



828 Stockwell Road, Angaston

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Expressions Of Interest

BAROSSA VALLEY VINEYARD

Web ID: 32606132297

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A great opportunity to increase your foothold in the Central Grounds of the Barossa Valley. The vineyard now well-established, its first plantings occurred circa 1940 and developed through time to incorporate popular varieties of Shiraz, Cabernet Sauvignon, Grenache... to a total 12.15Ha (30Acres) of area planted.

Located with huge potential to create a winery, cellar door sales or rework the vineyard to establish more of your favoured varieties

The Property:

The home is a Circa 1933 Bungalow and has a hint of character for the era with large rooms, high ceilings. A country style kitchen with lovely vineyard views from the large windows with large built-in pantry.

The back area has direct access to the cellar and with the wide central hallway this home could be transitioned into offices, cellar door or enjoyed as is. All rooms have individual reverse cycle air conditioning, ideal for business use.

A two-bedroom self-contained 'Granny Flat' at the rear of the home, a double garage and fenced yards separate the living spaces from the working vineyard.

An excellent shed of 18m x 9m x 3.5m 18m x 9m x 3.5m, double garage with 6m x 3m work shop, 7m x 6m shed with 3 Phase power, 8m x 4m shed and a rustic old thatched roof shed adds a nice touch of history to the property.

Located in a central area of the Barossa Valley with great potential to create a winery, cellar door sales or possibly rework the vineyard to establish more of your favoured varieties

A property tightly held through 6 generations.

The Vineyard:

12.15 Hectares (30.02 Acres) of vineyard varieties including Shiraz, Cabernet Sauvignon, Grenache, Semillon, Muscat, Verdejo and Chenin Blanc.

Plantings began in the mid 1940's with Muscat Rouge à Petits Grains in 1945 and the Old Semillon in 1948, a perfect time to be

spent on the land to recover the soul after life changing world events which saw a move to modernise the local wine industry. The now famous Barossa Shiraz made its way to the vineyard here in the late '60s with further plantings in '72 and '99 totalling 3.6 hectares. The most recent plantings of Chenin Blanc in 2008 while 2010-11 saw an introduction of an uncommon Spanish Verdejo variety.

Located with huge potential to create a winery, cellar door sales or rework the vineyard to establish more of your favoured varieties

Water & Irrigation:

- 10 Megs B.I.L. Water
- SA Water Mains Supply

An Information Memorandum can be collected from our Tanunda Office - 'Expression Of Interests' can be submitted on or before: 5pm, Friday 12th July 2019.