

Lot 3, Pumicestone Road, Deloraine, Tas 7304

Sold Residential Land

Tuesday, 15 August 2023



Lot 3, Pumicestone Road, Deloraine, Tas 7304

Area: 2 m2

Type: Residential Land



Donna Smith
0363624405



Daryl Smith
0407623620

\$100,000

This 2.039 ha lifestyle block (or approximately 5 acres in the old scale) provides a rare opportunity for those seeking a bush block close to Deloraine. The block is located in a prime position, with a stunning panorama of the surrounding countryside and Deloraine. There is easy access to all amenities, being only about a 6 km drive into the township of Deloraine. If you are yearning to escape to the country and build a homestead (STCA), with spectacular views, 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. Please note: 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.