

Lot 6 Angas Plains Road, Langhorne Creek, SA 5255 Raine&Horne.

Sold Viticulture/vineyard

Tuesday, 15 August 2023

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Type: Viticulture/vineyard

Contact agent

Cabernet, Shiraz, and young Nero and Arinto vines; break away from mainstream on 98 irrigated, productive acres for a boutique vineyard opportunity with dual road frontages and a spectacular Angas River backdrop. Barely a cork pop to the region's long-standing and emerging cellar doors, restaurants, and right beside Woodburn Estate Function Centre and Angas Plains Winery, what better way to give thirsty tourists more of what they want... Beyond the big gums and river setting, the well-established and maintained property boasts excellent operational improvements including a 24m x 12m secure shed with 5m high clearance, a loading bay area, 3-phase power, plus a newly installed 25.92kW solar system. The 29 hectares (approx.) of premium variety grapes benefit from highly functional water harvesting and distribution systems, including a 15meg Angas River Taking Licence, CPC and lake water connection, an equipped bore, and a 6.85meg storage dam. For business ventures, a frontage across both Angas Plains and Woodburn South Roads - and just 5kms from Langhorne Creek's historic township - keeps you commercially connected, yet beautifully distant. The entire picture pulls together a peaceful - and potentially profitable - private parcel with an enticing commercial edge; perhaps the newest cellar door or produce stop on a weekend wine tour, mixing it with the likes of Lake Breeze, Bremerton, Kimbolton, Meechi Brewing and The Winehouse... Pool your resources; this tempting terroir is calling. The finer details:- Approx. 29 ha of premium variety wine grapes - 14.8ha Cabernet, 13.23ha Shiraz + smaller areas of newly planted (2022) Nero & Arinto. - Fully enclosed 24m x 12m shedding with secure chemical store. - 3 phase power & 72 solar panel (25.92kW) system, installed in 2019. - Currently managed by Brad Case Contracting. Valuable water infrastructure including:- Angas River Taking Licence - Licence No. 111577-0 of 15,000kL (Watercourse Taking)- CPC & Lake water connection (11% share of pipeline infrastructure) - Equipped bore - 6.85meg storage dam - 70,000 CPC shares offered with sale - Pump shed with remote irrigation infrastructure with new pumps & fertigation system. Location: 5kms to Langhorne Creek, 10kms to Strathalbyn, 30kms to Mt Barker & 70kms to Adelaide International Airport (all approx.). Directly opposite Strathalbyn Airport. C.T. 5895/702 Allotment 6 / DP 39934 Hundred: Bremer Zone: Rural Horticulture Land area: 39.8ha (98acs) Council area: Alexandrina Council rates (incl. Levy): \$2,455.70 per annum approx. Paul Clifford R&H Rural SA 0427 796 144 All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. Interested parties should make their own enquiries and obtain their own legal advice.