



12 James Grant Lane, LONGWOOD, VIC 3665

Thirteen Certificates of Title in Township Zone with Planning Approval For 42 Lots

16.51 hectares, 40.80 acres

Positioned on the northern boundary of Longwood township, this 40.79 acre (plus road leases) offering in the Township Zone is a rare chance to secure a ready-to-progress land development site with planning approval for a 42-lot subdivision across three stages. With frontage to both Geodetic Road and access via James Grant Lane, the property offers multiple access points and an ideal framework for logical staging, construction traffic management, and future neighbourhood legibility. In the meantime, the current zoning should allow for a building permit (STCA) should you wish to build a home and land bank the balance of the land for the future.

Set within a quiet, country township in Victoria's north, Longwood delivers the kind of lifestyle buyers consistently chase—community, open space, and breathing room—while remaining connected to larger service centres and employment hubs. Longwood sits about 149 km north of Melbourne, with Euroa around 15 km away and Shepparton around 54 km to the north.

TYPE: For Sale

INTERNET ID: 300P189188

SALE DETAILS

\$895,000

CONTACT DETAILS

Euroa
27 Binney Street
EUROA, VIC
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Development highlights

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

- Planning approval in place for a 42-lot subdivision across three stages (details available on request)
- Gateway position on the township's northern edge-a natural growth interface
- Dual access via Geodetic Road and James Grant Lane supporting practical access and staging
- A compelling proposition for developers seeking regional growth markets with a strong lifestyle narrative

Why Longwood stacks up for end buyers

Longwood's appeal is grounded in everyday liveability: local facilities, sport, and genuine community connection. Community planning documents specifically highlight key township assets including the Community Centre, Recreation Reserve, School and the Pub Paddock, along with family-friendly features like a kids playground, walking track and BMX track.

Recreation is a standout, with the Longwood Recreation Reserve offering parkland-style amenity and visitor infrastructure (playground, picnic areas, toilets, potable water), reinforcing the township's family and outdoor focus.

The reserve is also seeing continued investment in sporting infrastructure, including new female-friendly change rooms funded through state and council contributions. For families, Longwood Primary School underpins the local community feel and adds real buyer confidence for new residential growth.

12 James Grant Lane offers the combination developers look for: approved yield, staged delivery and a location that can be marketed on both community amenity and regional accessibility. It's a genuine opportunity to bring new housing supply to a township that already has the foundations buyers want-open space, local schooling, sport, and a welcoming country identity.

- Land Area 16.5100 hectares

