

For Sale

**>80 ha in 4 Large Parcels close to
Hobart with Potential**

**Granton Heights & Blacksnake Lane
Granton Tasmania**

This is possibly the largest single
expanse of land left so close to Hobart

Summary Index

- Features of >80 ha close to Glenorchy
- Aerial view, Titles Lots, Granton Land
- Granton Land Contours etc.
- Residential Land, Eco Future Resort, a MTB facility ?
- Detail Lots 1 – 4.
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Granton Land

***Close to the City, Views, Tourism Potential for Mountain Bikes, Some Excellent Soil, Quiet Northerly Sunny Aspect, In a Popular Area, A Short Walk to Services
The last large parcel of land left near Hobart?***

Zoning

The land is zoned rural and rural residential

Agriculture

The area is suited for hobby farms tourism and agricultural pursuits. On the redder soils and soils based on dolerite the growing of grapes has been very successful in the area. In the past the lower slopes have been used for grazing.

Bus Services

Bus services are available at the eastern end of Blacksnake Lane which is about a 10-15 minute walk from the subdivision.

Views

All parts of the subdivision have superb views. As you wind up the road the views get even better and toward the top you can see all the way to the midlands or the Iron Pot.

Land Tax

Land tax is based on rural residential zoning and future owners would pay the minimum for residences.

Power

Power is on the land.

Rates

Council rates will vary with the allotment size however are reasonable. Rates are currently based on rural residential.

Sewerage

Septic tanks are required although the sewerage is not far away.

Soils

Soils are from black and very fertile to red based on dolerite. Further up the hill the soils are derived from limestone.

Subdivision and Quarry Stone

The property has some excellent stone on it and we were going to quarry and sell it to the contractors who take on rebuilding the Bridgewater bridge which is close by. As we built roads, we would design them with excess cut for this purpose. Subdividing in this way would substantially increase profit. The Bridgewater bridge reconstruction project has been an election promise for some time and seems now to be a reality!

Telephone

Telephone cables are laid in the area.

Water

The Fenton pipeline runs through the land.

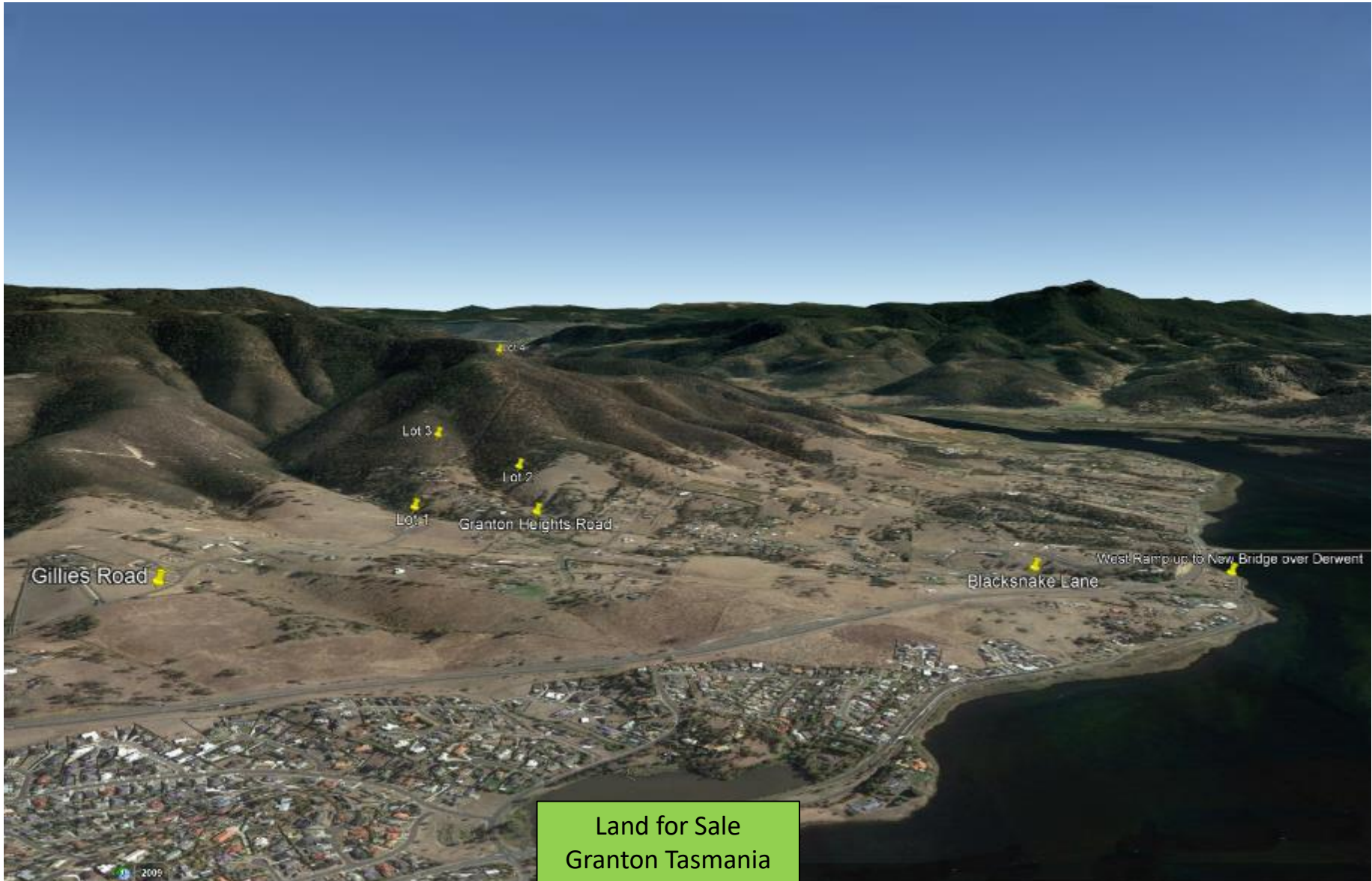
More information is available as a download at Wherewot.com with the UID JFYWQh under Opportunities and from watersideaccommodation.com/land.about.php.

The Value will Rise

- When Gillies Road Joins into Blacksnake Lane the distance and time taken to travel to Glenorchy will halve.
- The Second Hobart Bridge Project is in the land acquisition stage. When the construction stage begins stone will be required for ramping up to elevation. Ideal stone is available on our Granton land, is very close and can be cut to form a new road to develop subdivisional land on Title Ref 120864/1.
- There is potential for development at lower levels for subdivision and at Snake Mount an Eco-Future sustainable resort and Mountain bike facility. More information is available as a download at Wherewot.com with the UID JFYWQh under Opportunities and from watersideaccommodation.com/land.about.php.

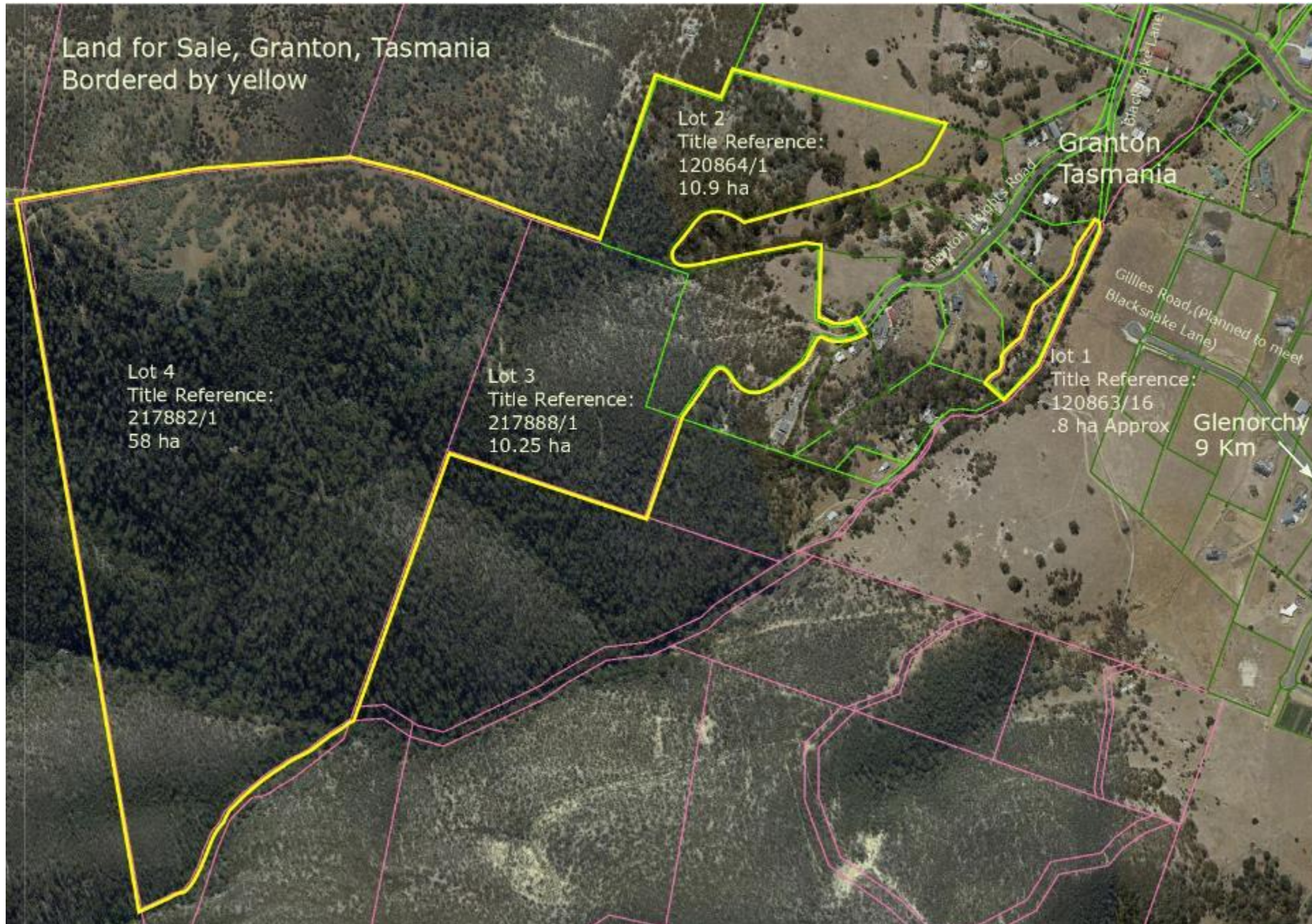


Explore the land using Google Earth

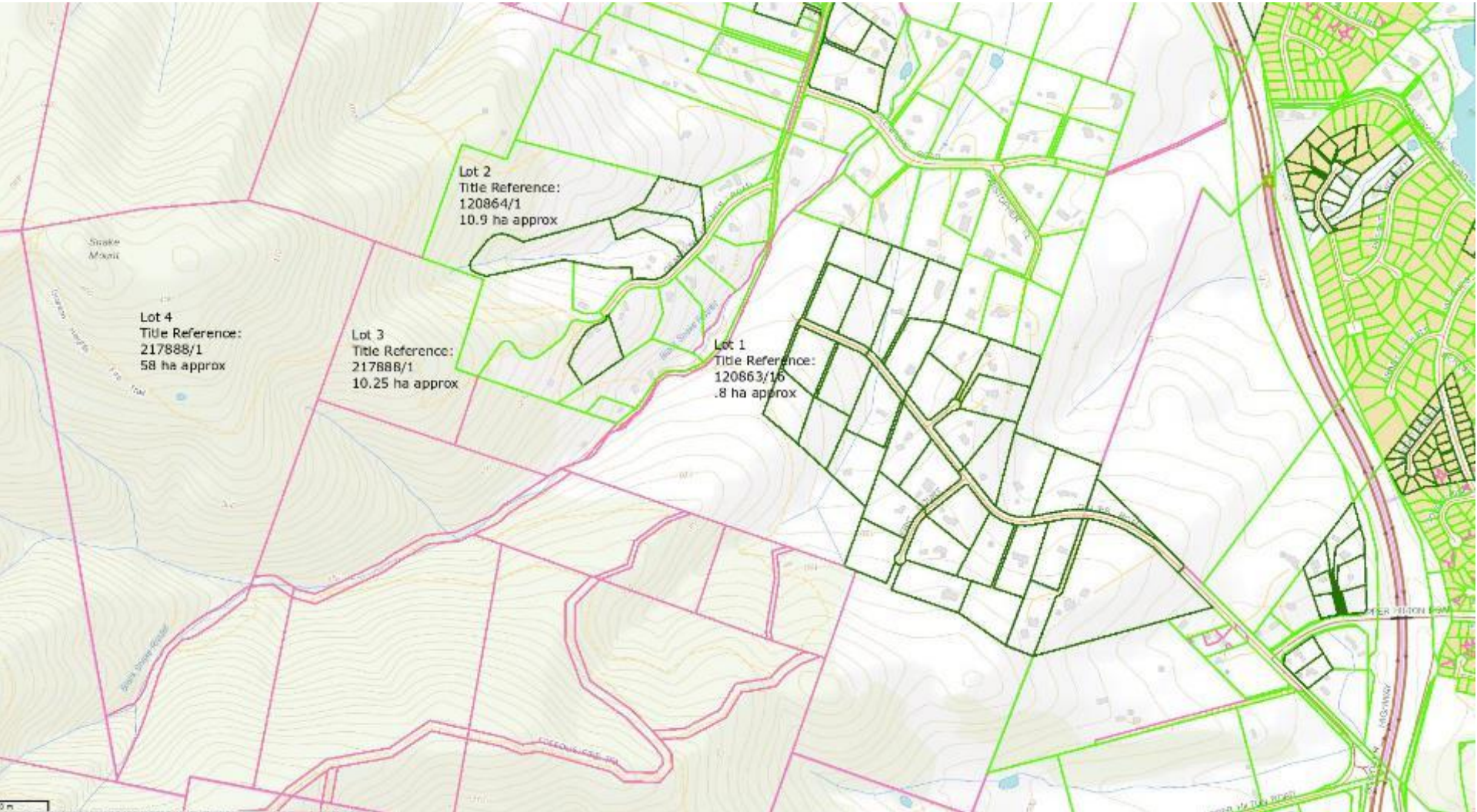


See <https://earth.google.com/web/@-42.76633003,147.21827203,135.29866686a,1067.02881051d,35y,-97.64369723h,61.70374238t,0.00000001r>
Don't forget street view and Google photos for additional information. See also our KMZ and MP4 movies at Wherewot.com with the UID JFYWQh under Opportunities and from watersideaccommodation.com/land.about.php

Aerial View of Granton Land



Granton Land Showing Contours at 10m intervals & Access Roads



River and Mountain Views

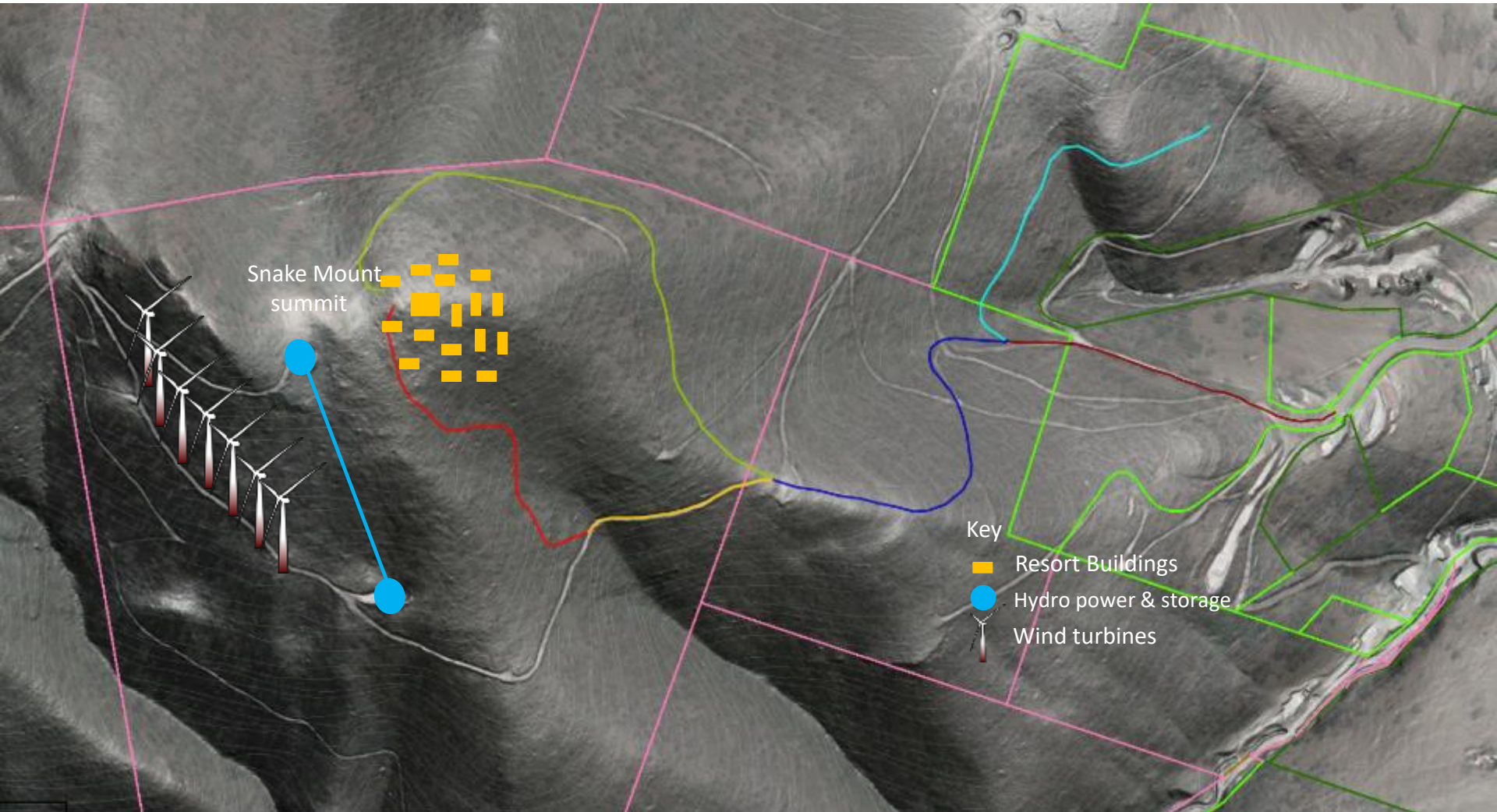
Eco Future Resort & MTB facility ?

One proposal is for a village style eco-future sustainable resort development and Mountain Bike Rider Training Establishment & Horse Riding Experience very close to Hobart. The resort will generate its electricity from an integrated solar, wind and hydro system and consist of a number of smaller self-contained accommodation units with a central facilities and accommodation building all constructed with the best sustainable technology available and as much as possible from local materials. The accommodation, dining and other recreational facilities will be not unlike the world renowned Cradle Mountain resort in northern Tasmania but much more sustainably constructed and operated and with the further advantage of being very near Hobart. It would be somewhere to go to see how sustainability can be achieved and will possibly be built with the guidance of John Harrison who is a world renowned expert on sustainable construction who has had a hand in a number of sustainable projects.

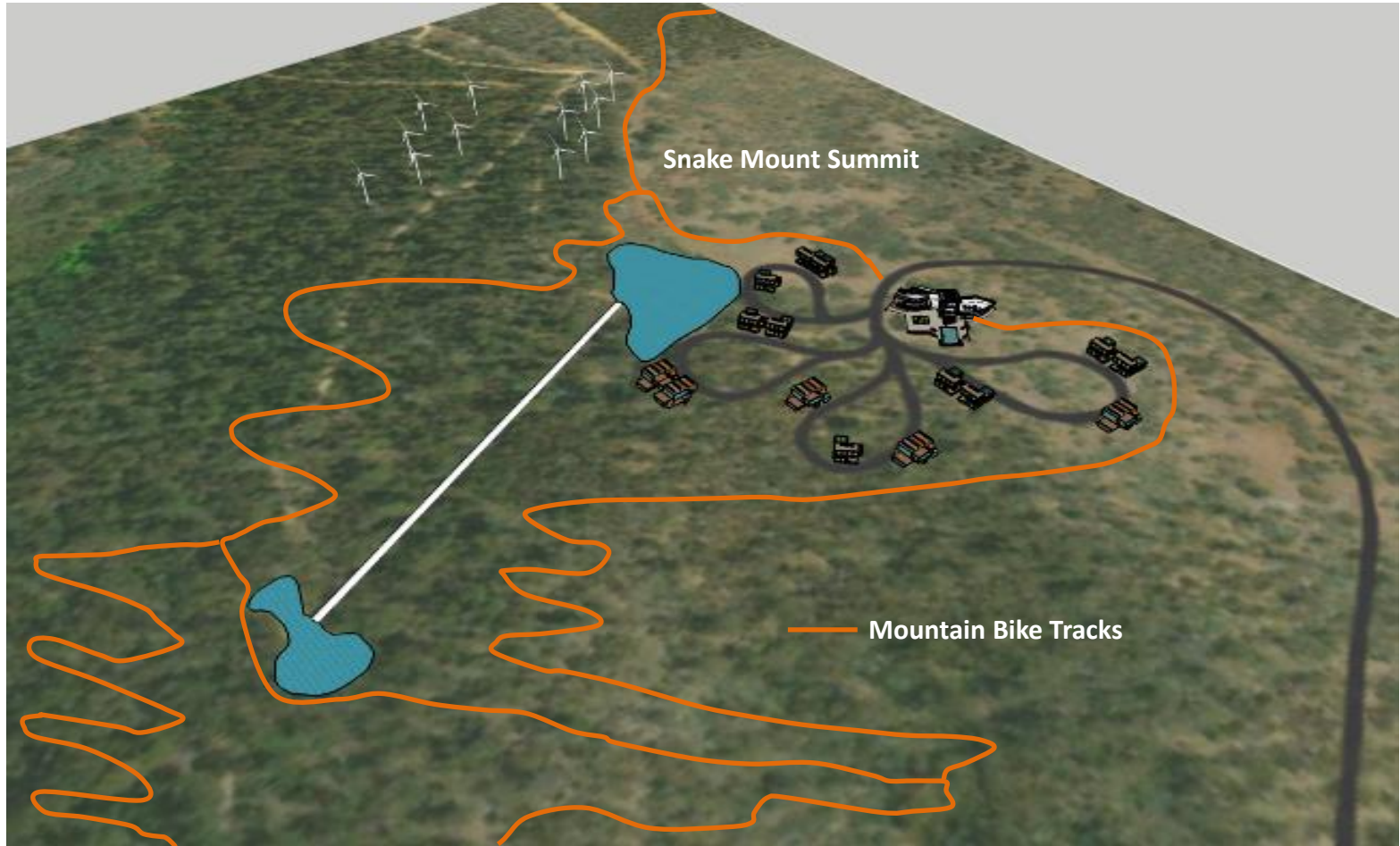
The snake mount site has magnificent views and many natural features of interest to environmentally conscious nature loving eco-tourists which are an important group (See <http://www.tourism.australia.com/statistics/consumer-demand-research.aspx>) and what is more important they spend more. (See https://www.griffith.edu.au/_data/assets/pdf_file/0007/725758/GIFT-TRA-Nature-Based-Tourism-Fact-SheetQANTASFINAL-1.pdf)

The majority of major attractions in Tasmania are environmental and include Mt Wellington, Cataract Gorge, Cradle Mountain, Royal Tasmanian Botanical Gardens, Freycinet National Park, Blow Hole and Tasman Arch. According to the Federal Department of Environment. *“Nationally, the nature-based tourism sector contributes \$23 billion to the Australian economy each year.”*

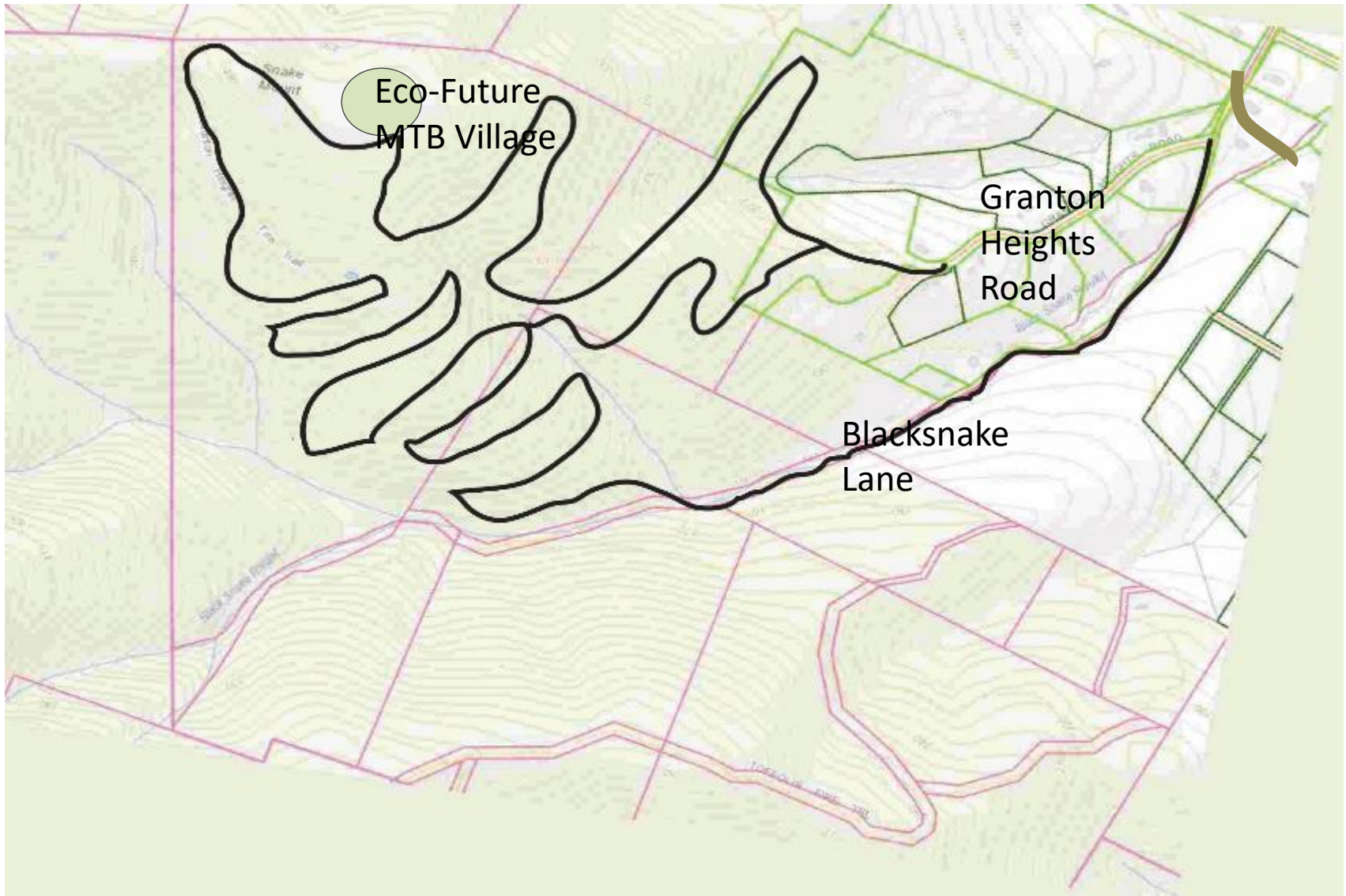
A Suggested Layout for an Eco-Future Resort just below the summit of Snake Mount Showing Integrated Energy Grid and Various Road Options



A Suggested Layout for a Mountain Bike Training Facility run from the Eco-future Resort



A Suggested Layout for a Mountain Bike Training Facility runs from the Eco-future Resort – Vertical View



Large Parcels very Close to Hobart

- We are selling our land at Granton preferably as one parcel.
- The land comprises 4 lots:
 1. 120863/16 - .8 ha (approx)
 2. 120864/1 - 10.9 ha
 3. 217888/1 - 10.25 ha
 4. 217882/1 - 58 ha

Lot 1

Lot 1 fronts Blacksnake Lane and is separated from the rest of the land which is at the end of Granton Heights Road on the northern side of Blacksnake Lane Granton about 1.5 Km from the Brooker Highway that comes all the way from central Hobart. Blacksnake Lane is the last turnoff on the left before you get to the Bridge at Granton when travelling in a northerly direction from Glenorchy. Although lot 1 is of reasonable size it would be necessary to negotiate with council about building on it

Lot 1 - Continued

- Lot 1 at this stage is reserved for Blacksnake Rivulet.
- Council have now put in writing that this block may be built on.

Lot 1

The screenshot shows the LISMap web application interface. The browser address bar displays `maps.thelist.tas.gov.au/listmap/app/list/map`. The map shows a topographic view of the Granton area in Tasmania, with contour lines and roads. A parcel on Black Snake Road is highlighted in orange. The 'Identify Results' window is open, showing the following information:

Identify Results

One feature found in one layer

- Cadastral Parcels (one feature)

Feature	
Property Address	BLACK SNAKE RD GRANTON TAS 7030
Property ID	1090361
Title Reference	120963/16

At the bottom of the map, the coordinates are displayed as: POI: GDA94 Lat/Lon: -42.76015, 147.22101. The system tray at the bottom right shows the time as 7:30 PM.

Lot 2

Lot 2 is the remainder of a subdivision that was approved. This land was not sold as part of the subdivision because the phase 2 & 3 roads were not built.

The former subdivision had some 5 unsold lots available with opportunities for a new more dense new subdivision. These lots were very large and a new application to council may result in greater density.

The land has some of the best views in the northern suburbs and is only ten minutes from Glenorchy.

Lot 2 - Continued

- Power is on the former subdivision and land however the purchaser will have to pay for extensions.
- Telephone cables are laid in the area.
- The Fenton pipeline runs through lot 2 however there are no connections to it. We are not being charged for water
- Septic tanks are required although the sewerage is not far away.
- Bus services are available at the bottom of Blacksnake Lane which is about a 10-15 minute walk away.

Lot 2 - Continued

- Council rates are currently based on rural residential and vary with the allotment size.
- As principal residences future owners would pay the minimum land tax. In the meantime land tax is based on rural residential.

Lot 2 General

- Soils are from black and very fertile to red based on dolerite. Further up the hill the soils are derived from Permian mudstone/limestone.
- The area is suited for hobby farms, tourism and agricultural pursuits. On the redder soils based on dolerite the growing of grapes has been very successful in the area. In the past the land has been used for grazing.
- All parts of the lot 2 of the former subdivision have superb views. As you wind up the road the views get even better and toward the top you can see all the way to the midlands or the Iron Pot.

Lot 2

The screenshot shows the LISTmap web application interface. The browser address bar displays maps.thelist.tas.gov.au/listmap/app/list/map. The user is logged in as `john.harrison@PHAccountants.com`. The map shows a topographic view of land parcels with a red pin on a highlighted orange parcel. The parcel is located near Granton Heights Rd, Granton, TAS 7030. The 'Identify Results' window is open, showing the following information:

Identify Results	
One feature found in one layer	
+ Cadastral Parcels (one feature)	
Feature	
Property Address	GRANTON HEIGHTS RD GRANTON TAS 7030
Property ID	1603494
Title Reference	120566A/1

At the bottom left of the map, the coordinates are displayed as `GO494 Lat/Lon -42.77482, 147.21254 1:6.771`. At the bottom right, the coordinates are displayed as `PDI: GO494 Lat/Lon -42.76577, 147.21422`. The system clock at the bottom right shows 11:17 PM.

Lots 3 & 4

Lot 3 & 4 are the remainder of the property.

In the vendors opinion they are best suited for an Eco-Future resort and Mountain Biking Facility such as a training establishment and a separate business plan is available.

The land has some of the best views of Moutains and Water in the northern suburbs and is only ten minutes from Glenorchy.

Lot 3

The screenshot displays the LISmap web application interface. The browser address bar shows the URL maps.thelist.tas.gov.au/listmap/app/list/map. The user is logged in as `john.harrison@JHAaccountants.com`. The map shows a topographic view of land parcels with a red pin and an orange highlight on a specific parcel. The 'Identify Results' panel is open, showing the following information:

Identify Results

One feature found in one layer

- Cadastral Parcels (one feature)

Feature	
Property Address	GRANTON HEIGHTS RD GRANTON TAS 7020
Property ID	1685494
Title Reference	217995/L

At the bottom left, the coordinates are `GDA94 Lat/Lon -42.76381, 147.20012 1:6.771`. At the bottom right, the coordinates are `POI: GDA94 LM/Lon -42.769, 147.2134`. The system clock shows 7:01 PM.

Lot 4

USTmap - Land Informa... x
maps.thelist.tas.gov.au/listmap/app/list/map

Home Maps Search the Map... Help User: john.harrison@JHAaccountants.com Logout

Tools

Basemaps

GRANTON

GRAND MOUNT

Identify Results

One feature found in one layer

- Cadastral Parcels (one feature)

Feature	
Property Address	BLACK SNAKE RD GRANTON TAS 7030
Property ID	1799229
Title Reference	117882/1

POI: GDA94 Lat/Lon -42.76909, 147.2252 1.6.771

POI: GDA94 Lat/Lon -42.7689, 147.20636

7:16 PM

Pricing

Lots 1, 2, 3 and 4 are to be sold together

Offers will be considered for a sale in one parcel.

Contact Details

For what is probably the last broad acre land left close to the city of Glenorchy contact:

John Harrison
497 Main Road.
Glenorchy TAS 7010
Australia.

Phone +61 413993911

Frankie Forsyth
12 Harbinger Lane.
Austins Ferry TAS 7011
Australia.

Phone +61 419513255



Looking North Towards the Midlands from East Lot 2



Looking over the Derwent River from Lot 2



View Toward Mt Direction from Lot 2



View From Lower Lot 2



NE Lot 2 from SW Lot 2



N E Lot 2 from Granton Heights Rd.



One of the Excellent Views from Lot 4



Another of the Excellent Views from Lot 4



Top of Lot 2



Top of Lot 2



A Spectacular View from the Top



A Sealed Road to Get There