people of County Monaghan are famed for their entrepreneurialism. This entrepreneurial spirit is highlighted by the fact that 21.2% of people working in the county are employers or own account workers (owner managers), as compared to 16.9% nationally.

Monaghan's business community is thriving. Total business sector employment rose from 14,600 employees in 2013 to reach 21,439 in 2019, an increase of 46.8% in just seven years. Some of the business sectors that have seen the most rapid rates of employment growth in County Monaghan over the 2013-2019 period include information & communication services (+26.7%), professional, scientific & technical services (+56.1%), accommodation & food services (+22.2%) and transportation & storage (+36.9%).

As County Monaghan has seen strong jobs growth over the past several years, the number of people on the Live Register has been falling consistently. The number of people at work in Monaghan has been growing, and so too has the number of businesses active in the county. The number of active enterprises has grown from a figure of 2,873 in 2014 to reach 3,453 in 2020 (see Appendix A).

Monaghan people's enterprising nature and can-do attitude is reflected in the fact that towns in the county have been commended in national enterprise awards. Clones was awarded a runner-up prize in the Bank of Ireland National Enterprise Awards 2018, while Castleblayney was shortlisted for the same prize in 2017.

Number of Employees by Sector in County Monaghan



Source: CSO 2022

# The Agri-Food sector

County Monaghan is an agriculture industry centre of excellence



## An agricultural industry leader

Monaghan is one of Ireland's leading centres for the production of premium food produce. The food industry in the county is a key employer and 90% of its produce is exported. Agriculture provides 12.5% of total employment in County Monaghan, as compared to a national average of 5%. Food companies account for 9 out of the top 10 employers in the county and include:

1. Manor Farm
2. ABP Food Group
3. Kerry Foods (Rye Valley)
4. Kepak Limited
5. Lakeland Dairies
6. Monaghan Mushrooms
7. Silver Hill Duck
8. Mallon Foods
9. Tieraneill Mushrooms

Monaghan is home to some of the largest food producing firms in Ireland, many of which export to international markets across the globe.

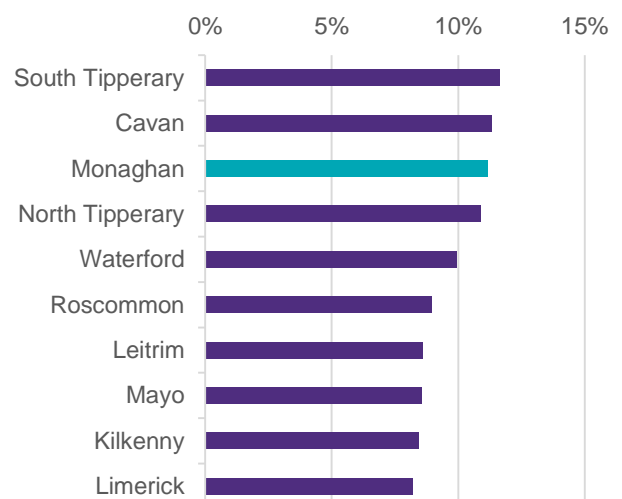
At the same time, Monaghan's food sector is also characterised by highly successful smaller firms that offer boutique premium produce.



Some of the defining characteristics of Monaghan's agri-food sector include leadership, sustainability, innovation and collaboration. Monaghan's well established agri-food firms have established the scale and reputation required to reach markets across the globe. These same companies are also deeply committed to agricultural sustainability, in line with government policy and the Irish agri-food sector more broadly. All of the top 10 Origin Green member firms in Ireland are present in County Monaghan. County Monaghan's track record in the agri-food sector makes it an ideal business location. County Monaghan offers:

- Experience and a strong reputation in food processing and production
- A diverse range of product manufacturing
- High quality local inputs
- A range of locally available support services

Employment in Agriculture, Forestry & Fishing as a share of total employment (2016), Top Ten Counties



Source: CSO 2019

# County Monaghan is an agri-food industry centre of excellence



# County Monaghan: a food production and processing centre of excellence



## Ballybay Food Hub

County Monaghan is one of Ireland's key food producing centres and is home to both national and international food companies. The food industry in the county is a key employer and 90% of all food produced in the county is exported to markets across the globe.

Building upon these key strengths, the Ballybay Food Hub offers test kitchen facilities, 500 ft<sup>2</sup> starter units and 1,500 ft<sup>2</sup> larger units for both start-ups and established businesses to test their new food product ideas before scaling up. The Ballybay Food Hub is the ideal environment for start-up and expanding food businesses in the area.



## Lough Egish Food Park

Lough Egish, a village in the south of the county has developed into a key national food hub. This food production experience started with Lough Egish Co-operative and Dairy Society which was established in 1901 and is now part of Lakeland Dairies. From those early beginnings, the village has become an established food focussed industrial area.

Lough Egish Food Park is Ireland's largest integrated food hub. The park has been designed with the specific needs of the island of Ireland's food industry in mind. The 60 acre site boasts all of the services food manufacturers require, such as potable water supply, its own on-site electricity supply substation, piped natural gas and an effluent treatment system more than capable of handling all the needs of occupants.

The idea of the Lough Egish Food Park is to build upon the well established food and agri-food industry base in Monaghan and to create a centre of food excellence. The park provides centralised services that allow companies to reduce their setup and running costs and focus on what they do best – great quality food production.



## Sample a taste of the Drumlin County



### A food and drink centre of excellence

Monaghan has a unique food landscape with some of the largest food producers in Ireland in the region operating side by side with a relatively small number of innovative artisan producers. Monaghan's restaurants, cafes, hotels and bars have a reputation for serving locally grown and sustainably sourced produce, and have won multiple prestigious awards in recent years.

The Monaghan and Glaslough region was shortlisted in the Restaurants' Association of Ireland (RAI) top ten food destinations in Ireland 2019. Located in Ballybay, Dinkins Home Bakery and Café was awarded the Best Café in Ulster award at the 2019 Irish Restaurant Awards, while the Coach House and Olde Bar in Glaslough village was awarded Best Pub in the province.

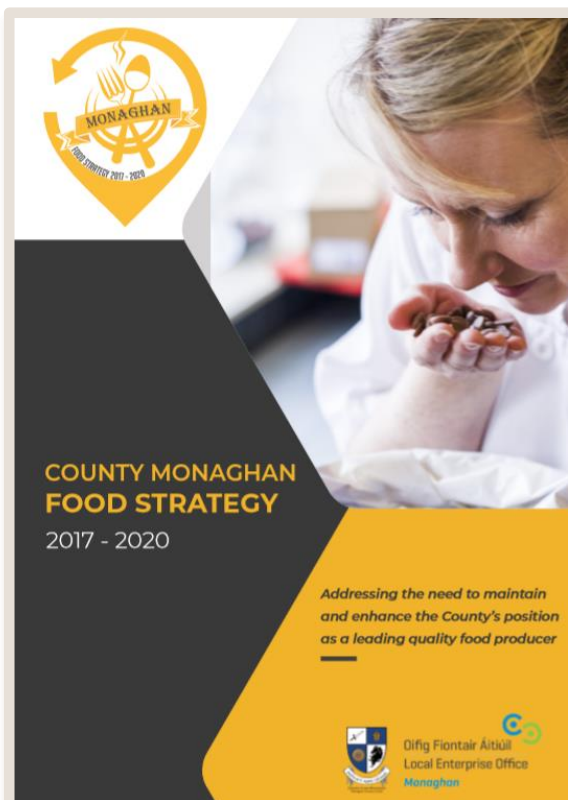
### A Taste of Monaghan

Established in 2009, Taste of Monaghan is a major annual culinary festival held in Monaghan Town. The festival emphasises local culinary culture and heritage, and adopts a unique theme each year.



### Monaghan Street Food Festival

In September 2019 the Taste of Monaghan festival was transformed into the Monaghan Street Food festival, a celebration of Monaghan's food scene featuring demonstrations from local chefs. Fifty exhibitors participated in the festival, including food trucks, baked goods stalls, baristas and craft beer brewers. All street food exhibitors were encouraged to source and use local products in their dishes, highlighting the quality and variety of local produce.



### Monaghan's Fine Dining Options

One of the shining examples of Monaghan's culinary culture is the Courthouse Restaurant in Carrickmacross. The Courthouse holds Bib Gourmand status in the Michelin Guide for Great Britain & Ireland. The restaurant opened its doors in October 2009 and is located in an old town house beside the courthouse in Carrickmacross. The county is also home to the renowned Castle Leslie, Nuremore Hotel and Country Golf Club as well as Concra Wood Golf and Country Club.

# The Engineering Sector

Many major Monaghan-based firms in the engineering sector have achieved global success

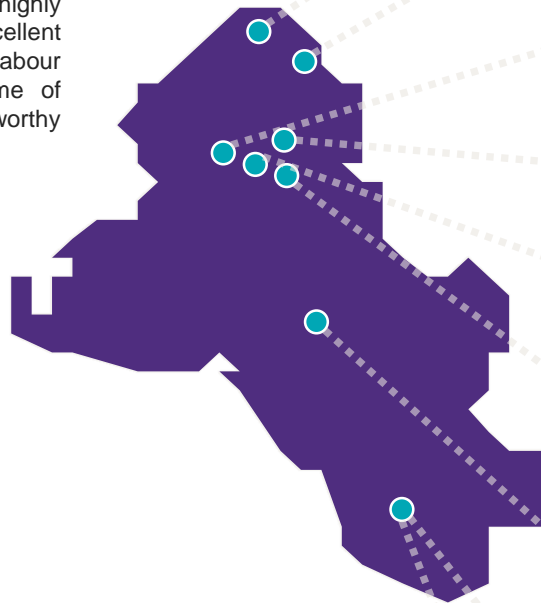


## Monaghan's strengths in the engineering sector

County Monaghan has been an engineering sector centre of excellence for decades. Several indigenous and foreign engineering firms have achieved global success while using County Monaghan as their location of choice.

Monaghan's outstanding track record in the engineering sector and its highly educated workforce make it an excellent location to source highly skilled labour for the engineering sector. Some of County Monaghan's noteworthy engineering sector firms include:

- Combilift
- Entekra
- Errigal Engineering
- Finn Precision Engineering
- McAree Engineering
- Leonard Steel



Combilift factory in Annahagh





# The Foreign Direct Investment (FDI) Sector

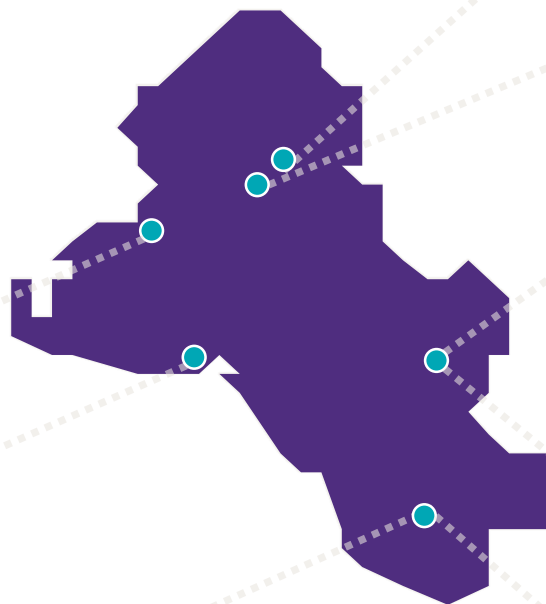
Multiple global firms have chosen Monaghan as their investment location of choice



## An agri-food investment hub with global reach

Over the past 50 years County Monaghan has successfully attracted FDI projects from major global firms. Monaghan is home to multiple major multinational firms who have a truly global reach including:

- Abbott (USA)
- Agro Merchants Group (USA)
- Computershare (Australia)
- European Chemical Industries (Germany)
- Feldhues Gmbh (Germany)
- Gernord (France)
- Newbaze (China)
- Norbrook (UK)



**Computershare**  
Computershare  
Knockaconny



**Norbrook**  
Norbrook  
Monaghan



**ECI** European Chemical Industries  
European Chemical Industries  
Castleblaney



**AMERICOLD**  
Americold  
Castleblaney



**纽贝滋**  
**NEWBAZE**  
Newbaze  
Carrickmacross



Feldhues Gmbh  
Clones



Abbott  
Cootehill



**Gernord Ltd**

Gernord Ltd.  
Carrickmacross



# Current facilities available in County Monaghan & planned new developments



## Enterprising Monaghan

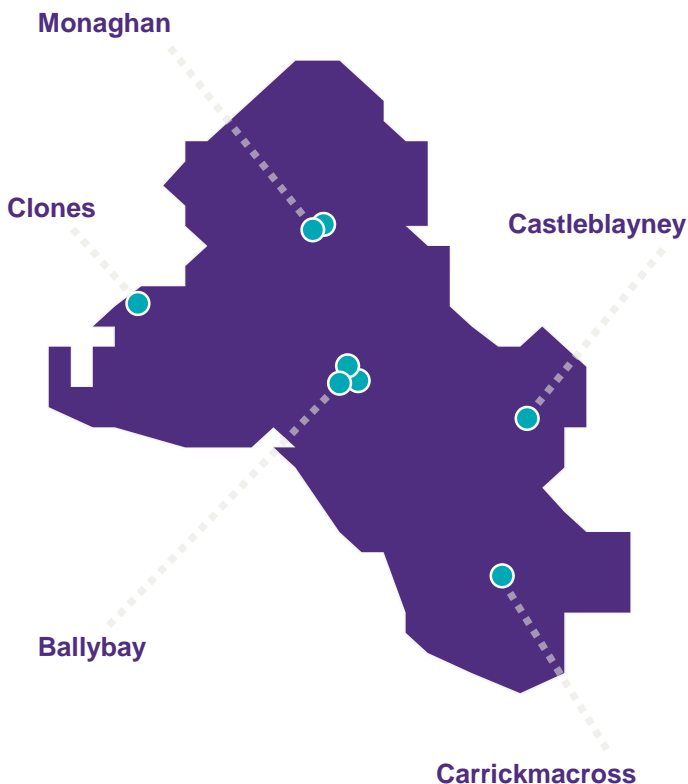
Monaghan County Enterprise Fund (T/A Enterprising Monaghan) was established in 1988 as a social enterprise initiative. The mission of the Fund is to facilitate high value economic development and bring high net worth projects and jobs to County Monaghan. This is achieved by providing affordable workspace solutions, local know-how and guidance to its clients. Enterprising Monaghan (EM) operates 8 facilities at five locations across County Monaghan. The company also works closely with other key partners such as Castleblayney Community Enterprise which manages one of the county's first business hubs.

EM has links with further and higher education institutions such as Monaghan Institute (MI), Dundalk IT (DkIT), Queen's University Belfast (QUB) and the College of Agriculture Food and Rural Enterprise (CAFRE). EM also has strategic alliances and collaborative projects with the local and regional enterprise agencies, engineering and food networks.

The company works closely with its strategic partners including Monaghan County Council in the identification and support of projects that will bring sustainable economic development and high value jobs to the county.

Enterprising Monaghan's facilities within the county are host to 46 enterprises and organisations which between them employ over 300 people. These clients include public, private and voluntary sector bodies. EM's clients are actively engaged in business activities across Ireland, the UK, EU and the USA. For some of EM's clients, their Enterprising Monaghan office is their main Irish and European Union HQ.

The company is also developing a new Digi-hub at its M:Tek 1 building in Monaghan Town as well as working closely with the local Council and Castleblayney Community Enterprise in the development of The Ridge (pictured below) which is the proposed new business incubation hub for that town.



*The Ridge, Castleblayney*



**IDA Ireland**

### **Advanced Technology Unity**

IDA Ireland is Ireland's inward investment promotion agency. The IDA is a non-commercial, semi-state body that promotes FDI into Ireland through a wide range of services. The agency partners with potential and existing investors to help them establish or expand their operations in Ireland. IDA Ireland's advanced building solutions offer ready-for-occupation, high specification, flexible and sustainable property solutions, suitable for high value manufacturing and global business services to support the winning of investments from FDI clients.

IDA Ireland has recently selected Monaghan as the location for a new Advanced Technology Building (ATB). The 1,350 m<sup>2</sup> property will be located at the Monaghan Business & Technology park at Knockaconny. The development is part of IDA Ireland's wider Regional Property Programme (RPP). The Government-funded programme was announced in 2015 as part of IDA Ireland's strategy "Winning FDI 2015-2019" to develop property solutions in regional locations. As part of its regional focus IDA Ireland is investing €150m over five years. Additional funding was allocated in Budget 2019 for the next phase of the programme, for which Monaghan is included along with counties Louth, Carlow, Sligo, Westmeath, Waterford, Limerick and Galway.



### **M:Tek 1 Digi-hub – Monaghan Town**

The proposed M:Tek 1 Digi-hub has been designed to accommodate the growing need for hot-desking and remote working facilities in county Monaghan. The proposed development will be linked to EM's current M:Tek 1 building and will co-share the existing canteen and breakout areas.



### **M:Tek 4 development**

The planned M:Tek 4 development will be located on the Enterprising Monaghan Knockaconny Business Campus. This new state-of-the-art three storey facility will be ideal for supporting new FDI into County Monaghan and for Brexit-related initiatives. The existing infrastructure in the area, including close proximity to the Kelvin Cable, will mean that high tech and high value projects can easily locate in this new facility. Existing companies on the business campus include national and international organisations who rely on this infrastructure to undertake their work nationally and globally.



# The tourism and hospitality sector

## A popular and attractive tourism destination



### Monaghan’s vibrant tourism sector

County Monaghan, with its extensive natural resources and the quality of its rural landscape, is an attractive and well established tourist destination. The county’s famed hospitality, scenic towns and villages, festivals, cultural heritage and many outdoor amenities have made Monaghan a favourite destination for visitors from abroad and across the island of Ireland. Some of Monaghan’s key attractions include:

- Castle Leslie
- Concra Wood
- Patrick Kavanagh Centre
- Rally School
- Rossmore Forest Park
- Lough Muckno
- Bragan Mountain
- World class angling and golf offerings

The county’s location in close proximity to Dublin and Belfast, as well as other regional airports and ferry landing points, is also a distinct advantage.

### Monaghan County Council Tourism Statement of Strategy and Work Programme

Monaghan County Council has published a Statement of Strategy and Work Programme for the tourism sector for 2017-2022. The document identifies opportunities for the county to strengthen tourist numbers and revenue from the global tourism market, specifically prioritising:

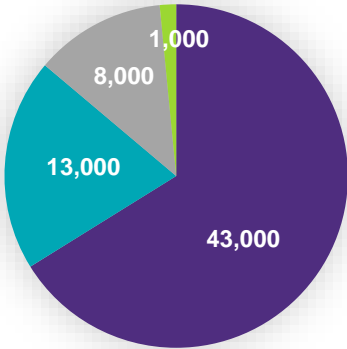
- Product/Experience Development
- Festivals & Events
- Marketing & Promotion

The document also prioritises counteracting an over-reliance on the British tourist market, and:

- Developing natural and built heritage assets; and
- Strengthening product development, specifically for the activity and outdoor adventure sector.

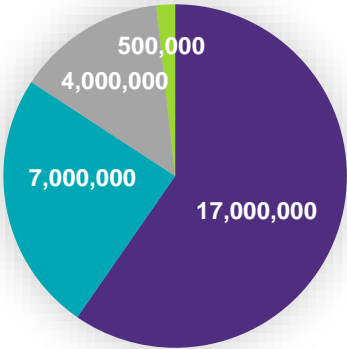
Monaghan’s extensive natural resources, diverse wildlife and scenic rural landscape mean that the county is well positioned to take advantage of the global growth in demand for eco tourism. The development of the Ballybay Wetlands Centre is a particularly noteworthy example of the strength of the county’s eco tourism offering.

Overseas Visitors to County Monaghan by Region of Origin 2016



■ Britain ■ Mainland Europe

Expenditure (€) by Overseas Visitors to County Monaghan by Region of Origin 2016



■ Britain ■ Mainland Europe

Source: Fáilte Ireland 2018

# Monaghan's Affordability

Monaghan is a highly cost competitive location to live, work and invest



# Monaghan's affordability

Monaghan is a highly cost competitive location to live, work and invest



## An affordable place to do business

Average office rental prices	€8-€16/ft <sup>2</sup>	Monaghan
	€15-€35.50/ft <sup>2</sup>	Dublin



## A cost competitive labour market

Average office wages are lower	21%	below Dublin
	14.3%	below Galway



## An affordable place to rent a home

Average property rental prices	€700	Monaghan
	€1,797	Dublin



## An affordable place to work and live

Rents as a share of average household incomes	32.4%	Monaghan
	55.4%	Dublin



## Affordable childcare costs

€3,341 p/a	€3,966 p/a	€5,885 p/a
Monaghan average	National average	Dublin average

# Monaghan is a highly cost competitive location to live, work and invest



## An affordable location to do business

The profitability of any business will always ultimately be determined by its cost base. One of the key advantages of County Monaghan as a business location is its cost competitiveness. Average labour costs are consistently substantially lower across all staffing grades in County Monaghan as compared to other locations across Ireland such as Dublin, Galway or Cork. Whereas the average salary for an operations manager in county Monaghan is €37,950, average salaries for the same grade are substantially higher in Dublin (€50,474), Galway (€39,313) and Cork (€50,840) (see Appendix B).

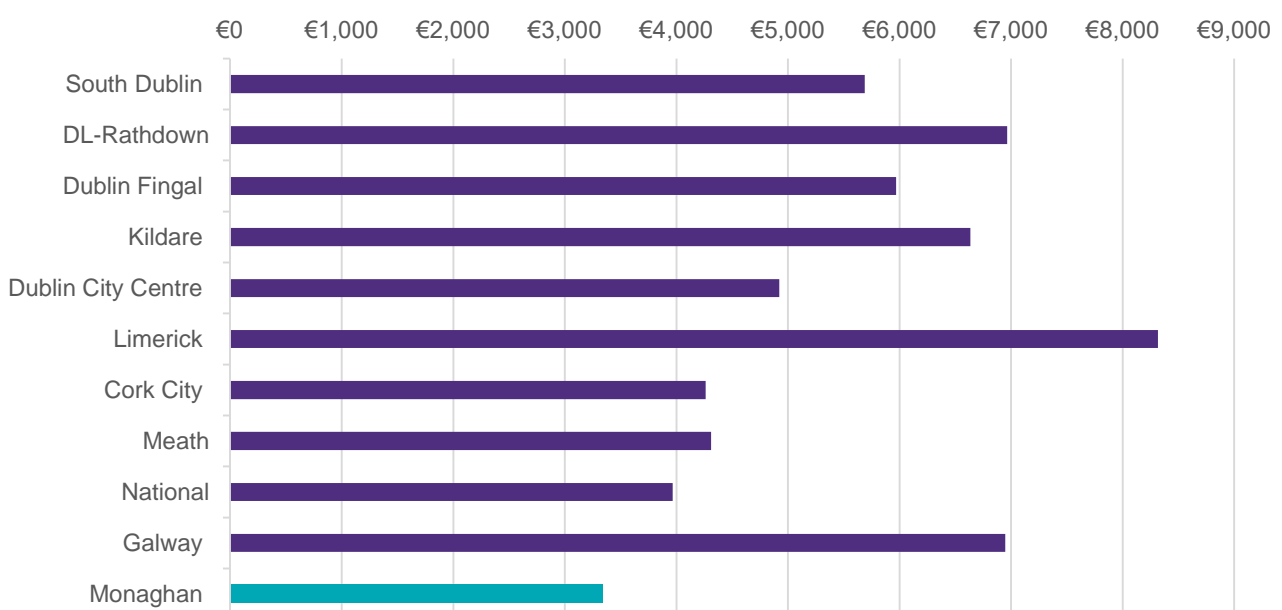
Commercial property rental prices are also substantially cheaper in County Monaghan than in other locations in Ireland. Industrial rents can range from €6-€10 per ft<sup>2</sup> in Dublin, €5-€8.50 per ft<sup>2</sup> in Cork and €5-€7.50 per ft<sup>2</sup> in Galway. At €3-€5 per ft<sup>2</sup>, County Monaghan has some of the most affordable industrial property rents in Ireland. Similarly, office rents are substantially cheaper in Monaghan across all office grades.

## An affordable location to raise a family

As well as being an affordable place to invest and do business, County Monaghan is also a highly affordable location to live and raise a family. In contrast to Ireland's large urban centres, where escalating property and childcare costs have come to consume an ever larger share of workers' disposable incomes, Monaghan has remained highly cost competitive in these critical areas.

At 56%, Monaghan has the second highest proportion of community-based childcare service provision in the state. This contrasts with other jurisdictions where only a small proportion of childcare service seekers can be accommodated in community facilities, most notably Dublin-Fingal (5%), Kildare (5%), Meath (10%), Wicklow (12%) and South Dublin (15%). For those that do avail of private childcare services in County Monaghan, these are among the most affordable in the state.

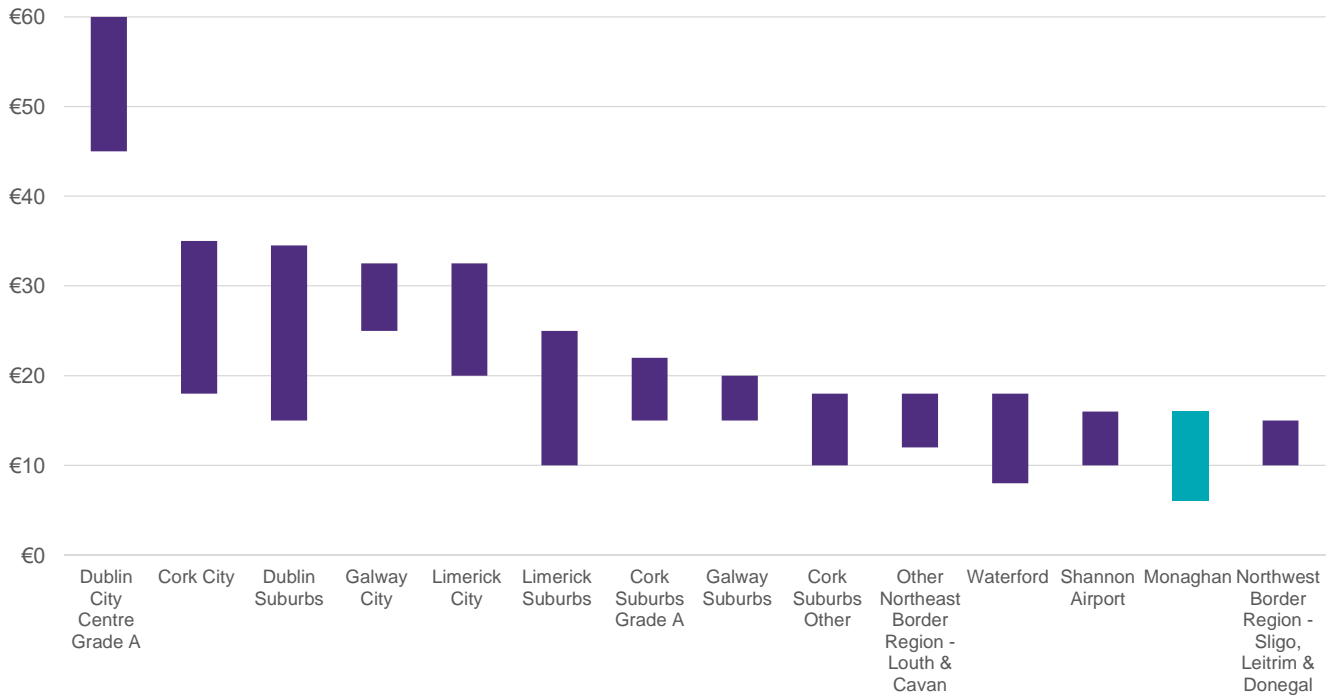
Average Annual Commercial Childcare Costs



Source: Pobal 2020

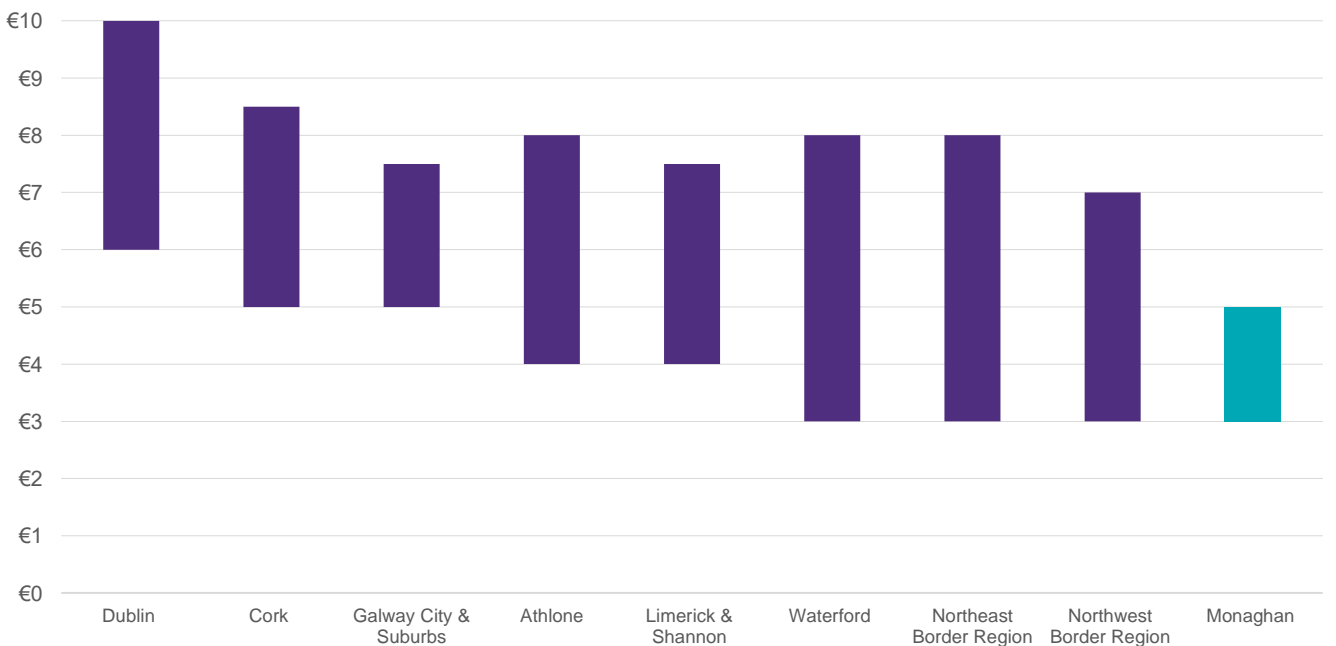
# An affordable location to rent a commercial property

Indicative Office Rents  
Square Footage Rental Guide Price Range



Source: IDA; Enterprising Monaghan

Indicative Industrial Rents  
Square Footage Rental Guide Price Range



Source: IDA; Enterprising Monaghan



# When compared to other locations a far lower proportion of Monaghan residents' income is absorbed by the cost of renting a home

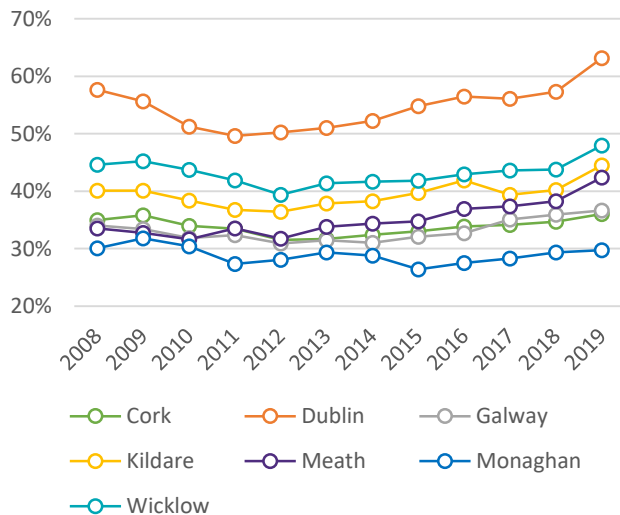


## Affordable rental accommodation

One of Monaghan's key advantages is its affordability as a place to live, work and raise a family. In contrast to Ireland's major cities and Greater Dublin's commuter belt counties, average monthly rents in County Monaghan are amongst the lowest in the country.

While the cost of renting a home has come to take up a greater proportion of average household incomes for renters in Ireland's major cities and Greater Dublin over the past decade, the opposite is true for Monaghan. The share of average household income absorbed by the cost of renting a three bed semi detached home has fallen by 1.9% in County Monaghan over the past decade. By contrast, a greater share of household income has been absorbed by this expense in counties such as Meath (+11%) and Kildare (+4.4%) over the same period. This makes the cost of living and raising a family more financially rewarding for Monaghan's residents. (See Appendix C)

Average Rents for a Three Bed Detached House as a Proportion of Average Household Income



Localised AVG Household Income Data  
Source: CSO, RTB & GT calculations

Change in Average Monthly Rents (%) 2021 vs 2011		
Three Bed Detached House	Meath	+76.3%
	Kildare	+73.2%
	Wicklow	+55.8%
	Dublin	+78.5%
	Cork	+55.6%
	Galway	+59.1%
	Monaghan	<b>+43.4%</b>
Three Bed Terrace House	Meath	+89.6%
	Dublin	+85.8%
	Galway	+72.7%
	Kildare	+79.5%
	Wicklow	+69.0%
	Cork	+64.2%
	Monaghan	<b>+27.1%</b>
1-3 Bed Apartment	Dublin	+80.5%
	Galway	+64.5%
	Cork	+64.0%
	Meath	+87.0%
	Kildare	+79.1%
	Wicklow	+76.3%
	Monaghan	<b>+38.6%</b>

Source: RTB 2021

# Home ownership is a far more viable prospect for first time buyers in County Monaghan than in other counties

## County Dublin



Home Buying Calculator	
Average Property Purchase Price <sup>1</sup>	€406,864
Minimum Deposit for First Time Buyers <sup>2</sup>	€40,686
Stamp Duty <sup>3</sup>	€4,069
Mortgage required based upon minimum First Time Buyer deposit amount	€366,178
Estimated annual salary needed to qualify for the mortgage <sup>4</sup>	<b>€104,622</b>

## County Cork



Home Buying Calculator	
Average Property Purchase Price	€272,587
Minimum Deposit for First Time Buyers	€27,259
Stamp Duty	€2,726
Mortgage required based upon minimum First Time Buyer deposit amount	€245,328
Estimated annual salary needed to qualify for the mortgage	<b>€70,094</b>

## County Galway



Home Buying Calculator	
Average Property Purchase Price	€250,697
Minimum Deposit for First Time Buyers	€25,070
Stamp Duty	€2,507
Mortgage required based upon minimum First Time Buyer deposit amount	€225,627
Estimated annual salary needed to qualify for the mortgage	<b>€64,465</b>

## County Monaghan



Home Buying Calculator	
Average Property Purchase Price	€149,322
Minimum Deposit for First Time Buyers	€14,932
Stamp Duty	€1,493
Mortgage required based upon minimum First Time Buyer deposit amount	€134,390
Estimated annual salary needed to qualify for the mortgage	<b>€38,397</b>

- 1 Based upon CSO (2018) Average Residential Property Purchase Prices for First Time Buyers, mean purchase price for all dwelling types
- 2 Calculated as 10% of Average Residential Property Purchase Prices for First Time Buyers
- 3 Calculated as 1% of the sales value of the property
- 4 Based upon the normal maximum borrowing level of 3.5 times annual salary

# Monaghan's Attractions

Monaghan is a great location to live, work and raise a family



# Monaghan's Attractions

Monaghan is a great location to live, work and raise a family



## A strong sense of community

**24** unique villages & towns

An active and vibrant community sector



## Availability of childcare services

**56%**

Accommodated in community  
childcare services

**2<sup>nd</sup>** highest  
Nationally



## Excellent schools

**4 of top 10** Schools in Ulster

The Sunday Times Best Schools Guide



## World class sporting facilities

**The Peace Link**

Ireland's largest multi-purpose sports campus



## World class golf courses

**Concra Wood, Rossmore & Nuremore**

Among the best golf courses in Ireland

# A great place to live and work

## Enjoy Monaghan's many amenities



### Monaghan offers an excellent quality of life

Monaghan is an excellent location to live, work and raise a family. The county's twenty four villages and towns have a strong community sector that actively supports community initiatives in the sports, culture, education and social domains.

Monaghan's population is generally young, healthy and highly educated. According to the 2016 Census, over 39% of the population of County Monaghan is under 30 years of age, while over 61% is under the age of 45. County Monaghan's population is also highly educated and skilled, with one of the highest graduate rates of any county in Ireland. Over 85% of students in County Monaghan that take the Leaving Certificate go on to progress to third-level education.

The county is home to some of Ireland's best schools, making it an excellent location to raise a family. The Sunday Times 2018 school league tables placed four schools in County Monaghan in its top ten schools in Ulster. Monaghan's secondary schools also punch well above their weight in both national and provincial academic and sporting contests. In terms of tertiary education, the Monaghan Institute in Monaghan Town offers Post-Leaving Certificate (PLC) and degree courses in subjects such as Business, Engineering, Computing, Science, Healthcare, Nursing, Childcare, Tourism, Sport, Arts and Animal Care.

### Local cultural and recreational amenities

County Monaghan boasts some of Ireland's finest scenic locations and world-class outdoor amenities, making the county an attractive destination for activities such as fishing, cycling, golf, horse riding, athletics, Gaelic games, soccer and rugby.

#### Castle Leslie

Castle Leslie Estate is one of the last great Irish Castle estates still in the hands of its founding family. Located on 1,000 acres of countryside in Glaslough Village, Castle Leslie is one of the finest luxury estates in Ireland.

#### The Peace Link

The Peace Link is an iconic state of the art multi-purpose sporting campus on the edge of Clones, Co. Monaghan.

### Ballybay Wetlands Centre

The Ballybay Wetlands Centre is an impressive multi-purpose venue set in the heart of a biologically diverse eco system with sweeping views of the surrounding wetlands.

### The Patrick Kavanagh Resource Centre

The Patrick Kavanagh Resource Centre in Inniskeen houses exhibitions on Patrick Kavanagh and local history. The centre includes a sixty-seat audio-visual theatre and a research library. The Centre is run by the Inniskeen Enterprise Group.

### Lough Muckno Park

Lough Muckno Leisure Park is situated close to the centre of Castleblayney. The Lough's two wooded islands have excellent recreational activities such as orienteering, nature walks, water skiing, wakeboarding, coarse fishing, a peace garden and picnic areas. Lough Muckno was shortlisted in the Best Environmental Tourism Innovation category in the 2019 Irish Tourism Industry Awards.

### White Lough

White Lough is a popular boat and bank fishing location noted for large fish species such as tench, pike and bream.

### Ulster Canal

The Ulster Canal is a 19<sup>th</sup> Century canal running through counties Armagh, Tyrone, Fermanagh and Monaghan.

### Ballyhoe Lough

Ballyhoe Lough is a scenic lakeland area popular with anglers. The area holds excellent stocks of coarse fish.

### Rossmore Forest Park

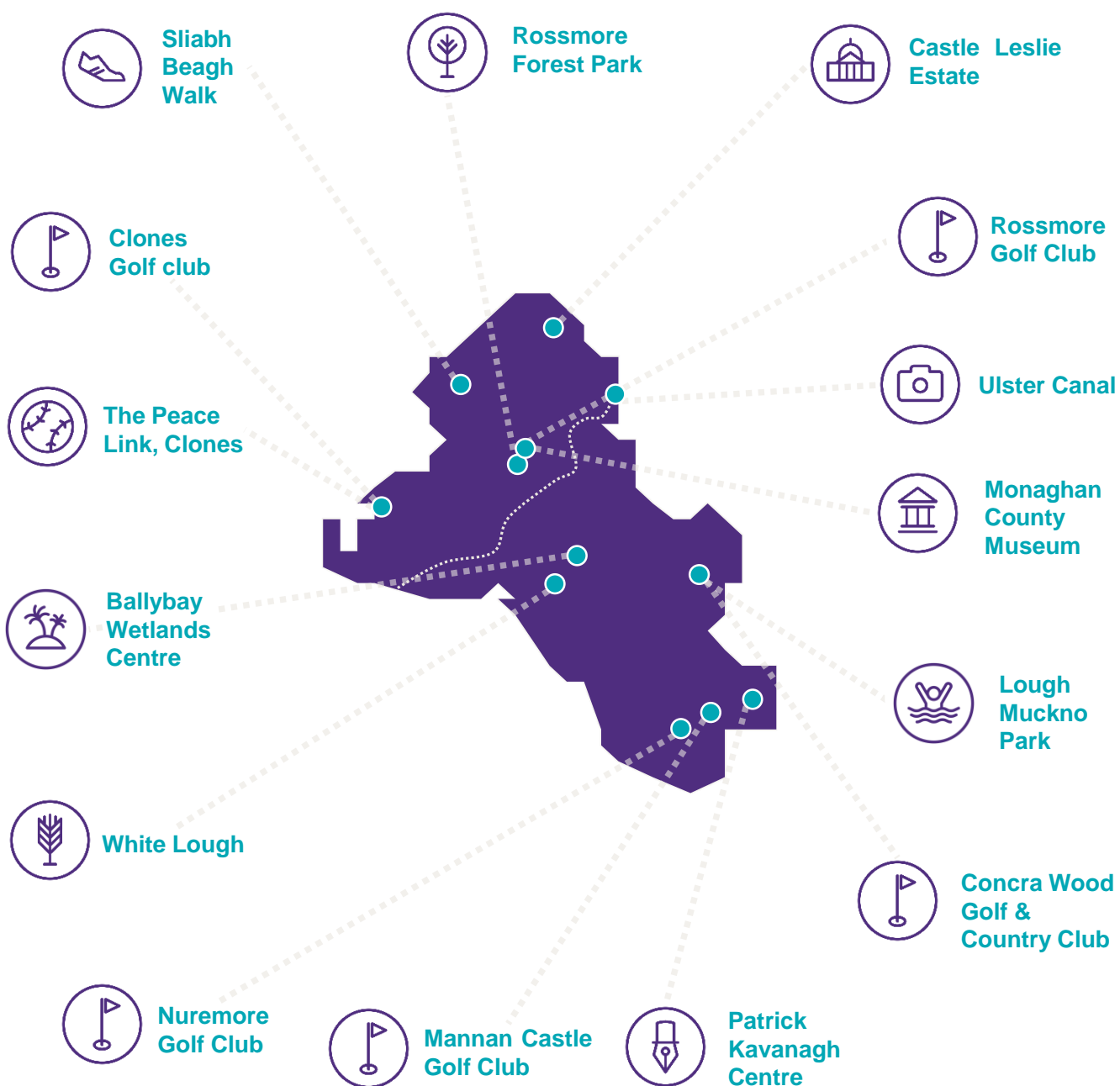
Rossmore Forest Park includes multiple scenic walking trails and five fishing lakes.

### Monaghan County Museum

Monaghan County Museum in Monaghan Town documents the rich history of County Monaghan.

# Local cultural and recreational amenities

There is an abundance of attractive recreational amenities in County Monaghan



## There is an abundance of attractive local recreational amenities in County Monaghan



**Castle Leslie Estate**



**Patrick Kavanagh Centre**



**Concra Wood Golf Course**

# There is an abundance of attractive local recreational amenities in County Monaghan



Glaslough, 2019 Tidy Towns competition winner



The Peace Link, Clones



Nuremore Hotel & Country Club



Ballybay Wetlands Centre



# What our business leaders say...

## **Eamonn O’Sullivan, CEO, Monaghan County Council**

“Monaghan has over 100 years of agri-food production experience in its DNA, with dairy, beef, poultry, duck and mushroom production at the heart of the economy. The county is also home to a strong local engineering sector with truly innovative companies exporting globally from Monaghan. Innovation and technology have been the key to the success of Monaghan businesses, be they local or international.”

## **Martin McVicar, CEO, Combilift**

Combilift is the largest global manufacturer of multi-directional forklifts and an acknowledged leader in long load handling solutions. Combilift exports 98% of its production to over 85 countries with more than 50,000 units manufactured since its establishment in 1998. Combilift employs more than 650 people and occupies a brand new, purpose-built facility in Monaghan. The 46,500 m<sup>2</sup> purpose built global headquarters and manufacturing facility is set on a 100 acre site with room for future expansion. With 11 acres of roof space, it is one of the largest manufacturing operations under one single roof in the Republic of Ireland.

“Combilift is committed to growing its business from Monaghan” says Martin McVicar, Chief Executive and co-founder. “Monaghan is a great location to serve our export markets given its location between Belfast and Dublin Airport. It allows our visiting customers and dealers to easily travel to Monaghan and vice versa within 1 hour and 15 minutes. We are also located between 2 ports which offers additional shipping and sailing times into Europe and transatlantic ports. Monaghan’s broadband infrastructure with access to Project Kelvin also enables faster broadband connections to North America and Europe. Our state-of-the-art production plant combined with the availability of a skilled workforce locally with a *can-do* attitude has allowed us to double production in the past 5 years.”

## **Andrew Moore, President of Governance Services at Computershare**

“Monaghan’s excellent transport links, as well as the large number of graduates, skilled and talented workers based locally, have helped Computershare run a highly successful office in the county for over 12 years.”

## **Jason Whooley, CEO, Bio-marine Ingredients Ireland**

“We are a specialist marine bio-tech research and production company which is jointly owned by Irish fishermen and a Norwegian bio-tech company. County Monaghan has proved to be an ideal location for this project. The people and their *can-do* attitude are superb, and we are centrally located to all the key ferry ports and airports. Couldn’t ask for more!”

## **Claire McAree, CFO, McAree Engineering**

“McAree Engineering is one of Ireland’s largest sheet metal fabrication companies supplying Ireland’s leading original equipment manufacturers with a team of over 150 staff out of three factories in North Monaghan. Our business is supported by educational and training support from Monaghan Institute, our local post-secondary college which has strong relationships with the Cavan Monaghan Education & Training Board. The county has a plentiful supply of local skilled resources with a great entrepreneurial ethos which is another major attraction for us. All of this, coupled with an abundance of local social amenities, means that Monaghan is a great place to work and live.”

## **Marie Mohan, Financial Controller, Greenfield Foods**

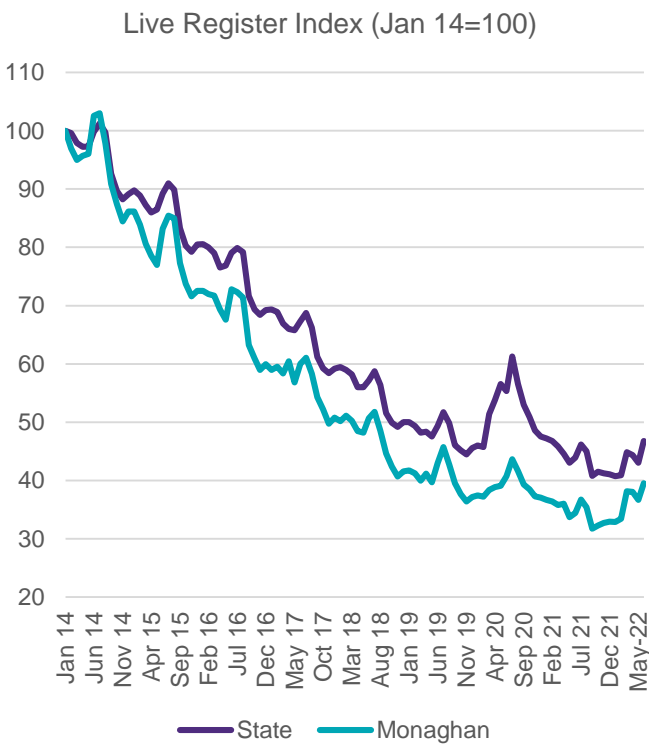
“Greenfield is Ireland’s largest egg producer and we supply retailers and catering customers throughout Ireland and the UK. We are also proud of our farm to fork traceability and our free range, corn fed and organic ranges. We feel that Co. Monaghan is an ideal business location and this fact has served us well over the years. The company has grown organically and we are delighted with the help and support of state agencies such as Enterprise Ireland and InterTrade Ireland who have helped us along that journey.”

# Appendices

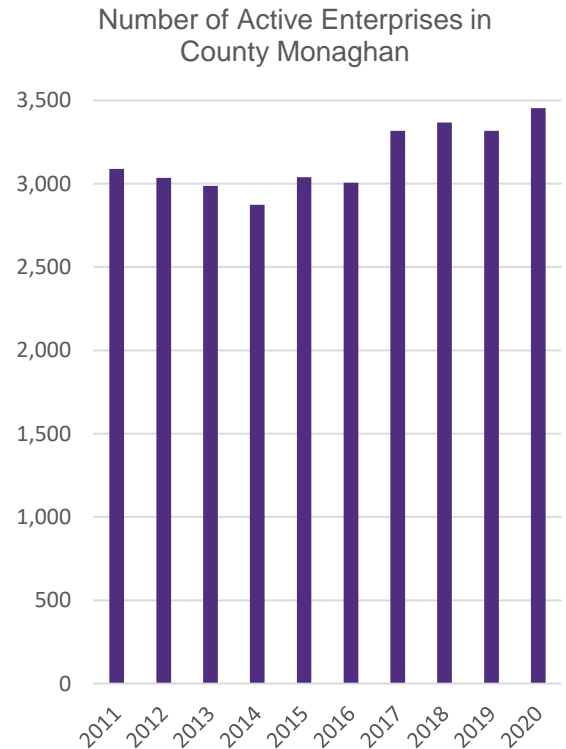


# Appendix A

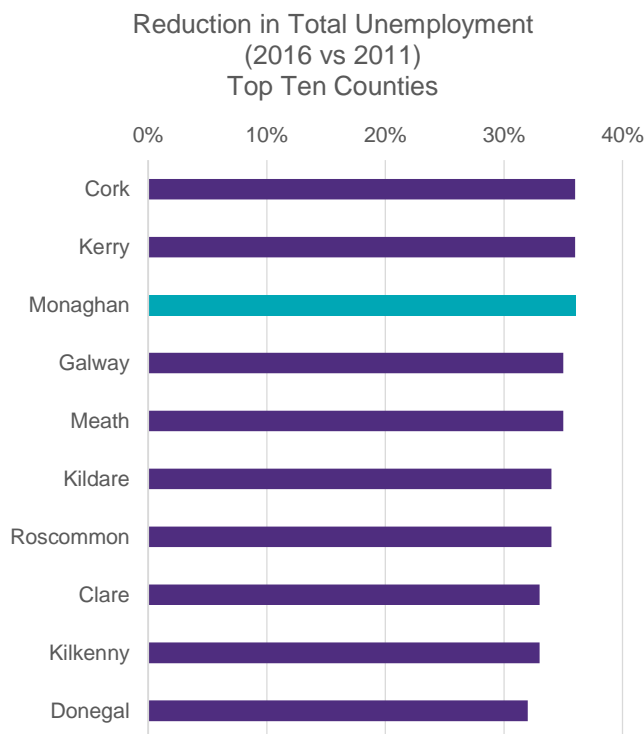
## Economic conditions are strong in County Monaghan



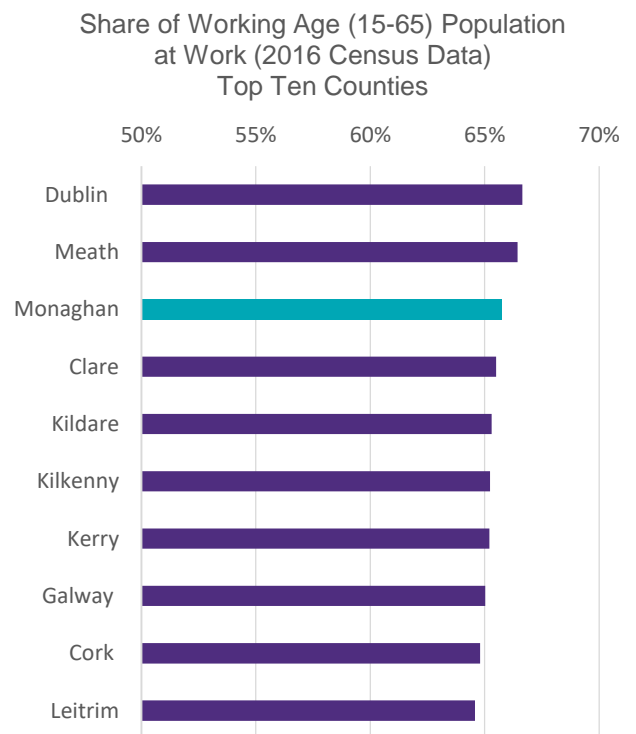
Source: CSO



Source: CSO



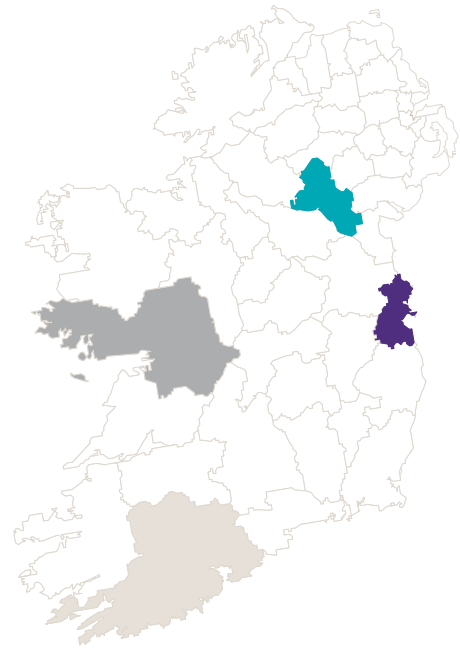
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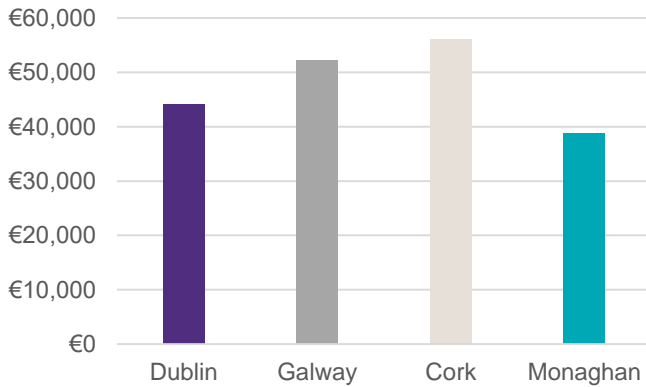
Source: CSO

# Appendix B

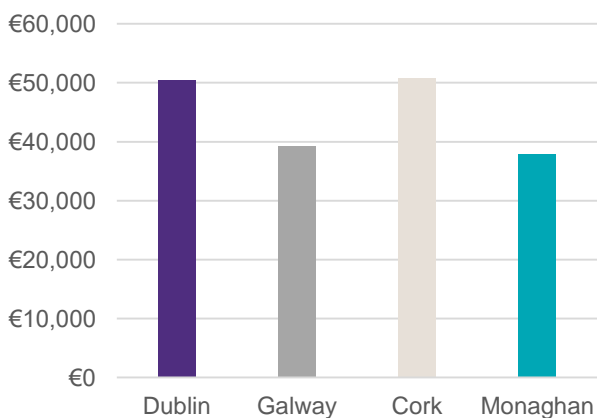
## A cost competitive local labour market



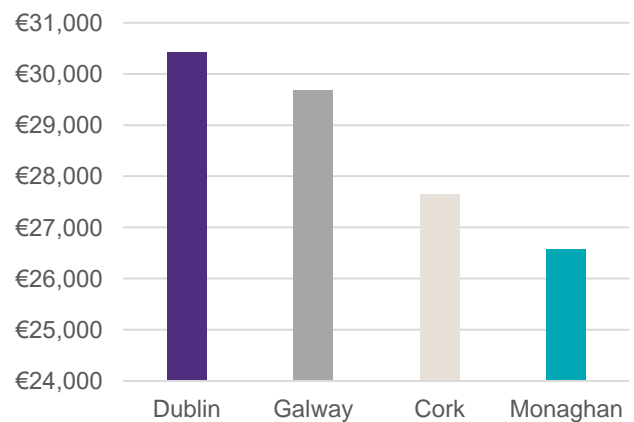
Quality Manager Average Salaries



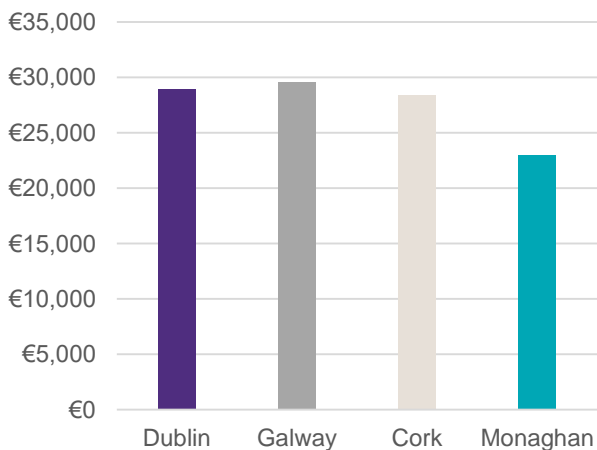
Operations Manager Average Salaries



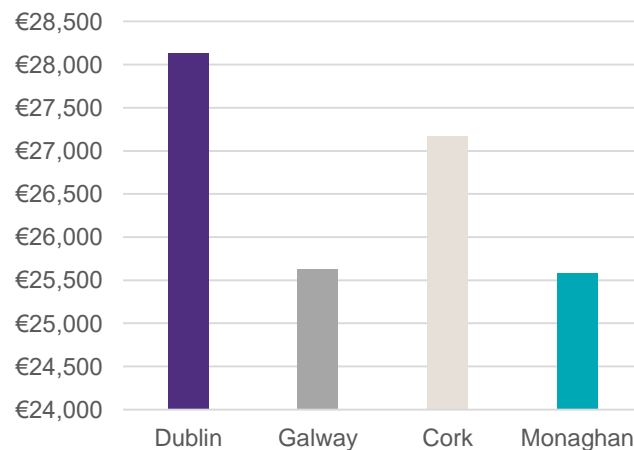
Accounts Administrator Average Salaries



Accounts Assistant Average Salaries



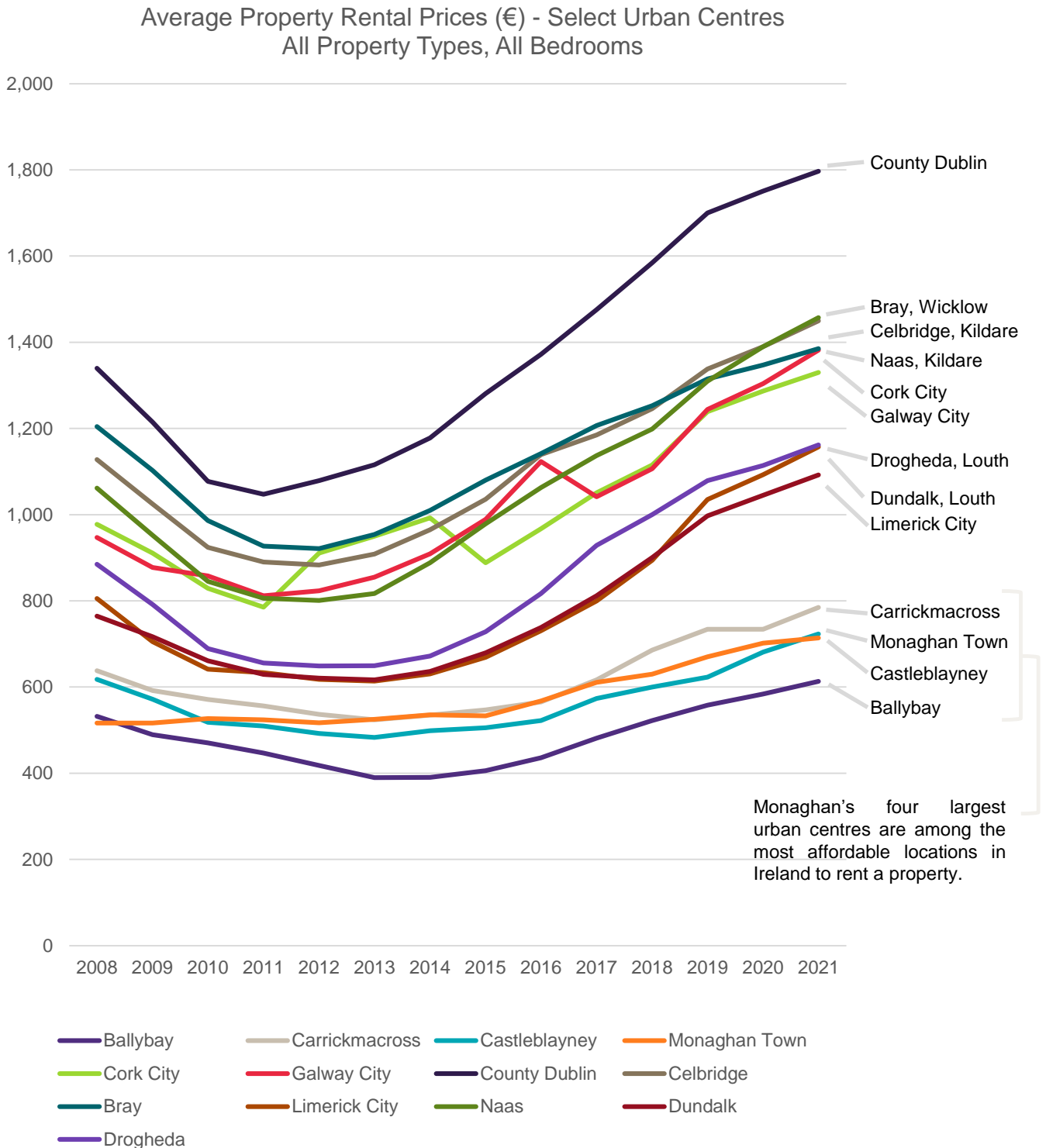
Office Administrator Average Salaries



Source: PayScale.com

# Appendix C

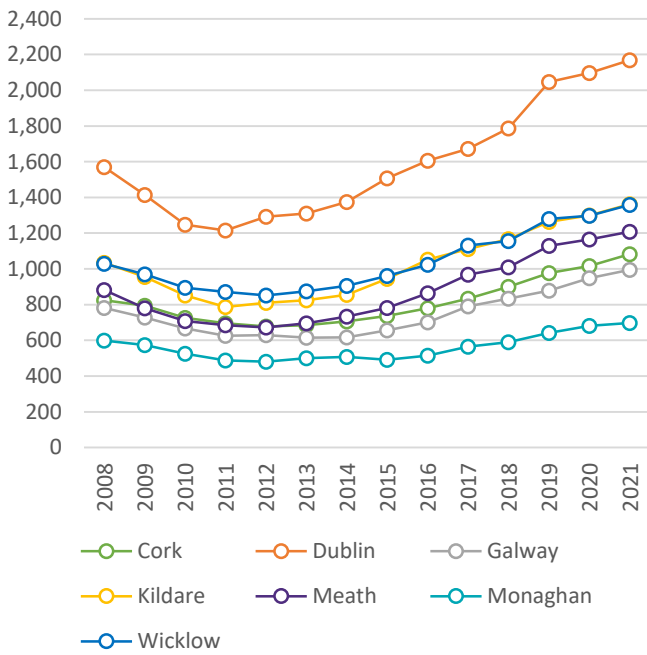
Average monthly rents are substantially cheaper in Monaghan than in Ireland's main cities and Dublin's commuter belt counties



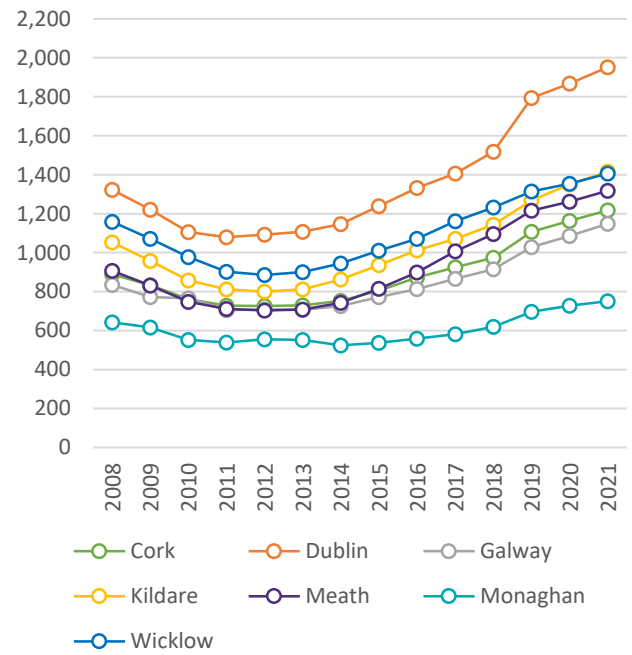
Source: RTB 2022

# Average monthly rents are substantially cheaper in Monaghan than in Ireland's main cities and Dublin's commuter belt counties

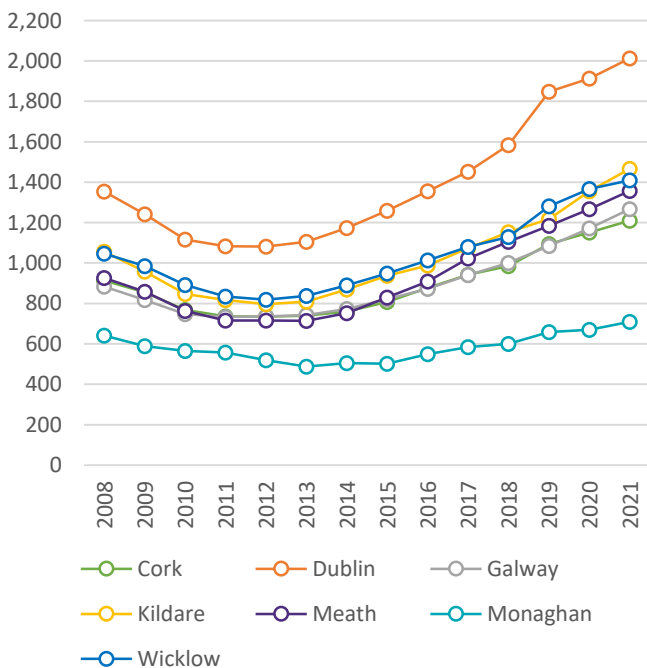
Average Monthly Rent (€)  
Three Bed Detached House



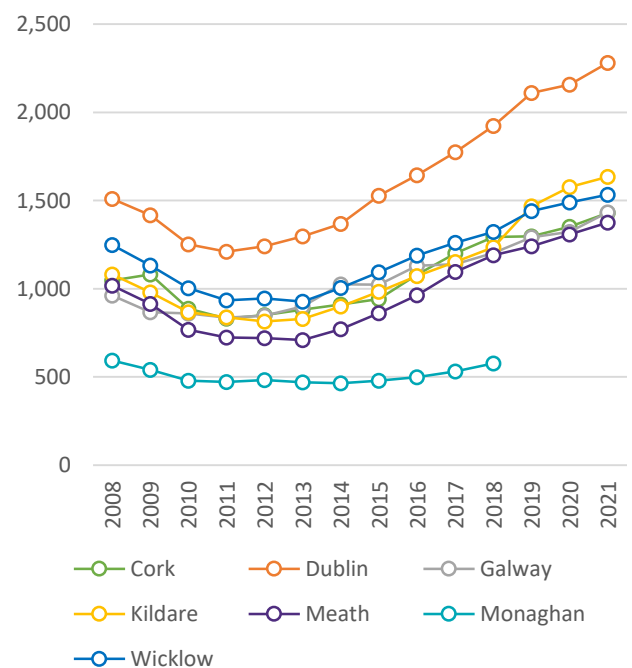
Average Monthly Rent (€)  
Three Bed Semi Detached House



Average Monthly Rent (€)  
Three Bed Terrace House



Average Monthly Rent (€)  
Three Bed Apartment



Source: RTB 2022

## Residential property purchase prices for first time buyers in County Monaghan are among the most affordable in the county



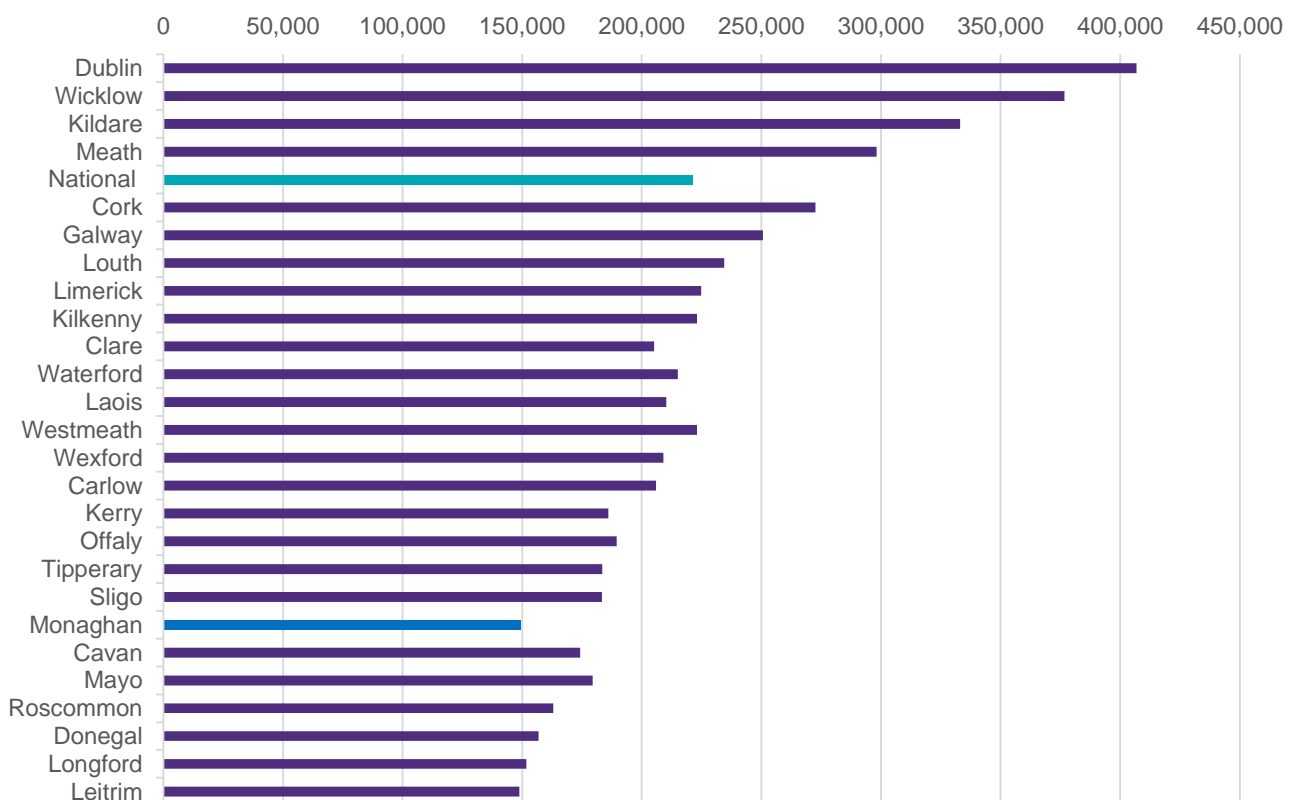
### An affordable location for first time buyers

One of the most pressing challenges facing young professionals in Ireland today is the unaffordability of home ownership. The average purchase price for first time buyers of residential property nationally in Ireland in 2021 was €221,330, an increase of 34.9% as compared to 2013. Average prices for first time buyers in County Dublin have reached €406,864, an increase of 86.8% over the same period. The combination of rapid property price inflation and stringent macroprudential mortgage lending measures has left many young professionals effectively trapped in the rental sector.

County Monaghan is one of the most affordable locations in Ireland to purchase a property. The average purchase price for residential property for first time buyers in County Monaghan in 2021 was €149,322.

House price inflation in Monaghan has also remained largely in step with the national average, while also being distinctly more affordable. Average purchase prices for first time buyers have risen by 6.1% over the past five years. Owning a home in County Monaghan clearly represents a sound investment decision.

2021 Average Residential Property Purchase Prices (€)  
First Time Buyers



Source: CSO 2022



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