

15094 Tasman Highway, Cranbrook, TAS, 7190



Rural For Sale

Friday, 15 November 2024

15094 Tasman Highway, Cranbrook, TAS, 7190

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Rural



Neil Colbeck
0429331664

Established East Coast Vineyard - Full of Opportunity

Melrose Vineyard was first established in the mid 1990's it lies within the East Coast Wine Trail Wine Route. Currently 5.5 hectares of mature vineyards, with the potential for significant expansion identified. Spring Vale added Melrose to their vineyard portfolio in 2007 while seeking expansion opportunities to source grapes while increasing their home vineyard plantings. The criteria was to provide premium quality grapes to reflect East Coast regional characteristics. The Spring Vale "Melrose" wines have since become their largest market share and ambassadorial label. Set on the banks of the Swan River in a beautiful scenic setting on 25.97 hectares with two road frontages Melrose represents a wonderful opportunity with significant options.

The vendors continue to make wines from these established vines under their label, high profile in the Tasmanian wine industry where the visions, style and intent of the proprietors can be reflected in the range of wines that are grown in the vineyards, result in bottle and are presented for guests to enjoy.

Melrose has 5.5 hectares of vineyards planted with four varieties of grapes including 3 hectares of Pinot Noir (6 clones); half a hectare of Chardonnay (2 clones); and 1 hectare of both Sauvignon Blanc and Pinot Gris. The vineyard rows are planted at 2.2 metre spacings with 1.2 metres between vines and VSP (vertical shoot positioning). The majority of the vineyard is cane pruned, however the Pinot Gris and a section of the Pinot Noir are spur pruned. Allowing for seasonal variations yields of eight tonnes per hectare have been averaged since 2009. Clonal information of varieties and a more detailed breakdown of yields per variety is available upon request.

If a new owner chooses to complete the vineyard expansion potential of the property of a further 8 to 10 hectares, more than enough irrigation capacity and security exists at the property with 160 megalitres available. The 160 megalitres is comprised of the following allocations 25 megalitres from 3 dams; 115 megalitres direct offtake from the Swan River and 20 megalitres from the Tasmanian Irrigation Scheme. All the vineyards have drip irrigation installed, in addition frost mitigation sprinklers are installed due to the East Coast continental climate.

The brick country homestead is a sprawling four or more bedroom with open plan living and family rooms, two bathrooms, 2 WC, rumpus, craft room/office, gas and electric appliances, wood heating all in a parkland type setting on the banks of the river and with a floor area of 240 square metres. Open the sliding doors to the patio and enjoy the serene grassed setting around the house or pop down to the Swan River for a kayak paddle. The house can be opened up to let the breeze flow through in summer, while in winter the home has the two rooms with wood fire heating. Nothing creates a more special ambiance in a room than the sight of glowing embers in the hearth. The full height windows allow maximum light efficiency and views of the outdoors, always an attractive feature when there are no neighbours to consider.

There are no wine stocks available as all grapes currently enter the Spring Vale range, however there is a site on the property that has long been identified as an ideal site for a cellar door and tourism facility near the junction of the two road boundaries (Glen Gala Road and Tasman Highway), highly visible and easily accessible on an elevated stony knoll overlooking the property. Should a new owner wish to build a brand and launch to passing public it is an ideal location, its close proximity the East Coast Wine Trails other notable vineyards and Cellar Doors provides "Melrose" a significant potential kick start with tourism trade already drawn to the area.

There are a number of potential options on the table with this offering. The obvious is the property sale at the advertised price (bare), however the vendors are happy to enter into an arrangement with new owners to make wines on their behalf if they wish to open a cellar door and establish their own wine brand. Springvale intend to retain the Melrose name. The vendors are also happy to purchase the grapes for continued use in Springvale wines or to enter into a lease agreement to manage the vines if purchasers do not wish to be directly active in the wine industry. The vendors remain open to exploring a number of possibilities, or new owners may wish to go it alone and forge a new era for the property.

Approximately 2 hours drive to either the heart of Launceston or Hobart, a mere 12 to 15 minutes from Swansea, 25 to Bicheno 35-40 minutes to Coles Bay. The East Coast wine region is well known and desirable location, producing quality

grapes and wine at the fore front of Tasmania and Australia's premium cool climate wine reputation. It is a comfortable commute to this enticing destination for operators and tourists alike.

Sushames Real Estate trusts in the information in this document which has been sourced from means which are considered reliable. Prospective purchasers are recommended to carry out their own due diligence regarding permits, measurements, and boundary positions prior to settlement.

Inspections are strictly by appointment with agent.

Please contact Neil on 0429 331 664 for further detailed marketing information and to schedule inspections.