



# Information Memorandum

3737 Main South Road  
**Sellicks Hill, SA**

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AUGUST 2023

 **LJ Hooker Commercial**

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LJ Hooker Commercial Adelaide is pleased to present this Information Memorandum on behalf of the vendor for **3737 Main South Road, Sellicks Hill, SA.**

This Information Memorandum outlines key information in relation to the property and is provided to prospective purchasers to assist with the sale due diligence.

On behalf of the vendor we thank you for taking an interest in the property and trust you will find this Information Memorandum of use.

Private inspection can be arranged at your convenience.

**Should you require any additional information, please contact:**

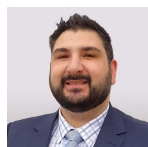


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## The Offering



# Executive Summary

## PROPERTY ADDRESS

**3737 MAIN SOUTH ROAD, SELICKS HILL, SA**

### Property Overview

A prime property with access from Main South Road:

Key Selling Points:

- Frontage on Main South Road – (126.7 meters)
- Signage and site branding opportunity
- Approval for small winery 50 tonnes
- Irrigated from equipped bore with water licence of 15.8 ML.
- Currently licensed for 60 people.

### Local Government Area

City of Onkaparinga

### Zoning

**Rural – Ru** the key provisions of which zone include accommodating a zone supporting the economic prosperity of South Australia primarily through the production, processing, storage and distribution of primary produce, forestry and the generations of energy from renewable sources.

### Sale Method

Private Treaty

### Legal Description

The property is the whole land comprised and described in certificate of Title Register Book Volume 5573 Folio 172 being in Allotment 315 in Filed Plan 164138, in the area named Sellicks Hill Hundred of Willunga and known as 3737 Main South Road, Sellicks Hill, SA.

### Site Particulars

The site comprises of an irregular shaped allotment with a frontage to Main South Road of 126.7m\*, and a depth of 570.6m\*. The total site area is 10.08ha. The build area is 126m2\*. The two sheds occupy 252m2\*.

### Personnel

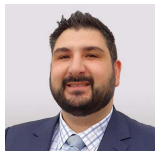


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\* Approximately



# Location Overview

Selicks Hill, situated in the renowned McLaren Vale Wine region, is approximately 7 kilometres south of the Aldinga Community Centre. The location of the subject property provides excellent accessibility, with convenient and easy access to Main South Road.

Main South Road is a major commercial thoroughfare and a significant Fleurieu connection. It enjoys high visibility as, according to the Department of Planning, Transport, and Infrastructure (DPTI) 2023 volume figures, the property has exposure to approximately 8,600 vehicles which utilize this road on a daily basis. This exposure to a substantial volume of traffic makes it particularly appealing for wineries seeking to reach a large number of potential customers.

The vineyard exemplifies the best of McLaren Vale. Its catchphrase, “Where the vines meet the sea”, captures its close proximity to the beautiful coast and exquisite beaches. The maritime influence plays a significant role in cultivating premium grapes. Additionally, the 500 million-year-old geology of Selicks Hill provides ideal conditions for grape cultivation due to its exceptional natural drainage and mineral content.

This asset offers interested parties a rare opportunity to capitalize on the inherent appeal this property holds.





# Property Overview

The property features a charming rustic-style building made of timber cladding, accompanied by a covered alfresco area and a decked balcony. Additionally, there are two sheds constructed with corrugated steel.

The property is the whole lands comprised and described in certificate of Title Register Book:

**Volume:** 5573 **Folio:** 172 **Filed Plan:** 164138 **Allotment:** 315

In the area named Sellicks Hill Hundred of Willunga and known as 3737 Main South Road, Sellicks Hill, SA.

The site is an irregular shaped allotment with a frontage to Main South Road of 126.7m\* and a depth of 570.6 metres\*.

The build area of the cellar door is **126m2\***.

The two sheds occupy **252m2\***.

The total site area is approximately **10.08ha\***.





# The Vineyard

Nestled across 24.9 acres of picturesque landscape, the vineyard, covering 18 acres, is the heart and soul of Piombo Developments' winemaking endeavours. Embracing the art of viticulture, they have carefully allocated this land to cultivate the finest grape varieties, resulting in a yield that reflects their commitment to excellence.

A vast majority of the vineyard is dedicated to the illustrious Shiraz grape. Within this celebrated varietal, they have thoughtfully planted an equal distribution of two exceptional clones: the revered Clone 1654 and the distinguished Clone 1127. These clones have been selected for their distinct qualities, enhancing the complexity and character of Piombo's wines.

Adding to the diversity of the vineyard, they have reserved a portion for the elegant Grenache grape, which contributes its own unique charm to their wine portfolio. Planted in 2000, these Grenache vines have matured gracefully, yielding grapes of exceptional quality.

Piombo's Shiraz journey began in 1998, and since then, the vines have thrived under their attentive care and expertise. The passage of time has bestowed upon them a depth of character that is truly remarkable. This devotion to maintaining the health and vitality of the vines has borne fruit, quite literally, in the form of an average yield of 1.5 to 2.0 tonnes per acre over the past twenty years, with the top years generating as much as 4 tonnes per acre. Such a generous yield is a testament to the dedication of the craft.

Year after year, the vineyard has been bestowed with the esteemed "A" grade recognition, a true honour in the world of viticulture. This accolade serves as a testament to their team's passion and unwavering commitment to producing grapes of the highest quality.

Beyond the vineyard, the estate boasts additional agricultural delights. Among them are 80 olive trees, primarily dedicated to the production of exceptional "A" grade olive oil. Additionally, a small portion of Kalamata olive trees adds diversity for culinary purposes. Complementing this verdant landscape, approximately 100 almond trees lend their bounty to the natural beauty and agricultural prowess of the estate.



# Zoning

In the Planning Development and infrastructure Act, the property is zoned Rural – Ru.

The code provides the following relevant Technical and Numeric Values.

Minimum Site Area: Minimum site area is 16 ha

The code provides the following overlay:

## **Airport Building Heights (Aircraft Landing Area)**

The Airport Building Heights (Aircraft Landing Area) overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of aircraft landing areas.

## **Building Near Airfields**

The Building Near Airfields overlay seeks to ensure development does not pose a hazard to the operational and safety requirements of commercial and military airfields.

## **Character Preservation District – Not In Township**

The Character Preservation District overlay seeks to recognise, protect and enhance the special character of Character Preservation Districts.

## **Future Road Widening**

The Future Road Widening overlay seeks to ensure development will not compromise efficient delivery of future road widening requirements.

## **Hazards (Bushfire- General) – General**

The Hazard (Bushfire – General) overlay seeks to ensure development responds to the general level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property and facilitate access for emergency service vehicles.

## **Heritage Adjacency**

The Heritage Adjacency overlay seeks to ensure development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those places.

## **Hazards (Flooding – Evidence Required)**

The Hazard (Flooding – Evidence Required) overlay adopts a precautionary approach to mitigate potential impacts of potential flood risk through appropriate siting and design of development.

## **Major Urban Transport Routes**

The Major Urban Transport routes overlay seeks to ensure safe and efficient vehicles movement and access along major urban transport routes.

## **Native Vegetation**

The Native Vegetation overlay seeks to protect, retain and restore areas of native vegetation.



### **Prescribed Wells Area**

The Prescribed Wells Area overlay seeks to ensure sustainable water use in prescribed wells areas.

### **Regulated and Significant Tree**

The Regulated and Significant Tree overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.

### **Traffic Generating Development**

The Traffic Generating Development overlay aims to ensure safe and efficient vehicle movement and access along urban transport routes and major urban transport routes.

### **Water Resources**

The Water Resources Overlay seeks to protect the quality of surface waters in South Australia.

The desired outcome of the assessment provision are as follows:

Desired Outcome	
DO 1	A zone supporting the economic prosperity of South Australia primarily through the production, processing, storage and distribution of primary produce, forestry and the generation of energy from renewable sources.
DO 2	A zone supporting diversification of existing businesses that promote value-adding such as industry, storage and warehousing activities, the sale and consumption of primary produce, tourist development and accommodation.

Please refer to the following table for the Performance Outcomes:

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 The productive value of rural land for a range of primary production activities and associated value adding, processing, warehousing and distribution is supported, protected and maintained.	DTS/DPF 1.1 Development comprises one or more of the following: <ol style="list-style-type: none"> <li>1. Advertisement</li> <li>2. Agricultural building</li> <li>3. Brewery</li> <li>4. Carport</li> <li>5. Cidery</li> <li>6. Commercial forestry</li> <li>7. Dairy</li> <li>8. Dam</li> <li>9. Distillery</li> <li>10. Dwelling</li> <li>11. Dwelling addition</li> <li>12. Farming</li> <li>13. Horse keeping</li> <li>14. Horticulture</li> <li>15. Industry</li> <li>16. Intensive animal husbandry</li> <li>17. Low intensity animal husbandry</li> <li>18. Outbuilding</li> <li>19. Renewable energy facility</li> <li>20. Shop</li> <li>21. Small-scale ground mounted solar power facility</li> <li>22. Stock slaughter works</li> <li>23. Tourist accommodation</li> <li>24. Transport distribution</li> <li>25. Verandah</li> <li>26. Warehouse</li> <li>27. Winery</li> <li>28. Workers' Accommodation</li> </ol>
Siting and Design	
PO 2.1 Development is provided with suitable vehicle access.	DTS/DPF 2.1 Development is serviced by an all-weather trafficable public road.
PO 2.2 Buildings are generally located on flat land to minimise cut and fill and the associated visual impacts.	DTS/DPF 2.2 Buildings: <ol style="list-style-type: none"> <li>1. are located on sites with a slope not greater than 10% (1-in-10)</li> <li>2. do not result in excavation and/or filling of land greater than 1.5m from natural ground level.</li> </ol>



# Floorplan

3737 Main South Road, Sellicks Hill



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

Produced by The Fotohase Group



# Photos







# Sale and Settlement Details

Under instructions from the vendor we are pleased to offer the title for 3737 Main South Road, Sellicks Hill, SA as a whole with the sales campaign being finalised by way of a:

## **Private Treaty**

We welcome any further questions you may have in relation to the sale of 3737 Main South Road, Sellicks Hill, SA and look forward to your prospective offers.



# Annexure A

## **Inclusions:**

- Bore water Equipment and infrastructure
- Diesel tank (1000L)
- 15.8ML Water License

## **Exclusions:**

- 1995 Red Massey Ferguson (HPS687) with cab airconditioning and 4x4
- 1973 Red Massey Ferguson (IPV717) with plow hydraulic
- Supatuff 1000L trailered spray tank
- Flail Mower (Mulcher) with 3 point linkage
- Trailer Tank / Firehose
- Set of tow behind discs for cultivation – 3 point linkage
- Super Spreader
- Weed sprayer / firefighting cart
- Old compressor and drill press
- Rippers with 3 point linkage

Equipment available upon negotiation and depending on purchaser requirements.

# Conclusion

LJ Hooker Commercial Adelaide is honoured to present this opportune offering to the market, which we believe would be ideal for your next investment opportunity.

On behalf of LJ Hooker Commercial Adelaide, we thank you for the opportunity to submit this proposal for your consideration.

Should you have any further questions, please feel free to contact Mario Bonomi, Anthony Clemente or Mark Tettis.

## Agent Details



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## Notes

## DISCLAIMER

### *Confidentiality*

*By accepting the information contained in this Information Memorandum ("IM"), information appended to this IM or information subsequently provided to the recipient ("Recipient") of this IM ("Information"), whether orally or in writing by or on behalf of Business name trading as LJ Hooker Commercial Office Name, or any person named in or involved in the preparation of the Information or any of their respective directors, officers, shareholders, partners, affiliates, employees or agents (collectively the "Discloser"), the Recipient agrees to keep the Information confidential.*

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- The accuracy or completeness of the Information; or*
- Whether reasonable care has been or will be taken in compiling, preparing and furnishing the Information.*

*The Discloser does not make any representations or give any warranties with respect to the legality of the current use of the subject Site, compliance with any development approvals or Council requirements and the holding of any relevant certificates of classifications that may or may not be required for the subject Site or any improvements on the subject Site.*

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*The Recipient agrees, to the maximum extent permitted by law, that they shall not seek to sue or to hold the Discloser or any employees, agents or advisors of or to the Discloser liable in any respect (including in contract, negligence or equity, under statute or otherwise) by reason of provision of the Information.*

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*In furnishing the Information, the Discloser does not undertake any obligation to provide the Recipient with access to any additional information or updated information or to correct any inaccuracies in the Information which may become apparent.*



# Connect with us

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**in f**  

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