

5 Pumicestone Road, Deloraine, Tas 7304



Sold Residential Land

Monday, 14 August 2023

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Area: 2 m2

Type: Residential Land



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\$115,000

This 2.42 ha lifestyle block (or nearly 6 acres in the old scale) is located only a 10 minute drive from the centre of the bustling township of Deloraine. Blocks like these are hard to find and could provide the perfect opportunity for you to break free from the shackles of city life and spend weekends in a beautiful location (STCA). The sweeping views across the countryside and to Deloraine are outstanding. Being only about a 6 km drive from Deloraine means that you are close to all the amenities offered there. If you are longing to escape to the country, but yet be close to a thriving community, then this could just be what you are looking for. Call now to have a private viewing with your exclusive agents Team Smith at Harcourts Meander Valley. Zoning Low Density Residential Overlays Pumicestone Ridge Specific Area Plan (MEA-S12.0), Priority Habitat, Bushfire Prone Area and Landslip Area (low and medium hazard band). Restrictions Abutting a Level 2 quarry that undertakes blasting operations. The attenuation distance between a dwelling and the quarry (title boundary) is 1km. As such, a future planning application for a dwelling on this title would require additional reporting and be processed as a Discretionary application. This process includes advertising and assessment, with the result being either a planning permit (with or without conditions) or it could be refused (if unable to satisfy the relevant provisions of the Tasmanian Planning Scheme - Meander Valley). It is recommended that any potential purchaser seeks independent planning advice on the suitability of the land for their intended purpose. In addition, advice should be sought from Mineral Resources Tasmania and the Environment Protection Authority (EPA). Other matters: Clearing of native vegetation will trigger a Discretionary planning application. A Natural Values Report, prepared by a suitably qualified person, addressing C7.0 Natural Assets Code will be required. Development on the land may trigger the requirement for a Landslip Management Plan prepared by a suitably qualified person, addressing C15.0 Landslip Hazard Code.