



# 'Cooksvale East'

511 COOKSVALE ROAD, PEELWOOD, NSW AUSTRALIA

FOR SALE BY EXPRESSION OF INTEREST

# Introduction

CBRE AGRIBUSINESS IS PLEASED TO PRESENT 'COOKSVALE EAST' (THE PROPERTY), FOR SALE, A HIGH RAINFALL GRAZING PROPERTY SITUATED IN THE SOUTHERN HIGHLANDS – TABLELANDS REGION.

The Property is located within the Southern Highlands - Tablelands region comprising 346.51\* hectares situated approximately 55\* kilometres from Crookwell, 99\* kilometres from Goulburn and 167\* kilometres from Canberra.

The Property offers a good balance of productive creek flats along the Cooks Vale Creek rising to timbered hill grazing country and is situated in a high rainfall zone. The Property features improvements including steel cattle yards and a large steel 4-bay machinery shed.

Accommodation includes a 2-bedroom cottage with an adjoining 1-bedroom quarters.

The offering presents a picturesque opportunity potentially suitable for livestock grazing, biodiversity conservation (comprises endangered flora and conservation-significant fauna species), a carbon project, plantation forestry or recreational activities such as hunting and camping.

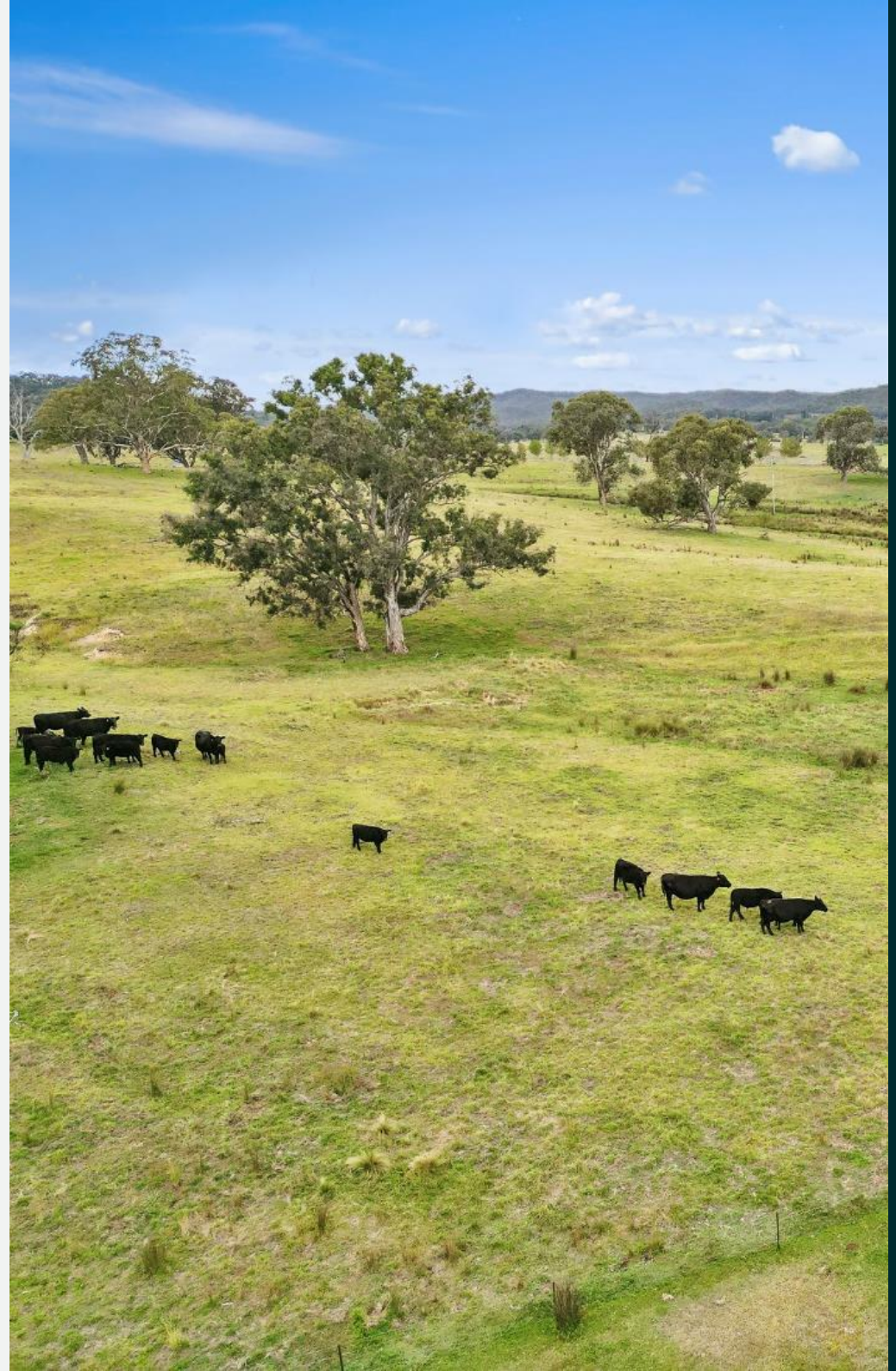
For Sale via Expressions of Interest (EOI) closing Thursday 30 May 2024 at 4:00PM (AEST).



**BOO HARVEY**  
Associate Director  
CBRE Agribusiness  
+61 498 990 075  
[boo.harvey@cbre.com](mailto:boo.harvey@cbre.com)



**JOHN HARRISON**  
Managing Director  
CBRE Agribusiness  
+61 404 335 267  
[john.harrison@cbre.com](mailto:john.harrison@cbre.com)



*\*Approximately*

COOKSVALE EAST

# Key Features



Total land area of 346\* hectares (856\* acres)



Native timber comprises of Central Tableland Red Stringybark Grassy Forest and Tableland Granites Grassy Box Woodlands



Located within the Upper Lachlan Council and spans across six freehold Certificates of Title



Working improvements include hay shed, grain silos, fenced laneway system and a formed gravel road



Suited to sheep or cattle production. Potentially suited to biodiversity conservation, a carbon project or forestry



Topography is undulating and rising to steep hills with elevations ranging from 627\* metres to 784\* metres above sea level



Average Annual Rainfall 764\* millimetres<sup>1</sup>



Soil types comprise of granite derived brown-yellow-red sandy loam soils



Water is provided by frontage to Cooks Vale Creek, Joes Creek and surface dams



Pasture species include native wallaby grass, weeping grass, red grass, poa tussock, kangaroo grass, spear grass and wire grass with established improved pastures in areas including Italian rye grass and Arrowleaf clover



Accommodation includes a 2-bedroom weatherboard cottage and adjoining 1-bedroom quarters



Weekender distance from Canberra via A3 Motorway and Sydney via M31 Motorway

# Property Overview

## Property Particulars

Registered Address	511 Cooksvale Road, Peelwood NSW 2583
Local Authority	Upper Lachlan Shire Council
Zoning	RU2 – Rural Landscape
Services	Single phase power, septic, bottled gas, satellite

## Certificates of Title

Address	Volume / Folio	Title Description	Land (*Ha)
511 Cooksvale Rd Peelwood NSW 2583	1/753013	Lot 1 in Deposited Plan 753013	259.00
	3/753013	Lot 3 in Deposited Plan 753013	12.85
	4/753013	Lot 4 in Deposited Plan 753013	12.14
	5/753013	Lot 5 in Deposited Plan 753013	14.16
	6/753013	Lot 6 in Deposited Plan 753013	11.33
	Auto Consol 12668-20	Lot 16 in Deposited Plan 753013 Lot 17 in Deposited Plan 753013	16.19 20.84
<b>Total</b>			<b>346.51*</b>

## Land Use Classification

Land Use	Land Area (*Ha)	Land Area (*Ac)	Proportion (%)
Grazing Land	199.77	493.63	57.7
Cultivation Land	12.21	30.17	3.5
Remnant Vegetation	134.53	332.42	38.8
<b>Total</b>	<b>346.51*</b>	<b>856.22*</b>	<b>100</b>



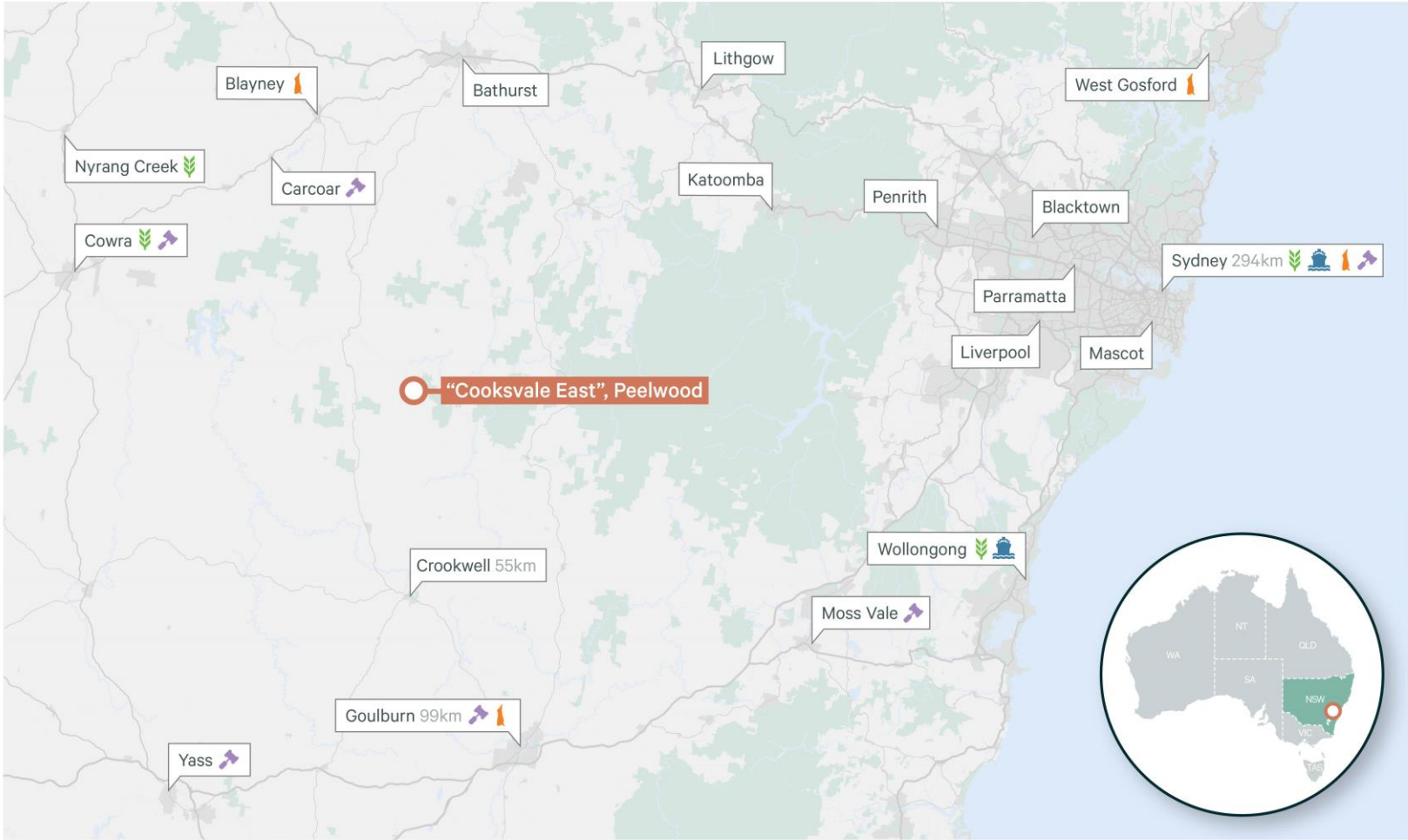
# 'Cooksvale East'





# Regional Overview

## “Cooksvale East”, Peelwood - Regional Overview



**Legend**

Grain Terminal	Saleyard
Port Facility	Abattoir



**CBRE** AGRIBUSINESS

# Property Overview

## "Cooksvale East", Peelwood - Property Overview



### Legend

- |              |                |
|--------------|----------------|
| Lot Boundary | Cottage        |
| Cattle Yards | Machinery Shed |
| Hay Shed     | Silos          |



**CBRE** AGRIBUSINESS



# Sale Process

CBRE IS PLEASED TO OFFER 'COOKSVALE EAST' FOR SALE VIA A TWO-STAGE EXPRESSION OF INTEREST (EOI) CAMPAIGN, WITH STAGE 1 (SUBMISSION OF EOI'S) CLOSING ON THURSDAY 30 MAY 2024 AT 4:00PM (AEST).

## 'Cooksvale East'

Address: 511 Cooksvale Road,  
Peelwood, NSW 2583

Land Size: 347\* Hectares – 856\* Acres

## Lodgement of Offers

Offers must consist of, amongst other information, a total cash offer for the purchase of the property plus the amount of deposit being offered and the proposed settlement date.

## Method of Lodgement

Lodgement method is via email with 'Subject' to be marked as:  
**EOI – 'Cooksvale East'**

## Evaluation Criteria

In evaluating the offers, a particular weighting may be assigned to any or all of the criteria specified in the following detail. There is no obligation to advise any party of such weightings.

Preference will be given to cash offers which involve the highest price (in absolute terms) being paid in the shortest time period. However, all offers will be considered with no preference to apportionment.

## Assessment criteria

- Highest cash offer
- Quantum of deposit
- Timing of payment of the balance
- Any Special Conditions submitted by the purchaser

*\*Approximately*

For further information, please contact the below CBRE personnel:

### **BOO HARVEY**

**Associate Director**

CBRE Agribusiness  
+61 498 990 075

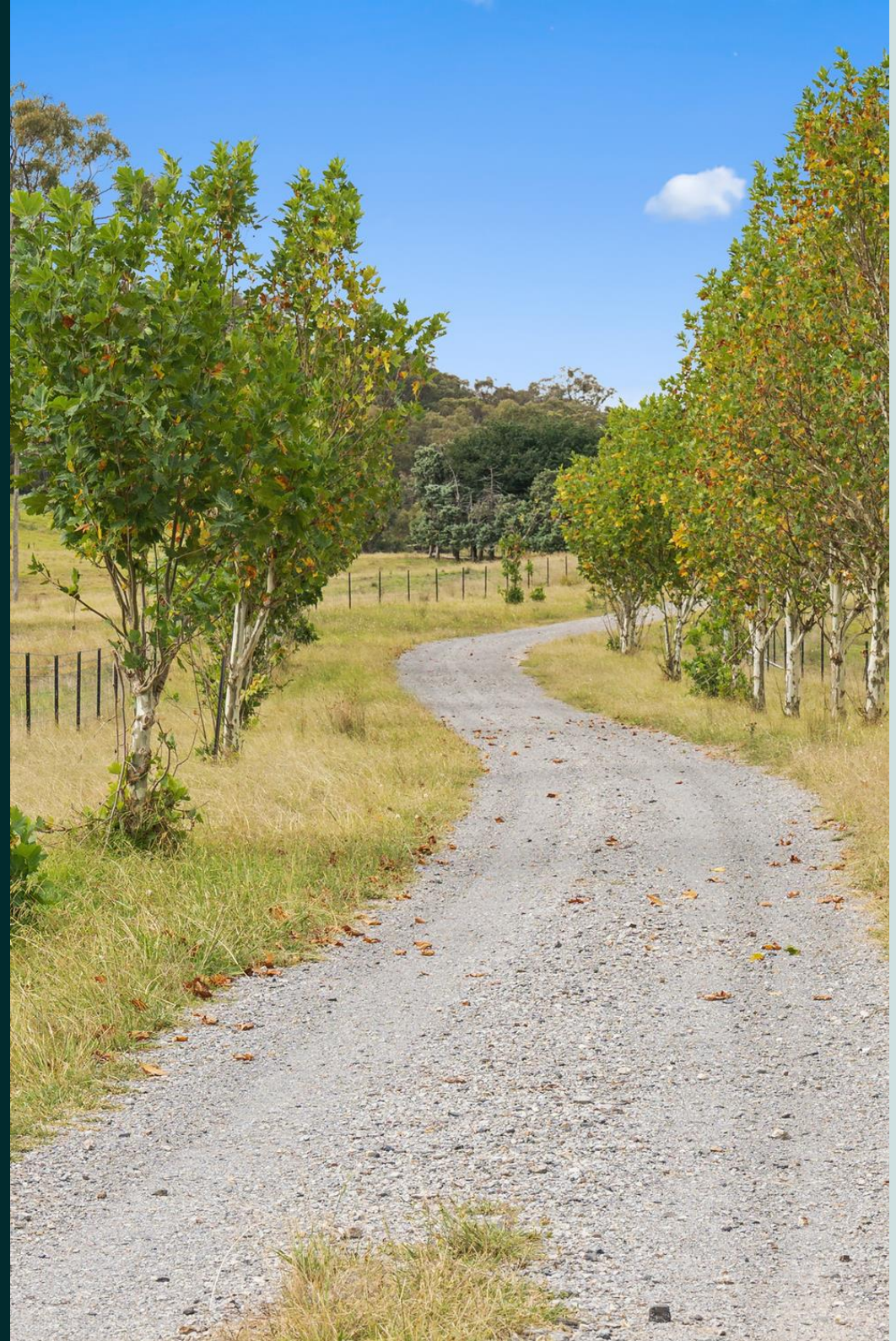
[boo.harvey@cbre.com](mailto:boo.harvey@cbre.com)

### **JOHN HARRISON**

**Managing Director**

CBRE Agribusiness  
+61 404 335 267

[john.harrison@cbre.com](mailto:john.harrison@cbre.com)



# Expression of Interest

## 1. Registrant's Details

Company/Purchasing Entity:

ABN/ACN (if Corporation):

Address:

Contact Name:

Telephone Number:

Email:

## 2. Offer Price

The offer price (stated as a specific price as opposed to a range and excluding GST) is detailed below:

'Cooksvale East', 511 Cooksvale Rd, Peelwood, NSW 2583 Land 347* Hectares (856* Acres)	\$
---	----

Total Price (excluding GST)	\$
-----------------------------	----

## 3. Proposed Purchase Terms

Deposit	\$
---------	----

Balance	\$
---------	----

Settlement Period (days)

## 4. Special Conditions (if any)

## 5. Registrant's Accountant/Advisor

Contact Name:

Company:

Address:

Phone Number:

Email:

## 6. Registrant's Solicitor

Contact Name:

Company:

Address:

Phone Number:

Email:

## 7. Signed for and on behalf of the Registrant

Signature

Date

Name of Signatory

Please complete all sections of this form and send to the following agents on or before, Thursday 30 May 2024 at 4.00pm (AEST). **SUBJECT: EOI 'COOKSVALE EAST'**

Email to: [boo.harvey@cbre.com](mailto:boo.harvey@cbre.com) or [john.harrison@cbre.com](mailto:john.harrison@cbre.com)

*Additional information, which supports or clarifies a Registrant's submission, may be annexed to this EOI Offer Form. By submitting this form or providing your personal information to CBRE you agree to your personal information being collected, held, used, disclosed by us in accordance with our Privacy Policy available at <http://www.cbre.com.au/Pages/Australia-Privacy-Statement.aspx>. Alternatively, a copy will be provided to you upon request.*

\*Approximately



# ‘Cooksvale East’

511 COOKSVALE RD, PEELWOOD, NSW AUSTRALIA

## Disclaimer

The information set out in this document has been prepared using information derived from a variety of external sources and is intended as a guide only and may be subject to change. Cbre does not warrant the accuracy of any of the information and does not accept legal liability or responsibility for any injury, loss or damage incurred by the use of, reliance on, or interpretation of the information contained herein. This confidential document is for the sole use of persons directly provided with it by cbre and it is not to be resupplied to any other person without the prior written consent of cbre. Use by, or reliance upon this document by any other person is not authorised by cbre and without limitation to the above disclaimers, cbre are not liable for any loss arising from such unauthorised use or reliance.

**CBRE**