



Loose End Wines

Commercial Farming

Loose End Wines Light Pass Road, Vine Vale, SA 5352

Floor Area:

8,200 m²

Land Area:

0.82ha (2.03 acres) (approx)

Sold

Range: \$1,110,000 - \$1,290,000

Sold: Wed 24-Apr-19



Property Description

- **Boutique processing facility**
- **Winery expansion project**
- **Strategically located**

Colliers International is pleased to be appointed to sell the property known as "Loose End Wines" at Vine Vale in the famous Barossa Valley wine region of South Australia.

Loose End Wines is located on Light Pass Road at Vine Vale in the historic heart of the Barossa. It occupies the old Vine Vale School premises. The landholding is situated on one of the Barossa's most important tourist routes, almost equidistant from the region's three principal towns – Angaston, Tanunda and Nuriootpa. It affords excellent exposure to passers-by and features views of the Barossa Hills and surrounding vineyards.

The prominent site has self-evident tourism development appeal, subject to the necessary consents, to take advantage of increasing visitor numbers and to deliberately promote Loose End Wines as a wine tourism destination.

The property features development plan consent to expand on its current output. For more information please contact the agents.

This rare opportunity comprises:

- › The chance to gain a strategic foothold in one of the most tightly-held wine regions in Australia.
- › A prominent site of approximately 8,200 square metres in the epicenter of the region.
- › Valuable improvements and winery equipment.
- › Development plan consent for expansion of the winery operation.
- › Current gross annual rental income in excess of \$100,000 from a mix of periodic tenancies.



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