

**1915 Freemans Drive, Freemans Waterhole, NSW,
2323**

Raine&Horne.

Other For Sale

Saturday, 7 December 2024

1915 Freemans Drive, Freemans Waterhole, NSW, 2323

Bedrooms: 30

Bathrooms: 6

Type: Other

Freemans Spring Caravan Park

Surrounded by picturesque valley of green mountains with beautiful giant trees home to a range of local fauna the property is nestled at the foot of the scenic Watagan Mountains & Mount Heaton in the Lake Macquarie Local Government area of NSW.

The property has been established for over 100 years, the old well on the property was utilized as a source of water for horses on an ancient brush track that passed through the property - hence the naming of the suburb as "Freemans Waterhole".

Located along the scenic route from Cooranbong to the Hunter Valley wine country region and within 15 minutes driving distance, visitors have access to local shopping, cafes and other tourist attractions found in the township of Cooranbong, Cessnock & Toronto.

Key Selling Features;

2.16ha - 5.34acres

zoning - environmental management

current business - Freemans Springs Caravan Park - 40 permanent sites

target buyers - developers, commercial, business owners

previous DA 143 - 1989 Recreation park, motel, restaurant and cabins

previous DA 335 - 1981 Caravan park (extension of consent)

previous ZBA 180 - 1981 Inground swimming pools

1 Objectives of zone

To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.

To provide for a limited range of development that does not have an adverse effect on those values.

To protect, manage and enhance corridors to facilitate species movement, dispersal and interchange of genetic material.

To protect water quality, land surface conditions and important ecosystems.

2 Permitted without consent

Home occupations

3 Permitted with consent

Agritourism; Bed and breakfast accommodation; Boat sheds; Building identification signs; Business identification signs; Community facilities; Dual occupancies (attached); Dwelling houses; Eco-tourist facilities; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Extensive agriculture; Farm buildings; Farm stay accommodation; Flood mitigation work; Forestry; Funeral homes; Home-based child care; Home businesses; Home industries; Information and education facilities; Kiosks; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Roads; Roadside stalls; Tank-based aquaculture; Water recreation structures

4 Prohibited

Industries; Local distribution premises; Multi dwelling housing; Residential flat buildings; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3