



Strathalbyn Road, Macclesfield SA 5153

INFORMATION MEMORANDUM



WOODBIDGE ILES
PROPERTY



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SALE PROCESS & INSPECTIONS

The property is offered for sale by private treaty. Inspections are strictly by appointment with the exclusive selling agent, and interested parties are asked not to enter into the property without prior authorisation.

For further information please contact Russell Iles.

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THE PROPERTY

An outstanding opportunity to acquire a stunning country house property nestled in the Adelaide Hills on the outskirts of Macclesfield, South Australia.

THE PROPERTY

Originally the Postmaster's residence, the homestead has been delightfully renovated and extended and sits on a total of approximately 8.30 hectares (20.50 acres).

Surrounded by stunning gardens with views of the vineyard and rolling hills, the homestead is located in a secluded location, 350 metres from the road.

There is a highly acclaimed vineyard of approximately 5.50 hectares (13.58 acres), together with a successful wine brand, water licence and extensive sheds and garaging.

The River Angas meanders through the property creating an idyllic setting, with the Shiraz planted on one side of the river and the Cabernet Sauvignon on the other!





THE HOMESTEAD

The original homestead dates back to the late 1890's and has been extended and renovated by the current owners.

THE HOMESTEAD

The original homestead dates back to the late 1890's and has been extended and renovated by the current owners.

Benefits include:

- Three double bedrooms
- Two bathrooms / shower rooms
- Open plan kitchen and family room
- Formal lounge room
- Formal dining room
- Double garage
- Laundry
- Walk-in pantry
- Wine cellar under the main house
- Double garage
- Extensive manicured gardens with automated irrigation system
- Verandas and outdoor dining / patio areas







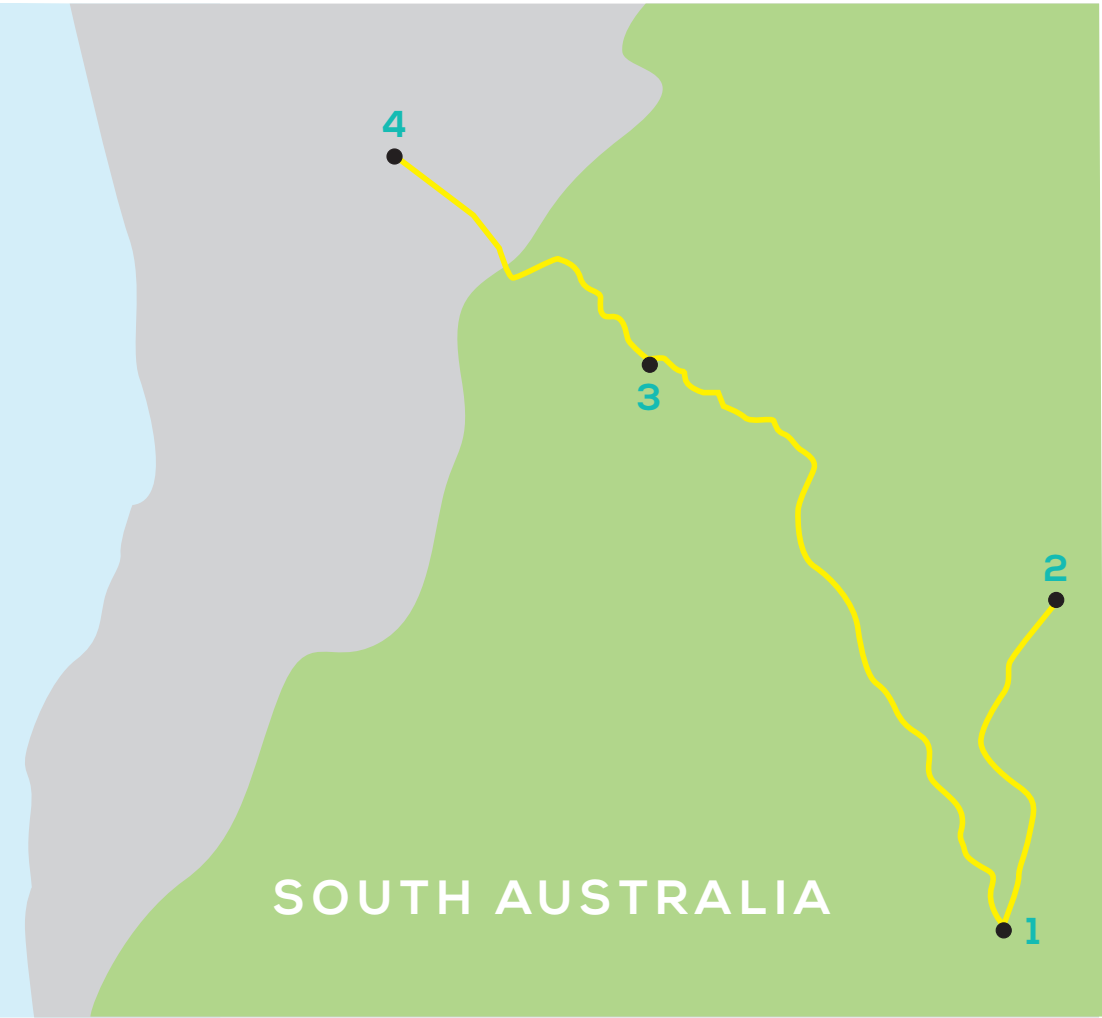


The property further benefits from the following:

- Extensive shed
- Lean to for machinery and storage
- Water Licence (Eastern Mount Lofty) of 10.6 meg
- River Angas runs through the property
- Old dairy / storage area
- Picnic area by the picturesque river bank
- Rain water tanks
- Direct cable wi-fi connection to the office
- 350m from main road, secluded situation
- Opportunity to continue leasing approximately 24 acres from Mt Barker Council for grazing

THE GARDEN





Distance (approx.)

1	Macclesfield		
2	Mt Barker	14 kms	15mins
3	Stirling	26km	28mins
4	Adelaide	47km	46mins

Macclesfield is a small rural town situated in the Adelaide Hills region, and benefits from a number of amenities, including several hotels, a primary school and several shops and services. It is approximately 50 kilometres from the Adelaide CBD, and is approximately 14 km south of Mount Barker in the Adelaide Hills.

Macclesfield was settled in 1840 and began producing wine in 1844, when the first exports of fortified ports were shipped to the Court of Queen Victoria.

Macclesfield claims history as one of the earliest wine areas in Australia and now produces world renowned cool climate reds, primarily Cabernet Sauvignon and Shiraz, as well as dry, delicate Riesling and Viognier.

Sir Samuel Davenport surveyed the property around 1840 as a part of the area’s subdivision. Davenport planted the first vineyard of the district in 1842 and opened an English-style pub, The Three Brothers Arms, in 1844. The hotel still exists today.

By 1904 the approximate 500 acres of planted vines had largely been taken out and replaced with dairy herds and orchards. It was not until 1996 that replanting began when the uniqueness of the soil structure and microclimate of Macclesfield was recognised.

VINEYARDS

Bendbrook is so named because of the oxbow 'bend in the brook' (Angas River) and was first planted by John and Margaret Struik in 1997.

The "Bendbrook" vineyards are located on the outskirts of Macclesfield. The locality is known for its cool climate (altitude 500 meters), but the area also includes a subtle range of microclimates and soil types, particularly along the Angas River Valley, where our vineyards are situated. The vineyard perimeter abounds with wild blackberry, raspberry and gorse stands

The vineyard is divided by the river, with Cabernet Sauvignon grown on one side, and Shiraz on the other.

From the hilltops one looks down to Southern Ocean, lakes Albert and Alexandria, and the Coorong; a brackish inland water system teeming with bird life.



PRODUCTION



TONNES	2021	2020	2019	2018	2017
Shiraz	15 est	5	12	8.5	4.5
Cab Sauv	15 est	5	7.5	5	0



THE WINES

Premium red wine from Bendbrook is of distinctive quality, showing peppery spice and fine-grained tannins.

At Bendbrook, the focus is on producing world class reds, using controlled yields, distinguished by their intense rich cardinal colours and full earthy pepper, mulberry and blackberry flavours.

There are several wines produced from the Bendbrook vineyards, labelled and sold nationally.

Bendbrook Cabernet Sauvignon 'SL'	\$28.00
Bendbrook Cabernet Sauvignon 'Section 19'	\$78.00
Bendbrook Cabernet Sauvignon 'Pound Road'	\$58.00
Bendbrook Shiraz 'Goat Track'	\$38.00
Bendbrook Cabernet / Shiraz 'Yarn Spinner'	\$28.00

The wines have won much acclaim over the years including many gold medals and James Halliday awards and points, including being a Halliday Five Star winery.





**NRM Register - Licence Search**[Detail of Licence No - 111570-0](#)

1. **Licensee**
JOHN STRUIK
MARGARET STRUIK
JANE ELIZABETH HOLDINGS PTY LTD
2. **Prescribed Water Resources**
The watercourses in the Eastern Mount Lofty Ranges
Prescribed Watercourses
3. **Total Water Allocation per Annum**
Taking 11,660 kL
4. **Components of Allocation* Purpose**

Watercourse	Taking Rollover	1,060	kL	30/06/2021
	Water			
Watercourse	Taking Taking	10,600	kL	

5. SOURCE of WATER

Resource	Allocation Source	Quantity	Unit	Purpose	Expiry
Watercourse	EASTERN MT LOFTY RANGES	1,060	kL	Taking Rollover Water	30/06/2021
Watercourse	EASTERN MT LOFTY RANGES	10,600	kL	Taking Taking	

*The Allocation currently displayed is the amount of water allocation after taking into account any water allocation transfers to or from the Licence and will vary as transfers are affected

6. **Land on which water can be taken**
The water allocation(s) endorsed by the licence may only be used on the land described below:

CT 5714/714 Allotment 51 in Deposited Plan 52119 Hundred of Macclesfield

7. **Intrastate Water Allocation Transfer Details**
[Click here to view](#)

8. **Interstate Water Allocation Transfer Details**
[Click here to view](#)

9. **Conditions of Water Licence**
[Click here to view](#)

10. **Notes of Water Licence**
[Click here to view](#)

TAKE NOTE

That the licensee, or a person acting on behalf of the licensee, who contravenes or fails to comply with a condition of this licence is guilty of an offence, and such acts or omissions may also result in cancellation, suspension or variation (including a reduction in the water allocation) of the licence by seven days written notice.

Financial and Investment Advice

A land agent or sales representative who provides financial or investment advice to you in connection with the sale or purchase of land or a business is obliged to tell you that –

You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

An agent must also tell you about any other benefit that any other person (including the agent) will receive in connection with the sale or purchase, unless it is a benefit*:

- That has been disclosed in a sales agency agreement;
- That you provide the agent;
- Received by the vendor or purchaser;
- Related to a service for which you have not or will not be charged;
- Of which the agent remains unaware.

This report has been prepared by Woodbridge Iles Pty Ltd for the information of potential purchasers to assist them in deciding whether or not they wish to make further enquiries with respect to the property.

The information contained in this report does not constitute any representation, offer, valuation advice or contract of sale by the Vendor or the Agent. This report is provided as a guide only and has been prepared in good faith and with due care. Prospective purchasers and their advisers must make their own enquiries to satisfy themselves in relation to all aspects of the property whether referred to in this report or not, and to satisfy themselves as to the accuracy and completeness of the information contained in this document.

The property will be sold 'as is' and 'with all faults', without any representation or warranty as to its condition, fitness for any particular purpose, or compliance or otherwise with any relevant law.

No warranty of the profitability, income producing ability or other financial performance of the property is given or to be implied by any statements or representations of the vendor or agent. Prospective purchasers acknowledge that they have had opportunity to obtain independent advice in relation to the property prior to making an offer or signing any contract of sale.

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The Vendor reserves the right, at its sole discretion and without notice, to postpone or cancel the proposed sale of the property, to modify or add any terms and conditions to any proposed contract, Form 1 Vendor's Statement or other material associated with the proposed sale which may be made available to a potential purchaser, alter the method of sale or otherwise deal exclusively with any one or more parties.

Land and Business Sale and Conveyancing (Act 1994 section 24B)

Land and Business Sale and Conveyancing (Regulations 2010 regulation 21)

* Refer to section 24C of the Land and Business Sale and Conveyancing) Act 1994

For more information about this property,
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WOODBIDGE ILES

PROPERTY

**WOODBIDGE ILES IS A BOUTIQUE COMMERCIAL PROPERTY
ADVISOR BASED IN ADELAIDE, AUSTRALIA SPECIALISING IN
VINEYARDS, WINERIES & LIFESTYLE PROPERTIES.**

FIND OUT MORE

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