

Lot 1 Mistletoe Lane, Pokolbin, NSW 2320



Sold Viticulture/vineyard

Saturday, 11 May 2024

Lot 1 Mistletoe Lane, Pokolbin, NSW 2320

Area: 46 m2

Type: Viticulture/vineyard



Dan Jurd

0249914000

Contact agent

Regarded as producing some of the Hunter's best Shiraz, this outstanding property of approximately 115 acres, is surrounded by premium Hunter Valley Estates with a dwelling entitlement offering spectacular views to the East. Lot 1 Mistletoe Lane encompasses approximately 15.97 hectares / 39.46 acres of 'old vine' shiraz, with the current infrastructure having been significantly upgraded in recent years whilst also providing additional space for future vineyard planting. The vendor would additionally offer to cover full operational costs of the vineyard for the next three vintages until 2025 harvest in addition to the purchase of the fruit for an additional nominal amount, providing a purchaser the option to purchase a Hunter Valley estate without this financial management for the time period. There's ample water access with a PID water allocation and the option to acquire three separate Water Access Licences (WAL) – High, General & stock and domestic. The zoning of RU4 Primary Production Small lots in the 'Singleton Local Environmental Plan 2013' supports future development opportunities including but not limited to cellar door premises, restaurants or cafes, tourist & visitor accommodation, function centres etc.