

P1482 Tasman Highway, St Helens, Tas 7216

Residential Land For Sale

Tuesday, 7 May 2024

P1482 Tasman Highway, St Helens, Tas 7216

Area: 260 m2

Type: Residential Land



Marcus Douglas
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For Sale By Offer

Opportunity is now available to acquire two rather extensive east coast bush blocks, both nestled within the secluded landscape of the St Helens rolling countryside. Escape the city madness and embrace the potential of developing an agriculturally based warehouse / business and country retreat (STCA) with additional income from onsite mining lease. This large land holding is only an 8-minute drive from the heart of the St Helens CBD and only a 2-hour drive from the Launceston Airport. Post satisfactory boundary adjustments, Lot areas would be as follows: Lot 1: 107.3 hectares – 265.14 acres* Lot 2: 152.3 hectares – 376.34 acres* Features: • Lot 2 – Benefits an exclusive “Mining Lease” to extract the areas popular ‘argonaut’ gravel through to 20th February 2029. • Excellent access over both titles with a quality road network throughout. • Potential to clear / repurpose in part for long term Plantation use. • As the wine industry continues to expand in the North, potential is also there to clear in part for expansive vineyard type uses, the onsite water race reserves an added bonus. • Zoning overlay – “Agriculture” under Tasmanian Planning Scheme. • Would well suit home trail MTB enthusiasts. • Natural water race reserve runs through both lots 1 & 2. The site is currently undergoing a beneficial ‘boundary adjustment’ to simplify access and potential Lot sale going forward. For pricing expectation and further detail please contact the agent.