

76 Brooks Road, Lalla, Tas 7267



Sold Horticulture

Thursday, 17 August 2023

76 Brooks Road, Lalla, Tas 7267

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 18 m2

Type: Horticulture

Contact agent

SOLD Awaiting Settlement - Set in a simply stunningly picturesque butterfly like landscape Leaning Church (formerly Lalla Gully Vineyard) captures the imagination of everyone who visits with the beauty of the location. The property encompasses 18.56 hectares (just over 45.8 acres), with 6.29 ha (15.5 acres) under vine, comprised with plantings of Pinot Noir, Chardonnay and Sauvignon Blanc. The Vineyard is predominantly planted to Lyre trellising, with later plantings established to VSP and some sections being converted over time from Lyre to VSP trellising in identified block. The original vines were planted over 30 years ago between 1988 and 1990. Leaning Church Vineyard, Wines, Cellar-Door, Cafe/Restaurant & Function Catering facilities offers a new owner an array of options for relaunching after a couple of years hiatus during the Covid meltdown. All facilities have been maintained in an operational status despite the vendors choosing not reopening at this stage. During the period and since the shutdowns of Covid the energies and focus of the vendors has been to ensure the fertility and productivity of the vineyard to ensure optimal fruit quality. The vineyards have been strategically managed with grape harvests having been sold predominantly for sparkling production since 2020. With the owners not being able to be on site during that time to be able to make and market wines all grape harvests have been sold since 2020 with competition for the premium Leaning Church grapes being extremely strong. The Cellar Door and Hospitality operations have not been re-opened after the end of the Pandemic due to grape sales and also operational logistics for the vendors however have been maintained in readiness for a reopening when ready. The Cellar Door facility features permanent undercover seating capacity for up to 56 patrons, serviced from a well-appointed commercial kitchen. A secondary outdoor paved area for approximately 80 patrons and a further 40 pax Al Fresco area offering shade cover and garden setting alfresco under the Tasmanian summer sun means cellar door never has to be shut to the public when there are private functions being held. The Leaning Church has under previous owners utilised for weddings, corporate meetings and private functions and is a major drawcard and regularly hosted corporate business dinners in the past. Often catered in conjunction with The Hoecker Marquee (21 metres X 10 metres) and historically marketed and utilised for wedding functions which seats up to 180 patrons depending on seating arrangements. A Lakeside Park area is available for functions, festivals and entertainment in the heart of the property for up to 360 people seated right next to the scenic permanent farm lakes and looking into the vineyards. It has also regularly used as a helipad for corporate visitors flying in for functions under previous management. A designer three bedroom residence overlooking the vineyards was established in 2011 and is currently used as the owners residence, it was designed with entertaining in mind with a host of quality features for ease and practicality of service and comfort whether for guests or domestic use. The homestead also boasts the inclusion of an insulated cellar with a capacity of 2,000 dozen bottles of wine and is designed for access with pallet jacks. This is a wonderful opportunity for a new owner to step in and value add with the re-launch or new launch of the patron facilities, catering options and wines or if desired a re-brand. The current and prior owners have had or been forced into wildly different operational models but have both had similar visions for the long-term future for the property, it would be an exciting time to step in and realise your own vision. The butterfly analogy not only resembles the shape and lay of the property it also represents the possibilities for new owners with a re-emergence from a cocoon of enforced slumber and bringing the Tourism option back to life. Offers over \$2,000,000 are invited for this stunning property "As Is Where Is". Inspections are strictly by pre-arranged appointment with the agent. Please contact Neil Colbeck on 0429 331 664 or via email for further information or to arrange an inspection. As Leaning Church is currently closed to the public we request that potential clients do not enter the property without a pre-arranged appointment and accompanied by the agent. Sushames Real Estate trusts in the information in this document which has been sourced from means which are considered reliable. Prospective purchasers are recommended to carry out their own due diligence regarding permits, measurements, and boundary positions prior to settlement.