

BOUTIQUE

PROPERTY AND ADVISORY

PREMIUM MARGARET RIVER

ESTATE AND VINEYARD



BRIDGELANDS ESTATE MARGARET RIVER VINEYARD

One of the largest premium vineyards in the the Margaret River wine region. A magnificent land parcel spread across two titles with one of the largest licenced dams in the area. Located in the Rosa Glen Hamlet, just a 15 minutes from the Margaret River township.

207.0942 Hectares Total Land Area
99.83 Hectares of Wine Grape Infrastructure
16 Hectare Dam with 388ML Water Licence

[Bridgelands Road, Rosa Glen, Western Australia](#)

FOR SALE BY EXPRESSIONS OF INTEREST

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OVERVIEW

- Welcome to Bridgelands Vineyard Estate, a significant land parcel, water resource and premium vineyard in the world class Margaret River wine region.
- Currently supplying premium wine grapes to some of the regions leading wine producers under contract.
- The estate could be developed further to rival some of the finest Margaret River properties and even produce wine under it's own label or that of the new owners.
- Established for over 25 years with continued improvements and redevelopment of the vineyard ongoing.
- This unique property could be further developed into a private estate, winery and tourism destination or additional farming activity to take full advantage of the opportunities available.



KEY FEATURES OF THE ESTATE

- Total property area is 207.0942 Hectares and zoned Priority Agriculture in the district of Rosa Glen under the Shire of Augusta Margaret River Local Planning Scheme 1.
- A 99.83 Hectare vineyard area with 91.19 Hectares currently in full production, growing premium wine grapes for leading producers, partially under long term contract.
- Improvements include a licensed spring and catchment fed 388Ml capacity dam which covers nearly 16 Hectares.
- Buildings include a small manager's cottage and a combined machinery shed, workshop and staff amenities building, along with assorted small outbuildings including irrigation pump shed.
- Plantings include Chardonnay, Sauvignon Blanc, Semillon, Cabernet Franc, Cabernet Sauvignon, Pinot Noir and Shiraz.



GROWTH OPPORTUNITIES

Located within 15 minutes of the Margaret River townsite and 40 minutes from the new Busselton Margaret River airport, the property is ideally suited to benefit from:

- Continued demand for premium wine grapes from the Margaret River region.
- Development of wine production and tourism infrastructure on the property to create another iconic Margaret River winery.
- Alternative crops on unplanted land.
- Development of short-stay accommodation infrastructure.
- Development of fresh water aquaculture infrastructure.
- Sub-division of one or both of the titles into smaller lots (STCA).

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Offers by an expression of interest are invited to include the property, improvements, water licence and plant and equipment.

For further information on this outstanding property or to arrange a private inspection please contact:

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