

# 137 Oakley Road, McLaren Vale



WOODBIDGE ILES

PROPERTY



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## SALE PROCESS & INSPECTIONS

The property is offered for sale by private treaty. The asking price is in excess of \$1.6m exc GST. For further information please contact Russell Iles.

Inspections are strictly by appointment with the exclusive selling agent, and interested parties are asked not to enter into the property without prior authorisation.

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**137 OAKLEY RD  
MCLAREN VALE SA 5171**





## THE PROPERTY

An exceptional opportunity to acquire a substantial house set at the end of a long driveway. Far from the road and surrounded by native flora and fauna, you can admire the stunning Shiraz vineyard from the house.

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The whole property extends to approximately 9.17 hectares\* (22.65 acres) and the vineyard comprises three blocks, totalling 4.8 hectares\* (11.85 acres) and is planted to Shiraz.

The house was constructed in the 1970's from rammed earth and was built with the environment in mind. The current owners have made many modifications over the last 25 years and it is presented for sale in very good condition.





## THE HOUSE

### The house benefits from:

- Four double bedrooms
- Two bathrooms
- Central living room, dining room and kitchen
- Kitchen benefits from a wood burning AGA stove
- Two mezzanine areas







## THE HOUSE

### The house benefits from:

- Large wine cellar
- Substantial decking surrounding the house
- Private garden off the master bedroom
- Separate laundry, boot room and two car garage
- Large shed for machinery, cars or storage
- Two car carport
- 5KW solar system





## MASTER BEDROOM & ENSUITE





1 OF 3 LIVING  
AREAS



**MEZZANINE -  
WING 01**





## MCLAREN VALE

McLaren Vale is one of the great and oldest names of Australian wine and the birth place of wine in South Australia.

Just south of Adelaide, McLaren Vale and offers a multiplicity of soils which bask under a benign Mediterranean climate. For decades it has been lauded for its ability to produce brilliance from an array of noble varietals – everything from restrained, yet generous Cabernet Sauvignon, rich but refined Shiraz, an exciting array of alternative varieties.

With its natural beauty, a surfeit of wineries and great restaurants to keep the fussiest gourmet traveller happy.



*View of Shiraz vineyard on the property.*





## THE VINEYARD

The vineyard is planted on three blocks, and totals approximately 4.85 hectares (11.98 acres).

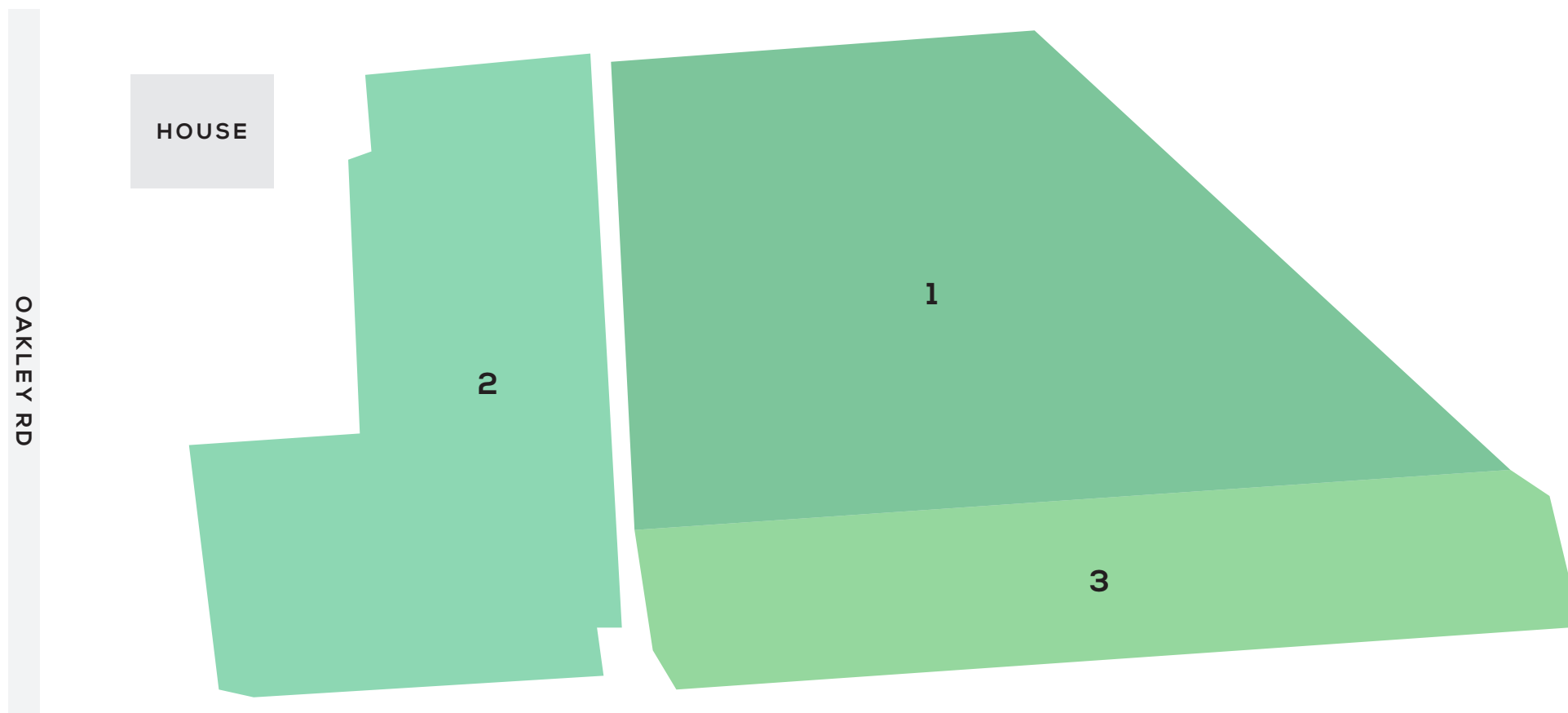
The five year production average is approximately 23 tonnes per annum. The fruit is sold on an annual basis, some of which goes to Treasury Wine Estates.

Income figures can be provided to interested parties.



Block	Hectares	Variety	YIELDS (TONNES)				
			2016	2017	2018	2019	2020
1	2.02	Shiraz	9.4	16	10.56	7.18	4.68
2	1.62	Shiraz	9.78	9.19	7.96	3.66	4.38
3	1.21	Shiraz	7.93	12.22	4.42	6.06	1.7
<b>Totals</b>	<b>4.85</b>		<b>27.11</b>	<b>37.41</b>	<b>22.94</b>	<b>16.9</b>	<b>10.76</b>

## THE VINEYARD







FLOOR PLAN





Product Register Search Plus  
(CT 5136/374)  
Date/Time 27/10/2020 05:29PM  
Customer Reference  
Order ID 20201027014216

REAL PROPERTY ACT, 1986



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



## Certificate of Title - Volume 5136 Folio 374

Parent Title(s) CT 4265/934  
Creating Dealing(s) CONVERTED TITLE  
Title Issued 09/08/1993 Edition 3 Edition Issued 31/08/1995

### Estate Type

FEE SIMPLE

### Registered Proprietor

IAN ERIC LEASK  
ANN LEASK  
OF 2 FOGGO ROAD MCLAREN VALE SA 5171  
AS JOINT TENANTS

### Description of Land

ALLOTMENT 2 DEPOSITED PLAN 14911  
IN THE AREA NAMED MCLAREN VALE  
HUNDRED OF WILLUNGA

### Easements

NIL

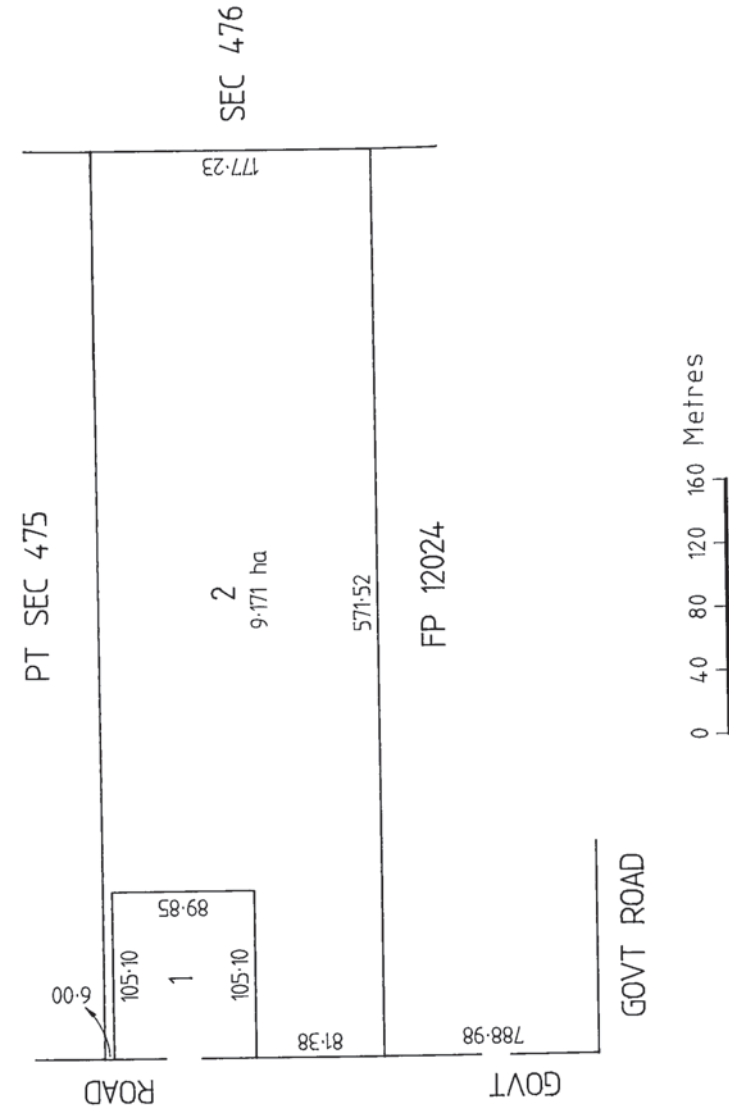
### Schedule of Dealings

Dealing Number	Description
7980947	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.

### Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

CERTIFICATE  
OF TITLE





## NRM Register - Licence Search

[Detail of Licence No - 4433-0](#)

### 1. Licensee

ANN LEASK  
IAN ERIC LEASK

### 2. Prescribed Water Resources

The underground water to which a well in the McLaren Vale Prescribed Wells Area has access.

### 3. Total Water Allocation per Annum

Taking 4,950 kL

### 4. Components of Allocation\* Purpose

Underground Taking Taking 4,950 kL

### 5. SOURCE of WATER

Resource	Allocation Source	Quantity	Unit	Purpose	Expiry
Underground	MCLAREN VALE	4,950	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 5136/374 Allotment 2 in Deposited Plan 14911 Sections(s)  
Pt 475 Hundred of Willunga

### 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.



## FORM R7

### 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.

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

## DISCLAIMER

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.

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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.



## WANT TO SEE MORE?

For more information about this property, contact the selling agent.

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

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