

# 192-194

WOLLOMBI RD CESSNOCK NSW 2325

INFORMATION  
MEMORANDUM



FOUR WALLS  
COMMERCIAL

## BLUE CHIP REDEVELOPMENT SITE



# EXECUTIVE SUMMARY

PROPERTY ADDRESS	192-194 WOLLOMBI RD CESSNOCK NSW 2325
TITLE DETAILS	192 Wollombi Road - Lot 1 DP 931127 194 Wollombi Road - Lot 1 DP 939207
ZONING	The site is zoned B4 Mixed Use under Cessnock Local Environment Plan 201
SITE AREA	192 Wollombi Rd 809m2 194 Wollombi Rd 809m2 Total site area 1618m2
LOCAL GOVERNMENT AUTHORITY	Cessnock City Council
SITE DESCRIPTION	Both lots combined are of regular shape with gentle slope to kerb.  Dimensions per block: Frontage & Rear 20m approx.  Side Widths 40m approx.
OUTGOINGS	Council rates : \$5,980PA Water rates; \$2,028 PA Total : \$8,008PA
FOR SALE	Expressions of Interest closing 4pm, 17th September 2021.
POPULATION STATISTICS	Cessnock population 2018 : 59,101 Median age: 38 Average weekly income: \$990 Children aged 0-14 years made up 18.9% of the population & people aged 65 years & over made up 19.8% of the population.



# DESCRIPTION



Four Walls Commercial is pleased to offer 192-194 Wollombi Rd Cessnock NSW to the market as exclusive marketing agents.

The property is being offered for sale as **one parcel of land** on an Expressions of Interest campaign closing 4pm, 17 September 2021.

**192 Wollombi Rd** comprises of a circa 1960's weatherboard and tile home on approximately 809m<sup>2</sup> and is being sold with vacant possession.

**194 Wollombi Rd** is occupied by a business known as Classic Golf Carts, sits on approximately 809m<sup>2</sup> and is being sold with vacant possession.

This is an excellent opportunity to acquire a quality redevelopment site in one of the fastest growing regions in Australia.

Cessnock and Hunter Valley regions are widely regarded as the vineyard capital of Australia and the site is surrounded by recognised businesses such as Aldi, KFC, Big W, Coles, Repco, 7 Eleven, Target and McDonalds



# THE LOCATION

The property is located on the western side of Wollombi Road Cessnock heading into Cessnock CBD with excellent access and line of sight for signage. Wollombi Road is the main arterial road linking the large residential population west of the Cessnock CBD precinct.

Positioned on the doorstep of the renowned Hunter Valley Vineyards and only a 40 minute drive to the Newcastle CBD, beaches and harbour, Cessnock has become a sought-after investment hub being close the M1 Motorway with Sydney less than a 2 hour drive south and moments to the Hunter Expressway which links Cessnock north west to Singleton, Muswellbrook and Tamworth areas.




# TRAFFIC COUNT

Displayed below is a single page summary of a traffic count conducted in Wollombi Road between intersections of Mt View Road & further east to Darwin Street, Cessnock during the period 20/07/2021 - 27/02/2021.

The subject property lies between these two junctions.

Comprehensive traffic report supplied on request.




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T. 1300 82 88 82 - F. 1300 83 88 83 - E. [traffic@trafficsurvey.com.au](mailto:traffic@trafficsurvey.com.au) - W. [www.trafficsurvey.com.au](http://www.trafficsurvey.com.au)

AUTOMATIC COUNT SUMMARY			
<b>Street Name :</b>	Wollombi Rd	<b>Location :</b>	Between Mount View Rd and Darwin St
<b>Suburb :</b>	Cessnock	<b>Start Date :</b>	00:00 Tue 20/July/2021
<b>Metrocount ID</b>	EK6764HQ	<b>Finish Date :</b>	00:00 Tue 27/July/2021
<b>Site ID Number :</b>	1781	<b>Speed Zone :</b>	60 km/h
<b>Prepared By :</b>	Vo Son Binh	<b>Email:</b>	<a href="mailto:binh@trafficsurvey.com.au">binh@trafficsurvey.com.au</a>


GPS information		Direction of Travel		
		Both directions	Westbound	Eastbound
Lat	32° 50' 2.11 South			
Long	151° 21' 5.41 East			
<b>Traffic Volume : (Vehicles/Day)</b>	Weekdays Average	17,472	9,087	8,385
	7 Day Average	16,490	8,585	7,905
<b>Weekday</b>	AM			
<b>Peak hour starts</b>	PM			
<b>Speeds : (Km/Hr)</b>	85th Percentile	49.3	47.1	51.5
	Average	42.3	39.2	45.3
<b>Classification % :</b>	Light Vehicles up to 5.5m	92.8%	93.0%	92.7%



ISO 9001



AS/NZS 4801



ISO 14001

**QUALITY ASSURED COMPLIANCE**  
**OH&S SYSTEM CERTIFIED**  
**ENVIRONMENT MANAGED**

**Status of movement – Covid 19**  
*"Traffic behaviour is not the same as pre-pandemic (traditional morning/afternoon peak is much less pronounced and speeds are close enough to what probably is going to be a 'COVID normal' situation for at least the next year or two. Workplace closures. These results should be used for indicative assessment only."*

# PLANNING/DEVELOPMENT

## ZONING B4 MIXED USE

The site combined is zoned B4 Mixed Use under Cessnock Local Environment Plan 201

### 1 Objectives of zone

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.

### 2 Permitted without consent

Home occupations

### 3 Permitted with consent

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Sewage reticulation systems; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 4

### 4 Prohibited

Agriculture; Airstrips; Amusement centres; Animal boarding or training establishments; Attached dwellings; Bed and breakfast accommodation; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Recreation facilities (major); Recreation facilities (outdoor); Resource recovery facilities; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; Sewage treatment plants; Sex services premises; Transport depots; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures.





# SITE IMAGES



# AGENT DETAILS



**PAUL HOARE**

Licensed Real Estate Agent  
Sales & Leasing Associate

Mobile: 0400 911 802

Email [paulh@fourwallscommercial.com](mailto:paulh@fourwallscommercial.com)



## EXPRESSIONS OF INTEREST FORM

Closing 4pm, 17<sup>th</sup> September 2021

Address	
Purchase Price (excl. GST)	
Deposit (%)	
Settlement Period	
Special Conditions (if any)	<ul style="list-style-type: none"><li>•</li><li>•</li><li>•</li><li>•</li><li>•</li></ul>
Purchaser Name	
ACN/ABN (if applicable)	
Contact	
Postal Address	
Phone	
Email	
Purchaser's Solicitor	
Solicitor Contact Name	
Solicitor Address	
Phone	
Email	
Signed for and on behalf	



# 192-194

Wollombi Road Cessnock NSW 2325



**FOUR WALLS**  
COMMERCIAL

Cnr Lawes & High St East Maitland NSW 2323  
2/335 Wharf Rd, Newcastle NSW 2300  
Phone: (02) 4910 0111  
[www.fourwallscommercial.com.au](http://www.fourwallscommercial.com.au)

#### Disclaimer

Four Walls Commercial as agent on behalf of the vendors wish to advise:

- The information contained herein is to be used as a guide only and does not constitute a formal offer or sales contract. Purchasers should conduct their own enquiries with financial and legal representatives.
- Values, dimensions and descriptions are provided in good faith and to our knowledge accurate at the time of preparation. Purchasers should rely on their own investigations and inspection of the property to form their own opinions. A sales contract can be made available upon request from the agent.
- In the event of any inconsistency between the sales contract and the information memorandum, the details of the sales contract shall prevail.
  - No employee or agent of Four Walls Commercial has the authority to give representation or warranty in relation to this property.
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