

500 Acres with Subdivision Potential (STCA), Spring Water & Biodiversity Credits

394 Hanging Rock Road, Sutton Forest

Expressions of Interest

An exceptional opportunity awaits to secure a premier rural property in the heart of the Southern Highlands.

Spanning approximately 500 acres of semi-cleared land, this impressive holding combines agricultural, lifestyle & commercial potential, enhanced by a significant spring water licence & subdivision opportunity.

Ideally positioned just 3.8km from the Hume Highway, the property offers immediate access via a wide, high-quality road. Its geographical convenience places Sydney Airport just 1 hour 30 minutes away, Canberra 1 hour 34 minutes, Wollongong 1 hour 11 minutes, Goulburn 38 minutes & Moss Vale a short 20-minute drive.

Currently suited for market gardening, livestock, or spring water farming, the land is well-supported with strong internal fencing, good quality dirt roads designed for heavy loads & extensive farm shedding. A large rainwater tank, provides additional water security, complemented by a dam & natural watercourses.

Zoned E3, the property also carries subdivision potential, with Council consent allowing for a minimum lot size of 100 acres, opening the door to future development opportunities.

Property ID: L37073542

Property Type: Lifestyle

Land Area: 500.0 acres

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The Water Licence Advantage

One of the property's most valuable assets is the 183 megalitre water licence, with DA approval to extract 20 million litres per annum for commercial sale & potential to increase to 30 million litres. This allocation provides extraordinary flexibility for income diversification, with the ability to supply high-quality spring water to commercial buyers including spring water companies & food manufacturers. Bore water & natural spring sources provide a reliable yield, with certificates of analysis available upon request.

Key Features

- Approx. 500 acres of semi-cleared land
- Immediate Hume Highway access (3.8km)
- Strong fencing & high-capacity internal farm roads
- Large farm shedding & rainwater tank
- Dam & natural watercourse
- Zoned E3 with subdivision potential (minimum 100 acres per lot with consent)
- 183 megalitre water licence with DA approval for 20-30 million litres per annum extraction & sale

This is a rare chance to acquire one of Sutton Forest's most significant rural holdings, with both lifestyle & income-generating potential at scale.

EXPRESSIONS OF INTEREST

For further details or to arrange a confidential inspection, please contact:

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