

**106-110 Beauchamp Street, Kyneton, Vic 3444**



**Residential Land For Sale**

Friday, 17 May 2024

106-110 Beauchamp Street, Kyneton, Vic 3444

Area: 1 m2

Type: Residential Land



Nathaniel Briggs  
0354222127



Tamara Mactier  
0354222127

## Expression of Interest

Expression of Interest closing Wednesday 19th June 2024 at 12.00pm unless sold prior. This large holding, within the Horse Training and Equine Services Precinct, abuts and has direct access to the well respected Kyneton Race course. Surrounded by other horse racing facilities and set over two titles, one 1.035 ha and the other 0.21 ha (creating a total land size of approx. 1.25 ha/3 acres), this property has extraordinary infrastructure. Both the land size and shedding create an opportunity that is second to none. Partially leased to a small engineering concern, on a periodic basis. On offer:

- 2 titles
- 2 street frontages (Beauchamp St & Lennox St)
- Multiple sheds - the largest being 874 sqm with industrial air conditioner and high access doors
- 3 phase power
- 1 hour to Flemington Racecourse (approx.) with easy freeway access
- Office facilities and bathrooms
- Tea rooms
- Gantry Cranes - varying capacity
- Boom Gantry lift

About Kyneton Racecourse - Offering direct access to the Kyneton Racecourse, often referred to as the "prettiest" country racecourse in Victoria, due to the picturesque landscape and the beautiful established elm trees, which line the track, Kyneton Racecourse is one of Victoria's more prominent training and racing tracks situated only 1hr north of Melbourne. The club plays a vital role in the industry, holding 13 race meetings and 10 trial meetings annually with approximately 40 trainers and 200 horses usually training at the venue. More than \$200,000 has been invested by the Government to support the club complete remedial works to the jog track. Other significant Government grants are available to assist with horse trainers and the establishment of training facilities. This offers a significant opportunity for trainers to establish a training facility with an emphasis on convenient direct racecourse access. Don't let this one get away by a nose.