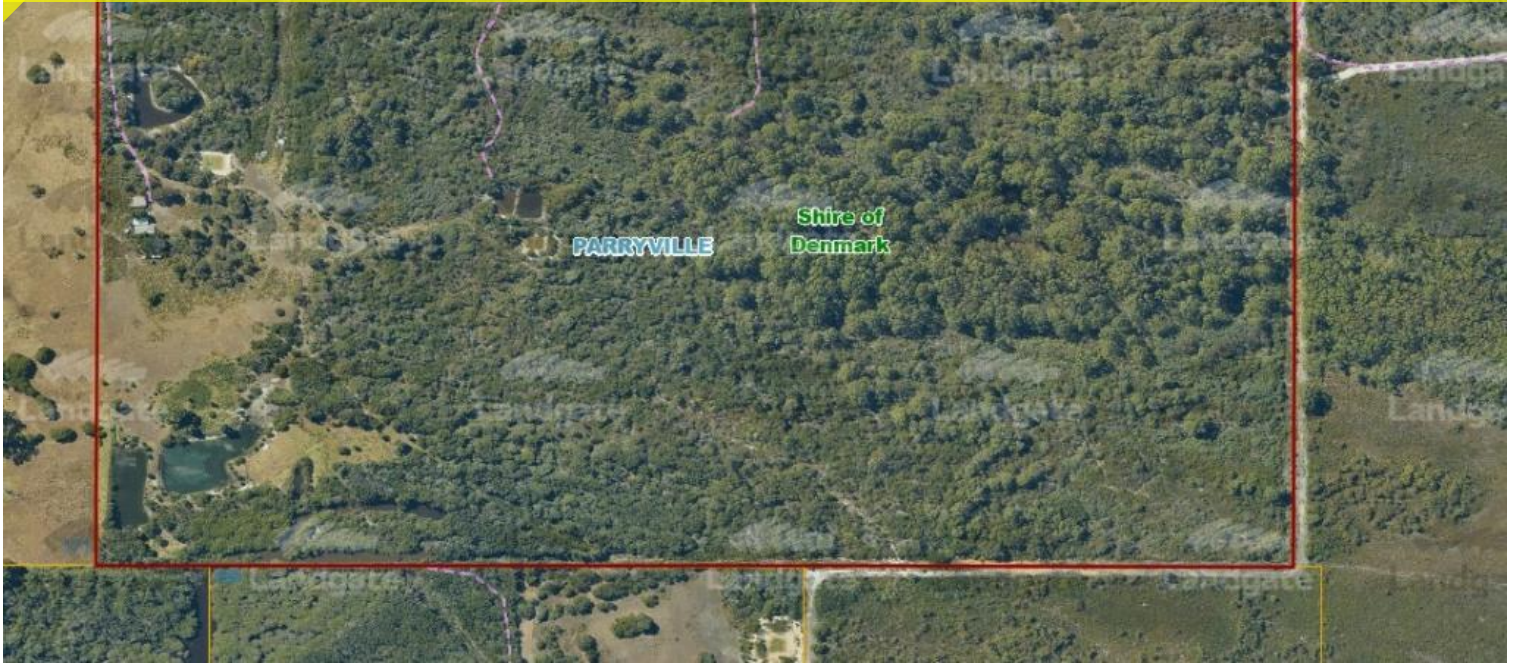


Sold

# 101 Boat Harbour Rd, Denmark



WORTH THE EFFORT

INFORMATION HAS BEEN UPDATED 27/05/2024

**!! SOLD UNDER THE HAMMER !!**

**No More enquiries please.**

## AUCTION

ON SATURDAY THE 25TH OF MAY 2024

AT SHIRE OF DENMARK OFFICES

AT 10.00AM

Doors open at 9.00am to register.

106.25 ac

Price SOLD for \$540,000

Property Type Residential

Property ID 1618

Land Area 106.25 ac

Floor Area 60 m2

### Agent Details

Tony Maddox - 08 9574 2917

Jess Corbey - 0895742917

### Office Details

Tony Maddox Real Estate

100 Stirling Tce Toodyay WA 6566

Australia

08 9574 2917



This property will be Sold by Public Auction on Saturday 25th May at the Shire of Denmark Offices at 10.00am

The Conditions are 10% Deposit on the fall of the Hammer with the Balance due on 25th June 2024.

Buyers must be registered on the day and have a Drivers License as ID.

The property is being Sold by the Shire for Non Payment of Rates.

The Deposit of 10% can be paid on the day by EFT or direct bank Transfer into our Trust Account

**THERE IS NO PRICE GUIDE & RESERVES (If any) ARE NOT DISCLOSED**

**PLEASE NOTE: The shire of Denmark or the Agent will not give advice on Cost of Cleanup or Building Requirements.**

**Please make your own inquiries with the relevant local tradespeople.**

Copy of Contract for Sale:

[Click here for copy of contract](#)

DESCRIPTION:

### TI TREE FARM

Discover the serenity of rural living with this picturesque property located just 25 km west of Denmark.

Spanning over 100 acres, this pristine land boasts multiple freshwater dams, including one with its own enchanting island. The property features sectioned off paddocks, perfect for grazing livestock.

Surrounded by natural bushland, there's ample space for outdoor adventures, while a cleared area provides the ideal canvas for sheds and a dwelling. Plus, enjoy the convenience of an approved 30 x 20 shed with power connected and basic internal fittings already in place.

Embrace the tranquillity and endless possibilities of country living in this idyllic setting

**\*\*\* NEW INFO BELOW\*\*\***

**Please Be Advised that The Property is in a Bush Fire Prone Area, Additional Development on this site may result in having to achieve compliance with AS3959- Construction of Buildings in a Bush Fire prone area.**

**This property is not compliant with the Shire of Denmark Firebreak and Fuel Management Notice 2023/2024**

- Asset Protection Zone is not maintained and cleared of flammable material.
- Low Fuel Boundary is not maintained.
- Vehicular Access including driveways do not allow for the safe travel of emergency vehicles as they are overgrown.
- Flammable dead material is not maintained across the property.
- Grassland and ground covers are not maintained.

Compliance is required by 1 December 2024 as per the Shire of

Denmark Firebreak and Fuel Management Notice 2023/2024.

The link to the Notice with more information about the items can be found here:

[https://denmark.mcdevelopment.com.au/Profiles/denmark/Assets/ClientData/Document-Centre/Final\\_Fire\\_Management\\_Notice\\_2023-24.pdf](https://denmark.mcdevelopment.com.au/Profiles/denmark/Assets/ClientData/Document-Centre/Final_Fire_Management_Notice_2023-24.pdf)

Summary of Town Planning considerations:

- A 9.1m x 7.5m shed is the only approved structure on the property. There is no colour for this shed on our plans on our records, and no attached patio. All other structures must either be removed or application made for retrospective planning and building approvals. Any prospective purchaser is advised to undertake due diligence including inspection of these structures to understand whether approval (in particularly building certification) will be possible.
- The property is identified as 'Rural' in the Shire's Draft Local Planning Strategy and zoned 'Rural' in Town Planning Scheme No. 3. Development and land uses proposals will be assessed on a case by case basis in accordance with the zoning, relevant policies and the conditions of the site.
- Town Planning Scheme No. 3 identifies an 'Additional Use' over the property. This Additional Use has been utilised through development on adjoining 171 Boat Harbour Rd (before #171 and #101 were subdivided) and is therefore considered to be extinguished (noting that #101 cannot meet the relevant condition for location).
- The Shire is currently finalising the Local Planning Strategy and preparing a new Planning Scheme. Prospective purchasers are advised that this may alter the rules relating to land use and development within the Rural Zone.
- The property is located within a designated Bushfire Prone Area and the State Government's policies for bushfire protection apply (see [www.wa.gov.au/government/document-collections/state-planning-policy-37-planning-bushfire-prone-areas](http://www.wa.gov.au/government/document-collections/state-planning-policy-37-planning-bushfire-prone-areas)). It is very unlikely that any tourism-related development proposals would be able to comply with these requirements.

More useful links:

Information brochures on common planning/ building topics:

<https://www.denmark.wa.gov.au/build-plan-develop/planning-building-services/guidelines-and-information-sheets.aspx>

Shire of Denmark Local Planning Framework

<https://www.denmark.wa.gov.au/build-plan-develop/planning-building-services/local-planning-framework.aspx>

Department of Planning, Lands and Heritage

<https://www.wa.gov.au/organisation/department-of-planning-lands-and-heritage>

Shire of Denmark 2023/24 Fees and Charges

<https://www.denmark.wa.gov.au/documents/10867/2023-2024-annual-budget-including-fees-and-charges>

**Note - a lot of clean up to do and removal of Unapproved ancillary buildings.**

**The Ancillary buildings comprise of 2 x 40' Sea Containers with roof covering between them, 1 Land Sales Office ( next to Shed) .**

**These will all need to be retrospectively approved by the Shire of Denmark or removed at the buyers Cost.**

**The only building that is approved is the Green colourbond shed.**

**This is approved as a non habitable Outbuilding ( Shed B/L 4466) Class10 Shed only and Cannot be resided in.**

**For further details; Contact Auctioneer Tony Maddox 0408 926 497 or Sales Rep Jess Corbey 0499 558 966**

Disclaimer: every precaution has been taken to establish the accuracy of this information. The details should not be taken as a representation in any respect on the part of the Seller or its agent. Interested parties should contact the nominated person or office for full and current details.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.