

INFORMATION MEMORANDUM



339

Ballarat Carngham Road, Bunkers Hill

Expressions of interest

buxton

GULL&COMPANY
ESTATE AGENTS

INTRODUCTION & CONTACT DETAILS

Gull & Company Estate Agents and Buxton – Ballarat have been appointed by our clients to market the sale of 339 Ballarat Carngham Road, Bunkers Hill, Victoria, 3352.

This Information Memorandum provides preliminary information to assist interested parties with their assessment of the property.

This Information Memorandum is produced as a general guide only and does not constitute valuation advice nor an offer for sale or purchase. All parties should undertake and rely on their own independent due diligence investigations and not rely on the information contained in this document to make their purchasing decision.

SALES PROCESS

Gull & Company in partnership with Buxton is proud to offer 339 Ballarat Carngham Road, Bunkers Hill, Victoria, 3352.

Via expressions of interest.

Legal documentation prepared by Maddocks Lawyers.

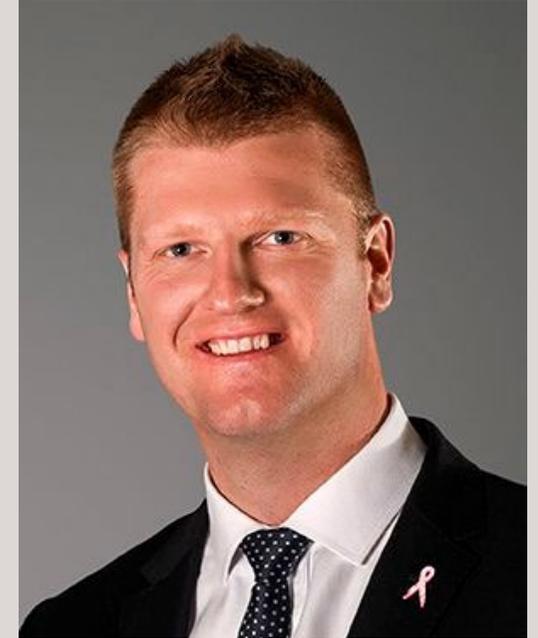
SALE & PURCHASE AGREEMENT

Particulars and Conditions of Sale of Real Estate by negotiation is provided upon request to Cameron Gull or Mark Nunn.



Cameron Gull

0438 341 592 / cameron@gullco.com.au



Mark Nunn

0409 412 518 / munn@buxton.com.au

Welcome to Ballarat, Victoria's largest inland city.

Just 75 minutes west of Melbourne, Ballarat is a melting pot of art, culture, food, wine and attractions set against an iconic heritage backdrop

WESTERN
HIGHWAY (M8)

BALLARAT
CBD

BALLARAT WEST
GROWTH
CORRIDOR



Discover Ballarat

As Victoria's third-fastest growing city, Ballarat is fast becoming one of the most alluring regional cities when it comes to commercial investment opportunities.

AT A GLANCE



POPULATION

115,818



POPULATION GROWTH BETWEEN 2015-2020

1.9% per annum



FORECAST POPULATION GROWTH

1.7% per annum 2016 - 2036



REGION

Central Highlands (Victoria)



MEDIAN HOUSE PRICE

\$710,000

14.5% growth over 12 months ^



LOCAL GOVERNMENT AREA (LGA)

City of Ballarat



NEIGHBOURING LGA

Golden Plains, Hepburn,
Moorabool, Pyrenees



NEAREST CAPITAL CITY

Melbourne (75min)



OUTPUT

\$6.4 billion Gross
Regional Product
as of 31/06/2021

LOCATION

Steeped in history, Ballarat is Victoria's largest inland city, founded on the wealth of the famous Victorian gold rush, a legacy that continues today in Ballarat's grand architecture and streetscapes.

Located 75min northwest of Melbourne, Ballarat is a major manufacturing, health, retail and education centre, and the principal service centre for the eastern part of the Grampians Central Highlands Region.

Ballarat represents both historic and contemporary regional Victoria. The city contains a mix of established residential and greenfield areas, with a number of historic streets and houses in the central part of the city.

CULTURE AND LIFESTYLE

Ballarat has a thriving arts, tourism and cultural scene. The city is strongly influenced by its gold rush history, which sets it apart from other regional cities. The Art Gallery of Ballarat, established in 1884, is Australia's oldest and largest regional gallery, with a comprehensive collection of Australian art.

Ballarat has a diverse offering of entertainment including, local theatrical performances, music at local bars and pubs, larger international acts, and performances at iconic venues like Her Majesty's Theatre. The city hosts various festivals throughout the year, including the Rockabilly Festival, Begonia Festival and Heritage Weekend. Ballarat also hosts a Chinese Mooncake Food Festival.

EMPLOYMENT, INDUSTRY AND INFRASTRUCTURE

Ballarat has about 9,156 businesses and a workforce of approximately 57,045 people.

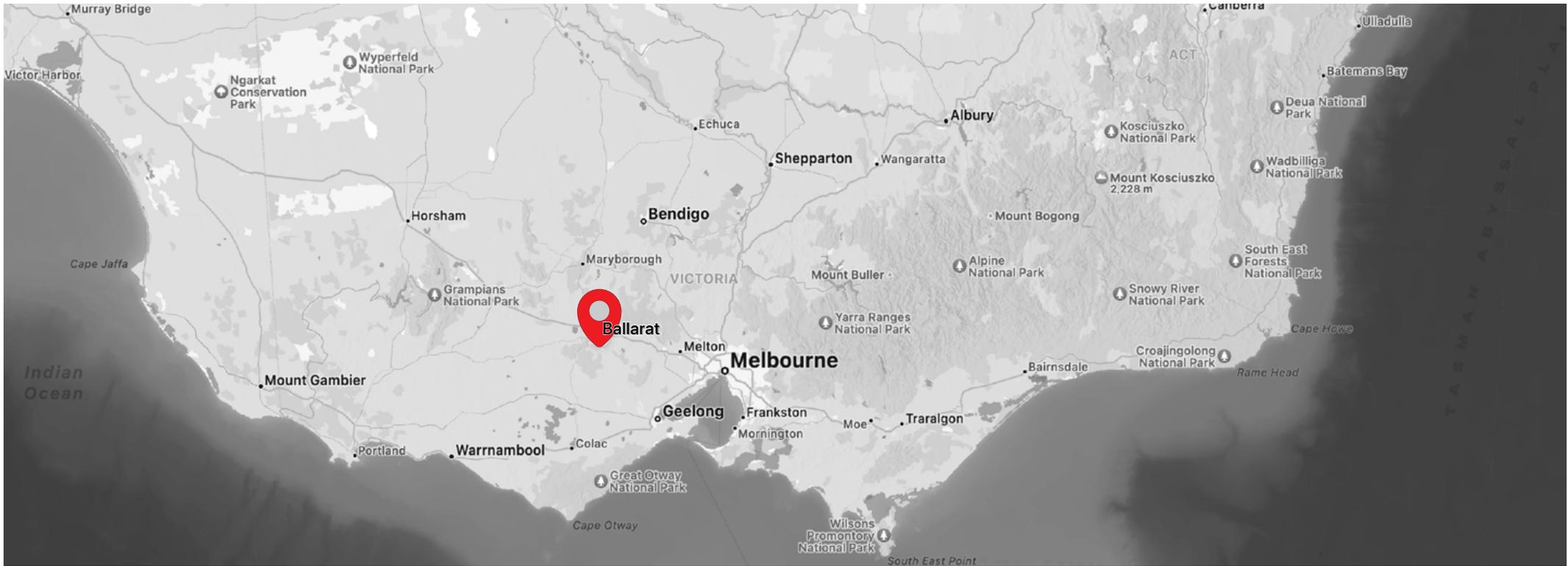
Health Care and Social Assistance is the primary employment industry in Ballarat, followed by Construction, Retail Trade and Manufacturing. In the five year period 2015-2020, there was strong employment growth in Construction, Health Care and Social Assistance, Manufacturing, and Retail Trade.

In terms of Gross Value Added activity, Health Care and Social Assistance is the largest performing sector in Ballarat, generating \$903 million in 2020. Construction, Manufacturing and Education and Training are also key industry sectors.

Ballarat is in a key strategic position with four main highways (the Western, Midland, Glenelg and Sunraysia) connecting it to the industrial centres of Melbourne, Adelaide, Geelong and Portland; the regional cities of Bendigo and Mildura; and agricultural areas in the Mallee and Wimmera. Melbourne International Airport and the ports of Melbourne and Geelong are located within a one-hour travel time of Ballarat.



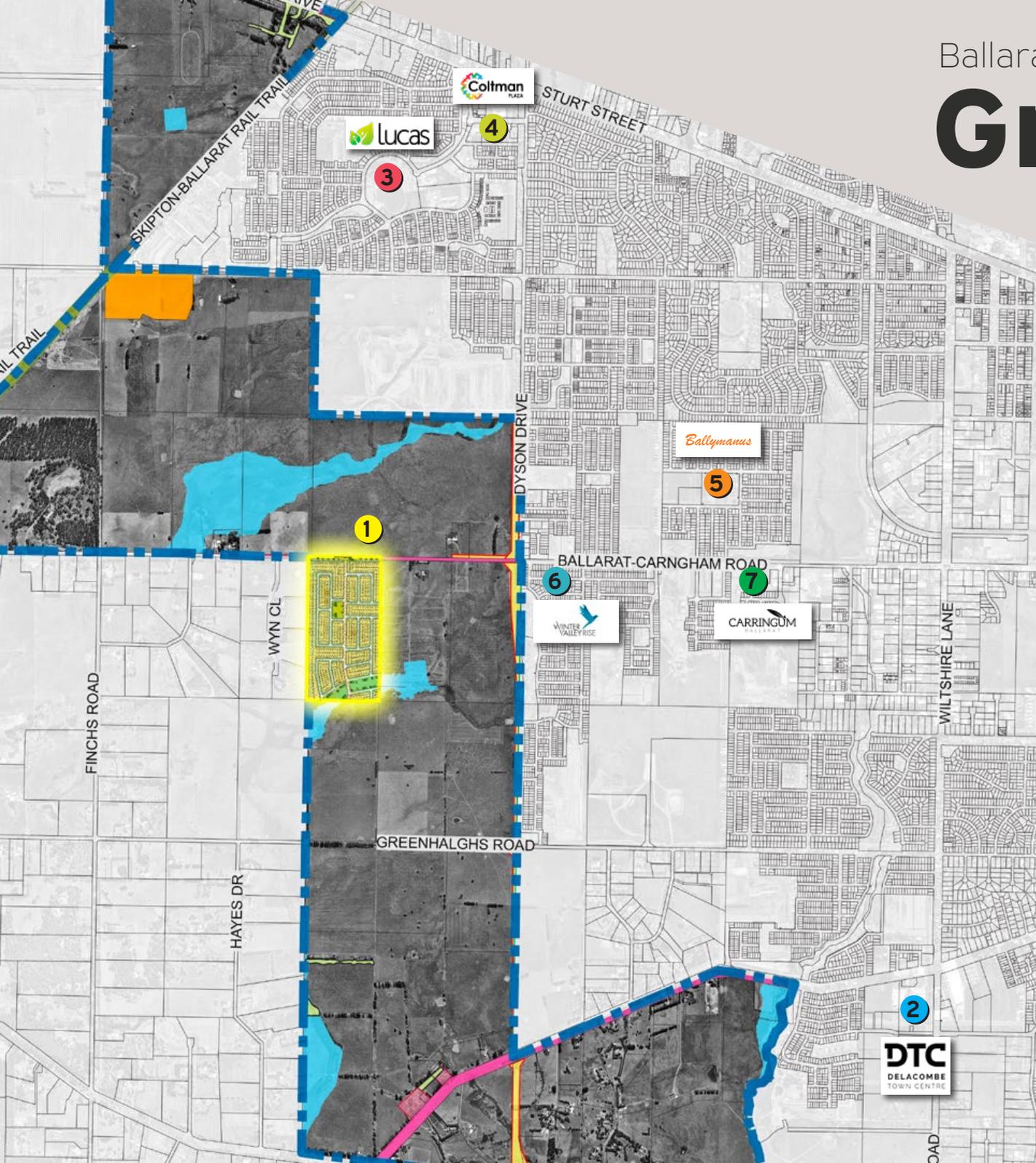
MAJOR BUSINESSES	INDUSTRY
MaxiTrans	Transport equipment manufacturing (trailing)
FMP Group	Transport equipment manufacturing (brake and friction materials)
McCain Foods	Fruit and vegetable processing (frozen food)
Mars	Sugar and confectionery manufacturing (snack foods)
IBM	Computer system design and related services
Haymes	Chemical manufacturing (paint products)
Ballarat Health Services	Health care and social assistance
Federation University Australia	Tertiary education
Alstom	Rail infrastructure



Ballarat West

Growth Area

(as defined in council minutes)



POINTS OF INTEREST

- 1 339 BALLARAT CARNGHAM ROAD
- 2 DELACOMBE TOWN CENTRE (DTC)
- 3 LUCAS ESTATE
- 4 LUCAS SHOPPING CENTRE
- 5 BALLYMANUS ESTATE
- 6 WINTER VALLEY RISE
- 7 CARRINGUM ESTATE



LUCAS
ESTATE



Coltman
REALTY

LUCAS
SHOPPING
CENTRE



BALLYMANUS
ESTATE



WINTER
VALLEY
RISE

BALLARAT - CARNGHAM ROAD

32.792 Ha



B BALLYMANUS ESTATE

CARRINGUM BALLARAT CARRINGUM ESTATE

 WINTER VALLEY RISE

DTC DELACOMBE TOWN CENTRE

BALLARAT - CARNGHAM ROAD

32.792 Ha

339 Ballarat Carngham Road

Site Overview

EXECUTIVE SUMMARY

Legal	Maddocks Lawyers
Zoning	Farm zone
Address	339 Ballarat Carngham Road
Land Area	32.791 ha (approx.)
Land Tenure	Freehold – Tenanted Farmhouse
Current Offering	The property at this time offers a fresh canvas for total development. Subject to STCA.

SITE DETAILS

Beveridge Williams have prepared an indicative concept. A summary of this design is below:

SITE (APPROX.)

32.792 ha

* RESIDENTIAL LOTS

21.388 ha

* NON-ARTERIAL ROADS

9.086 ha

WATERWAY RESERVE

1.705 ha

UNENCUMBERED PASSIVE OPEN SPACE

0.613 ha

NET DEVELOPABLE AREA (APPROX.)

30.474 ha

ESTIMATED OVERALL LOT YIELD

488 lots @ 15.8 lots per ha

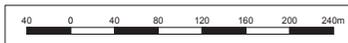
446m² average lot size

Legend

- 1 - Local Park (LP)
- 2 - Waterway
- 3 - Local Access Street - Level 2
- 4 - Service Road
- 5 - Local Park 400m walkable catchment
- 6 - Larger lots backing on to low density residential



BW Beveridge Williams



339 Ballarat Carngham Road

Indicative PSP Layout

The site at 339 Ballarat Carngham Road, Bunkers Hill, Victoria, 3352 is approximately 32.792 ha, inclusive of Residential Lots 21.388 ha, Non-Arterial Roads 9.086 ha, Waterway Reserve 1.705 ha and a Net Develop-able Area of 30.474 ha.

The estimated overall lot yield is **488 Lots @ 15.8 Lots per ha**.
The average Lot size is **446m²**.



339 Ballarat Carngham Road

The Property

Currently tenanted at approximately \$250 per week, this pre-existing dwelling and established garden covers 2500m² of the allotment.



KEY INVESTMENT ATTRIBUTES

- Offering a freehold tenure, this is premium and sought after real estate.
- A “greenfields” site, unique and effectively a blank canvas for further development.
- Potential to develop a major private land development project.
- Proximal location with respect to Victoria’s capital city, Melbourne.
- Road access.

METHOD OF SALE

The selling process is via an Expression of Interest. Details for this process as follows:

EOI closing Date is 20th September 2022.

Please ensure you submit your EOI to Cameron Gull or Mark Nunn via email prior to this date.

You WILL get a second opportunity to increase or alter your offer after the EOI closes.

ONLY buyers that have registered and submitted an EOI prior to the closing date will get the opportunity to negotiate after the EOI.

Once the EOI date closes, we will inform the registered buyers of the negation process from this point.

LAUNCH DATE

16th August 2022
(5 weeks)

The public marketing phase of the sales program. In this period, all marketing will be launched via press, online, social media, as well as through Buxton’s and Gull & Co. entire database.

CLOSING DATE FOR EOI

20th September 2022

In this phase, the most likely outcome is a shortlist and second and final round process before a preferred party is selected, and the property transacted shortly thereafter on an unconditional basis.

POST EOI NEGOTIATION

Bid dependent but likely 1-2 weeks

In this phase, the most likely outcome is a shortlist and second and final round process before a preferred party is selected, and the property transacted shortly thereafter on an unconditional basis. We will discuss the appropriate method for the second round at the completion of the first round.

GULL&COMPANY
ESTATE AGENTS

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Mark Nunn
0409 412 518 / mnunn@buxton.com.au

buxton

DISCLAIMER: The information contained in the Information Memorandum is published by Gull & Company Estate Agents and Buxton – Ballarat for 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 site overview is an indicative concept and are approximate. None of the information contained in this report 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. The Agents will not assume liability for negligence or otherwise for the material contained in this report.