



## 7300 Illawarra Highway, SUTTON FOREST, NSW 2577

Iconic Southern Highlands Estate – Scale, Heritage & Strategic Upside

**407.00 hectares, 1,005.70 acres**

Elders Real Estate, in conjunction with Inglis Rural Property, is proud to present Newbury Farm, one of the most significant and tightly held rural estates to be offered to the Southern Highlands market in recent years. Combining remarkable scale, deep historical provenance, outstanding water security and a strategic growth corridor location, Newbury Farm represents a rare opportunity to secure a true legacy holding. The estate is situated less than two kilometres from Moss Vale's urban boundary and approximately 90 minutes from Sydney.

### SUBSTANTIAL SCALE

407\* hectares (1,006\* acres) across five freehold titles, Newbury Farm stands among the largest contiguous rural landholdings in this tightly held region. This scale delivers operational efficiency, flexibility and long term optionality rarely achievable within the Southern Highlands.

### LOCATION & LIFESTYLE

**TYPE:** For Sale

**INTERNET ID:** 300P192101

**SALE DETAILS**

**For sale by EOI**

**CONTACT DETAILS**

**Wagga Wagga Rural**

127 Hammond Ave

Wagga Wagga, NSW

02 6923 4660

**Angus Macleod**

0414 670 286

Ideally positioned in Sutton Forest, Newbury Farm offers immediate access to Moss Vale, Bowral, and Mittagong, with convenient connectivity to the Hume and Illawarra Highways. The Southern Highlands lifestyle is renowned for its cool climate, boutique dining, quality schools and strong community appeal.

## ICONIC ESTATE

Established in 1822 through one of the Southern Highlands' earliest land grants, Newbury Farm is a once in a generation estate defined by continuity of ownership and careful custodianship. Held within the same family lineage for generations, the property's heritage, scale and iconic status position it as a blue chip rural asset of enduring significance.

## LAND BANK & STRATEGIC UPSIDE

Newbury Farm is a rare large scale landholding near Moss Vale, offering long term land banking appeal underpinned by scale, title flexibility and enduring regional demand. Five existing titles, 40 hectare minimum lot size, and extensive frontage provide scope for future subdivision with longer term lifestyle optionality (STCA).

## COMMERCIAL FARMLAND AND WATER

Highly productive mixed farming country, largely sown to perennial pastures, mostly arable, fertile creek flats, quality grazing country, plus irrigation and 160ML of water entitlements. Well suited to commercial or stud livestock operations. Extensive dual frontage to the Medway Rivulet and frontage to Whites Creek.

## IMPROVEMENTS & ACCOMMODATION

Accommodation is headlined by a substantial historic homestead (c.1820) and established gardens, complemented by two additional cottages providing lifestyle appeal, guest accommodation or staff housing. Operational improvements include cattle yards, woolshed, shedding, laneways and infrastructure suited to a large scale grazing enterprise.

## SALE PROCESS

Newbury Farm is offered for sale 'As a Whole' or as three separate parcels by Expression of Interest, closing on Friday, 20 March 2026.

Inspections are strictly by appointment. Interested parties are encouraged to contact the exclusive selling agents for further information.

\*Denotes approximately

- Land Area 407 hectares











