

48 Furners Lane - Trewilga, NSW 2869



CONTENTS

1. Introduction and Contact Details
2. Executive Details
3. Features and Opportunities
4. Services & Utilities
5. Location Climate and Stock
6. Method of Sale & Attributes
7. Disclaimer
8. Photographs



DP 755113

4.86 Hectares

48 Furners Lane, Trewilga

NSW Six Maps

INTRODUCTION AND CONTACT DETAILS

GAIN Realty has been engaged by our clients to market Lot 405 DP755113 for sale by private treaty.

This Information Memorandum is issued to provide preliminary details to interested parties to assess the suitability of the property and as a starting point for further enquiries.

The details provided in this Information Memorandum are a general guide only and do not constitute valuation advice or offer for sale or purchase. All Parties should seek their own independent advice, due diligence and investigations and not rely on the information contained in this document in making their purchasing decisions.

Sale Process

GAIN Realty is proud to offer 48 Furners Lane, Trewilga, 2869 for sale by private treaty

Sale and Purchase Agreement

A copy of the contract for sale and purchase is available on request from Clem Gribble or Susan Anderson and all offers will be passed to the vendor of the property.



Susan Anderson

Sales Agent

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susan@gainre.com.au



Clem Gribble

Principal Agent

Ph: 0488 624 959

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Executive Summary

Legal Owner	KT & MI Smith
Legal Title	Lot 405 in Deposited Plan 755113
Zoning	RU1 - Primary Production
Address	48 Furners Lane, Trewilga, NSW, 2869.
Position	32.787255488 S 148.219218712 E
Land Type	Mainly red loam soils
Land Area	4.86 Ha (12 acres approx.)
Land Tenure	Estate in Fee Simple
Current Offering	This holding has been boundary fenced with no structures and small dam. Frontage to bitumen road and graded lane to existing entrance gate



FEATURES AND OPPORTUNITIES

48 Furners Lane is a freehold block of approximately 12 Acres of mostly arable soils.

Town Water is connected to adjoining properties and is in lane adjacent to the lot. Power is not connected however existing grid crosses the land.

Zoned RU1 Primary Production. As of 2010, Parkes Council formally acknowledged Dwelling Entitlement which would be subject to Council approval.

30 Minutes to Parkes by Newell Highway and 12 Minutes to Peak Hill. Under an hour to full facilities at Dubbo.

Timbered with box shade trees.

Carrying capacity of 50 dry sheep,

Situated 40 Km from Parkes and 7Km from Peak Hill. Flights from Parkes to Sydney. Hospitals at Parkes and Dubbo along Newell highway

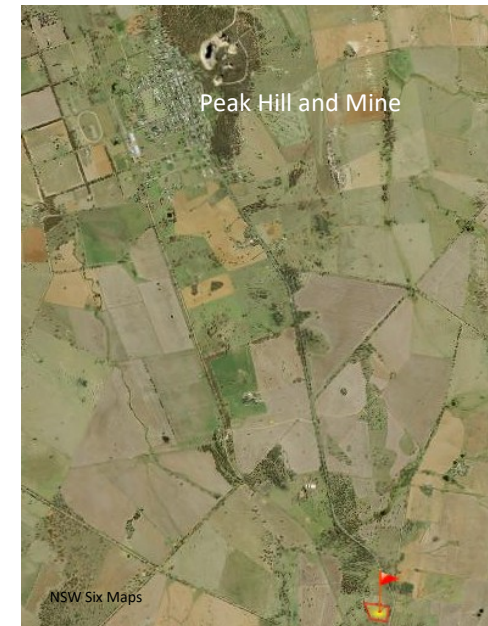
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The New South Wales Government's Parkes Special Activation Precinct Plan notes big regional changes and forecasts Parkes Hub establishment and growth in coming years. Peak Hill will be next stop after the new Parkes bypass. 2025 Forecast is for area employment increase and vacant land prices have shown some correspondence to that in recent months.

SERVICES AND UTILITES

Access to Trewilga is along Newell Highway 40 klm north of Parkes, and 7klm south of Peak Hill township with Post Office, cafes, supermarket and facilities. Bitumen Access to Furners Lane with 500m graded road to existing gate

Phone is in area, power lines run across the property and town water in lane.





LOCATION CLIMATE & STOCK

The location is central to the Peak Hill township with Parkes the closest regional city and the larger Dubbo just under one hours travel

Peak Hill Open Cut Mine at the township is being rehabilitated and runs mine tours.

North Parkes Mine has operated for 30 years and is considered a major employer in mining within the region.

Parkes in the Central West Slopes and Plains NSW regional weather district has a semi-arid climate with an average rainfall of 580mm. The Bureau of Meteorology state that over the last 30 years , the area is;

- Average 11 days per year above 38 °C. Since 2001 temperatures of 45 °C have been recorded for Parkes four times
- August and September frost nights at Parkes have increased by an average of 10 nights per year since 2001
- Rainfall has decreased in the autumn and spring months
- Summer rainfall has been reliable; autumn has been unreliable
- Dry years have occurred 11 times and wet years have occurred 7 times





METHOD OF SALE & ATTRIBUTES

GAIN Realty is proud to present Lot 405 DP 755113—Furners Lane for sale by private treaty in vacant possession.

The vendor advises that the property must be sold and will consider offers.

A copy of the sale and purchase contract can be obtained on request.

DISCLAIMER

The information contained in the Information Memorandum is published by GAIN Realty Pty Ltd on behalf of the Vendor solely for potential purchasers to assist them in deciding whether or not they wish to make further enquiries with respect to the property, any depictions of the property boundaries are approximate.

None of the information contained in this Information Memorandum can constitute any representation or offer by the vendor or the Agent. Prospective purchasers and their advisors should make their own enquiries to satisfy themselves as to the correctness of the information.

GST Disclaimer: the purchase price and the value of the property may be affected by Goods and Services Tax depending on circumstances and details of the final contract of sale and purchase. You should satisfy yourself of by your own enquiries with regard the application of such tax to any transaction.

Photographs





