



33 BUTTS Road, MURRUMBATEMAN, NSW 2582

England's Creek Vineyard - superb 31 acre creek side grazing/farming Block – 2 water licences

12.57 hectares, 31.06 acres

Along with being a professionally established vineyard, 33 Butts Road also provides you with an outstanding set of general farming and cross-grazing opportunities.

Whether it be drawing the best out of the existing grape blocks, or setting it up for cattle, sheep, horses, and productive orchards, this superb Lot can take them all.

First established in 1995 the 3,130 vines were trellised into 4 irrigated blocks of the ever popular Riesling and Shiraz varieties. If you've ever wanted to seriously hobby-dabble with wine production or add another holding of vines to your current portfolio, this is your ideal chance.

There are 2 small utility sheds plus a power pole with transformer adjacent to the vineyard blocks. The sheds were used for net storage, plus worker washup amenities.

The vineyard section takes up around 40% of the property's land area, leaving the

TYPE: For Sale

INTERNET ID: 300P187142

SALE DETAILS

By Negotiation

CONTACT DETAILS

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remaining 60% free for mixed farming, cross grazing and hay baling.

This beautifully productive land is covered with a thick rich large animal mix cover and is well fenced for large animal containment.

The property's production capabilities are underscored by its abundant water supply.

33 Butts Road is at the junction/confluence of Murrumbateman and England's Creek, and comes with 2 pumping water licences, plus a bore.

Beyond its production virtues, England's Creek Vineyard is a fun and fabulous lifestyle block. It's ideal for taking the family and friends out on picnics, horse riding and just enjoying its natural beauties.

The Tuscan-like feel created by the soldierly rows of vines, iridescent lines of poplars and mild land contours are really something ultra special. The England's Creek side areas provide a particularly reflective and cool retreat during a hot summer's day.

Whilst England's Creek Vineyard doesn't have a residential building entitlement, there's an exciting option to purchase the adjacent 40 acre property, 57 Butts Road (aka, England's Creek), which shares the England's Creek boundary with this farming and vineyard block.

This collaborative or complementary purchase would give you a combined and adjoining 70 acre parcel of land with a superb 359m² country home and rural production dynamics.

Essentially, 33 Butts Road is your key to unlocking a set of exciting farming experiences.

Whilst you can't build the home of your dreams here, you can still build your dreams!

Property Technical Specifications

• Identifier: Lots 2&3 DP 825030

• Block details (estimated): 12.57ha/31.06ac, of mostly timber cleared creek side land sectioned into 2 fenced paddocks. An estimated 75% of the Butts Road entry paddock consists of a mildly elevated professional level vineyard development. This vineyard paddock takes up approximately 40% of the property's land area. A 0.67ha section of closed road crosses this vineyard section. The rear stock paddock is 99% cleared & carries a thick cover of pasture improved large animal mix over quality soils. The Property's mild contour ranges from a slight rise at the entry gate, then travelling across a near level spread to the creek side boundary fence lines.

• Fences: the property is well boundary fenced with a mix of ringlock in the forward vineyard areas, and wire & barb in the rear stock areas. There are several 12' boundary gates providing access to the creeks

• Infrastructure: 2 small steel utility sheds for vineyard net storage & daily amenities, plus a steel pump house/bore shed, cattle yards

Â· Vineyard snapshot details:

Ã# Shiraz â## 1,700 vines, planted 1995

Ã# Riesling â## 1,430 vines, planted 1996/1997

Ã# Total vines 3,130

Ã# Vine spacing- 3 x 1.5m

Ã# Vineyard altitude â## 595m

Ã# Irrigated

Â· Residential Building entitlement: there is NO residential building entitlement to this property

Ã# tiny homes: interested parties must make their own enquiries with Yass council, however, in essence the NSW legislation dictates 60 days per calendar year maximum overnight occupancy, including only having two consecutive nights of occupation

Ã# 10a/sheds for storage purposes could potentially be constructed. Interested parties must consult Yass council regarding additional sheds & planned shed amenities Ã# Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 - NSW Legislation

Â· Previous stocking: cattle and sheep were casually grazed on the block- no DSE/stocking history is available

Â· Power: pole CE109335 with transformer adjacent to the vineyards & sheds

Â· Non-potable water supply:

Ã# Water Access Licence: bore â## 9units/megs

Ã# Water Access Licence: England's Creek- 17units/megs

Ã# Murrumbateman Creek, stock/garden Riparian

Â· Zoning: RU1 (Primary Production)

Â· Location & approach: exit the north of Murrumbateman village & turn right to the end of Hillview Drive where you turn right onto Keirs Road until reaching Butts Road. The property is located 30km from the ACT border & 7.2km from Murrumbateman village, with the final section being 900m of unsealed road to the property gate

- Land Area 12.57 hectares



Murrumbateman Creek



England's Creek



