



CUTCLIFFE

Acres & lifestyle properties



‘HISTORIC REIBEY FARM’

1115B West Portland Road, Lower Portland

Mulgrave

1/18 Groves Avenue,
Mulgrave NSW 2756

02 4587 8855

North Richmond

1/41 Bells Line of Road,
North Richmond NSW 2754

02 4571 2500

Dural

588 Old Northern Road.
Dural NSW 2158

02 9651 1109

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Introduction & Contact Details

Cutcliffe Properties wish you the best in acquiring your ideal acreage property and trust you've enjoyed looking at **1115B West Portland Road, Lower Portland** as much as we have.

The Cutcliffe team has been selling acreage and lifestyle properties in the Hawkesbury, Nepean and Hills area for over 30 years. This has earned us a reputation as experts in the acreage market.

Our Specialist knowledge relating to zonings, development potential, land usage options and more has helped many people living in these areas buy and sell amazing properties.

Whether it be farming, river access, equestrian pursuits or simply a lifestyle property you are looking for, we can assist. Years of experience in the marketing properties has provided an edge in our ability to price market property in a manner that will achieve the best outcome.

Cutcliffe's sole director, Paul Cutcliffe is widely regarded as hands on, down to earth and extremely knowledgeable in his field. Paul's passion for the area and his business ethics are truly admirable. He works tirelessly to ensure these qualities filter through the entire team.

CONTACT



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Executive Summary

PROPERTY ADDRESS	1115B West Portland Road, Lower Portland
LEGAL DESCRIPTION	LOT 2 DP 800949
SITE AREA	29.94ha (73.98 acres)
ZONING	C4 Environmental Living
LOCAL AUTHORITY	Hawkesbury City Council
SALES METHOD	Private Treaty
KEY FEATURES	<ul style="list-style-type: none">- 2 residences- 3 sheds- Equine facilities- River water licence + irrigation- Pool, tennis court + gym- Fruit shelter

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Property Description

Paul Cutcliffe and Lisa Harris of Cutcliffe Properties are proud to offer this remarkable property on the Colo River with an impressive 73.98 acres of orchards and grazing land along with a 2km river frontage.

Fed by Wollemi National Park, the Colo River is one of the cleanest rivers in NSW, and the 4 knots zone here ensures freshness of the water and tranquility. Natural beauty awaits at this private estate with boundless potential and an intriguing history.

Reibey Farm is an idyllic place to live and farm but as a commercial venture it's also ideal for a corporate or wellbeing retreat, wedding or private function venue, and/or film location (STCA) being just 1 hour and 15 minutes from Sydney's CBD.

Almost fully encompassed by the life giving Colo River, Reibey Farm is host to the best prime alluvial soil, and the stunning estate has seen many memories created over the generations including those belonging to Mary Reibey who graces our 20 dollar note. It's here where her entrepreneurial skills came to life helping her husband with the cargo business along the Hawkesbury River to Sydney.

The farm comprises a meticulously planned home and studio combining rustic and modern features to great effect.

The luxury home comprises 6 bedrooms including an impressive main suite with a large ensuite overlooking the grounds and a walk-in dressing room. The other 5 large bedrooms all have views over the farm and you'll find 3 bathrooms in total. A large open plan kitchen overlooks stunning gardens and the kitchen and dining lead to a large verandah with a great aspect. This 200m² home will not disappoint the entertainer.

The studio with 3 large bedrooms and 2 bathrooms is built from fully recycled materials. It's striking soaring ceilings, sandstone features, and exposed re-claimed bricks provide an undeniable sense of history. Delight in exposed beams, sympathetic doors and windows, and a fully equipped kitchen and walk-in pantry.

Your farming needs are met with 3 sheds totalling 1800m². Neatly tucked away are 6 horse stables made from steel frame with rubber lining complete with a vet crush, and there is an enormous 108ML water license and bore for stock and domestic use. The whole property is irrigated with irrigation to the main paddocks and sprinklers to fruit trees and gardens.

Property Description

Rarely does an opportunity arise catering to cattle and horses with an extensive orchard. Grow black genoa figs, mango trees, avocado, olives, citrus, peaches, loquats, apricots, plums, pears, lychee, mulberries, and many more. There's even is an impressive apiary here from which to enjoy home grown honey.

Reibey Farm is less than 30 minutes from town, education precincts, and dining and entertainment. The picturesque estate takes you on a unique adventure passing through outdoor entertainment areas, farmlands, steel structured buildings, orchards, and 2 riverside campsites.

Enjoy the sandstone boat ramp, home gym, wine cellar, or in-ground trampoline and children's playground. Practice your tennis or take a dip in the pool with ionizer freshwater filter.

Features: - 6 bedroom 3 bathroom home - 3 bedroom 2 bathroom studio - 800sqm concrete floor shed built with steel frame and timber posts - 800sqm shed built from recycled material - 200sqm shed built from recycled hardwood - 200sqm gym with 5m roof, concrete floor and full length windows - Tennis court with synthetic grass surface - Wine cellar under main house - Heated pool with ionizer freshwater filter - In-ground full size trampoline with gym set and kid's cubby house - 6 horse stables with 6 yards, a vet crush, and power and water - 6 horse paddocks plus 3 yards, 3 crushes, and a ramp - 3 phase 50KVA inverter generator - 108ML license from the Colo River with 3-phase pump and 100mm mains across the property - 240,000 litres of concrete water storage -100,000 litres of concrete irrigation water storage - Bore water system and hydrant - Fruit shelter with over 200 fruit trees - Chicken coop and yard with 140 fruit trees - 150 mango trees - 20 avocado trees - 50 pomegranate trees - 60 olive trees - 3 fuel tanks - Sandstone block boat ramp - Apiary on the property with free honey supplied by the apiary manager - Silo - 2 camping grounds overlooking the river

Immerse yourself in the boundless freedoms and prospects this farm has to offer. Where else can you find a such a secluded, state-of-the-art sanctuary so close to Sydney? Enquire and weave yourself into the rich history of Reibey Farm today.

Property Information

- Located only 1 hour and 15 minutes for Sydney CBA
- Set in a private secluded valley on the Colo River with 2km of river front
- Privacy and tranquility
- House – 6 bedrooms and 3 bathrooms
- Studio – 3 bedrooms and 2 bathrooms built from fully recycled materials
- Shed 1 – 800m² concrete floor built in the 70's steel frame timber posts steel windows.
- Shed 2- 800m² - Built from recycled material from a wool shed in Sydney CBD over 100 years old including 300X350 posts and 12 metre spanning roof trusses.
- Shed 3 – 200m² - Built from recycled hardwood from an old diary
- Gym – 200m² - Gym in the back of one of the large sheds with 5 metre roof, concrete floor and full length windows.
- Tennis court – With synthetic grass surface.
- Wine Cellar – under main house.
- Pool – heated with ionizer freshwater filter
- Trampoline – In ground full size with gym set and kids cubby house.
- 6 x Horse stables - made from steel frame with rubber lining and metal cladding with 6 yards around them and a vet crush. Power and water to the stable area.
- 6 x Horse paddocks plus 3 yards and 3 crushes and a truck loading ramp.
- 3 phase 50KVA Inverter Generator underground cables to houses and sheds. You cannot tell the difference when the generator is on or normal power can run the whole property
- River water license - 108 mg license from the Colo River with a 3-phase pump on the river that can pump 6 litres a second. This runs into 100mm mains across the entire property.
- Irrigation – All lawn around the house and tennis court have pop up sprinklers and are connected to the main irrigation.

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Property Information Continued

- Paddock irrigation – The whole property is irrigated all fruit trees have sprinklers and all main paddocks have either pop up sprinklers or hydrants, with many running from an automatic timed system.
- Water tanks 3 tanks for drinking water total of 240 thousand liters all concrete
- Irrigation concrete water tank of 100 thousand litres.
- Bore – There is a bore water systems and hydrant.
- Fruit shelter 7000sqm fully netted with 40 figs black genoa (these figs have previous been sold to top Sydney restaurants) The fruit shelter has over 200 fruit trees with at least 50 different varieties of peaches, plumbs, loquats, apricots, plums, apples, pears, lychee, mulberries and many more. The trees are all fruiting and are between 10 and 12 years old.
- Chicken coop - built from recycled materials with sandstone base.
- The chicken yard also has 140 fruit trees with 30 or 40 different varieties of lemons, mandarin, orange, limes, nuts trees, cumquat plus other varieties.
- Mango trees x 150
- Avocado trees x 20
- Pomegranate trees x 50
- Fruiting olive trees line the driveway x 60
- Autumn trees scattered around the property
- Fuel tanks – 3 x fuel tanks 4000, 1200 and 1500 litres for diesel and unleaded fuel.
- Sandstone block boat ramp which can handle a 32-foot boat at any tide.
- Apiary on the property with free honey supplied by the apiary manager
- Silo – 30-ton silo for oats or horse feed on a concrete slab.
- 2 small, secluded camping grounds overlooking the river
- Colo River 4 knots zone and is fed by the Wollemi National Park which makes it one of the cleanest

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Satellite Plan



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Zoning - C4 Environmental Living

1 Objectives of zone

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.
- To restrict development on land that is inappropriate for development because of its physical characteristics or bushfire risk.
- To ensure that land uses are compatible with existing infrastructure, services and facilities and with the environmental capabilities of the land.
- To encourage existing sustainable agricultural activities.
- To ensure that development does not create or contribute to rural land use conflicts.
- To promote the conservation and enhancement of local native vegetation, including the habitat of threatened species, populations and ecological communities by encouraging development to occur in areas already cleared of vegetation.
- To ensure that development occurs in a way that does not have a significant adverse effect on water catchments, including surface and groundwater quality and flows, land surface conditions and important ecosystems such as waterways.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Home occupations

3 Permitted with consent

Animal boarding or training establishments; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Caravan parks; Centre-based child care facilities; Charter and tourism boating facilities; Community facilities; Dual occupancies (attached); Dwelling houses; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Farm buildings; Flood mitigation works; Food and drink premises; Forestry; Health consulting rooms; Helipads; Heliports; Home-based child care; Home industries; Hospitals; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Landscaping material supplies; Moorings; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Pond-based aquaculture; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads; Roadside stalls; Rural supplies; Rural workers' dwellings; Sawmill or log processing works; Stock and sale yards; Tank-based aquaculture; Tourist and visitor accommodation; Transport depots; Truck depots; Veterinary hospitals; Water recreation structures; Water storage facilities

4 Prohibited

Industries; Local distribution premises; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

Disclaimer

Confidentiality

This Information Memorandum is intended for the sole purpose of providing information for potential purchasers in the process of deliberations to buy. The information contained herein is confidential to the vendor.

Potential purchasers are supplied with this Information Memorandum on the understanding that they:

- 1) Will use this information exclusively in the preparation of their purchase plans
- 2) Shall not at any time communicate the contents to any other person, party or entity except where the person, party or entity is involved in the Preparation of the purchase plans
- 3) Shall not make public any information gained from this information memorandum, nor other information provided by the vendor in addendum to this Information Memorandum.

Disclaimer

The information and the material available in this Information Memorandum are provided by Cutcliffe Properties in good faith. Cutcliffe Properties has taken all reasonable care in ensuring that the information is accurate and current at the time of publication. Cutcliffe Properties does not however guarantee the accuracy, completeness or suitability for any particular purpose, of the information. All intending purchasers should satisfy themselves as to the accuracy of the property's details.

In some cases representative images have been used to give an indication of the potential experience or enterprise that a particular property or region may offer.