

21 Barham Pl, Horsley, NSW 2530

Commercial Farming

Expression of Interest



Prime Semi-Rural Land with Residential Component

Rare opportunity to purchase 2 separate lots of residential land in Horsley attached to over 26 Acres of C3 Environmental Management land. Lot B backs onto Mullet creek with approximately 1km of river front forming the rear boundary. Conveniently connected to Sydney water and sewer system as well as mains electricity.

Open for Inspection

By Appointment.

Whether you are looking to build a custom private residence, establish an agricultural enterprise, or leverage flexible C3 zoning for a commercial venture, these properties provide exceptional scope and strategic location.

Proposed Lot A | 26.67 Acres (10.793 Ha)

Composition: 560sqm R2 Low Density Residential land + 26.53 Acres C3 Environmental Management land.

Proposed Lot B | 27.233 Acres (11.021 Ha)

Composition: 538.7sqm R2 Low Density Residential land + 27.10 Acres C3 Environmental Management land.

Water Frontage: Includes approximately 1km of direct river frontage along Mullet Creek at the rear boundary.

Approved & Permitted Uses (Subject to Council Consent)

The combination of R2 Low Density Residential and C3 Environmental Management zoning allows for a wide array of residential, commercial, and agricultural operations:

*Commercial & Agricultural: Animal boarding/training establishments, farm stay accommodation, bed & breakfasts, extensive agriculture, livestock farming, nurseries, and forestry.

*Residential & Business: Primary dwelling construction, secondary dwellings, home businesses, home industries, and childcare facilities.

*Lifestyle: Ideal acreage for equine enthusiasts seeking expansive land in close proximity to urban infrastructure.

* Conveniently connected to Sydney water and sewer system as well as mains electricity

Note: Subdivision has been lodged with Wollongong Council. Approval expected this year. Contracts will be subject to Subdivision approval.

Listed By

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