



INFORMATION MEMORANDUM

FOR SALE

3 (17B) CLANCYS ROAD, MOUNT EVELYN VIC 3796
5 (17D) CLANCYS ROAD, MOUNT EVELYN VIC 3796



SALES OFFICE
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20 Station Street, Bayswater VIC 3153

APPLEBY.COM.AU





Introduction

Investment Opportunity Commercial-Industrial Warehouses

Appleby Real Estate has great pleasure in offering both 3 (17B) and 5 (17D) at 17 Clancys Road, Mount Evelyn for private sale.

Both warehouses are of brick and steel construction, circa 1980's and form part of a 5 warehouse unit complex. The complex is situated in an industrial hub which is located just off Lilydale-Monbulk Road, a main thoroughfare through Mount Evelyn.

The properties offer purchasers the opportunity to invest or occupy in 9 to 12 months with both warehouses currently leased to a long standing tenant, Sandabe Industries Pty Ltd.

Appleby Real Estate recommends all Investors to seriously consider the opportunity this property has to offer.

Location

The property is situated in the suburb of Mount Evelyn which is approximately 37 kilometres north-east of Melbourne's CBD. The local government area is the Shire of Yarra Ranges. Mount Evelyn holds a population of approx 9702.

Source: 2016 Census



FACTORY 3/17 (17B)

**CLANCYS
ROAD**

MOUNT EVELYN

Executive Summary

Buy One Or Both Short Lease, Long Term Flexibility

Description

Commercial Industrial warehouse of brick and steel construction circa 1980's each with 2 car spaces on title.

Building Area

Total Floor: 179 Square Metres* Plus Additional Mezzanine: 57 Square Metres*

Tenancy Details Warehouse 3 (17B)

Tenant: Sandabe Industries Pty Ltd
Annual Rental: \$9,764.40 Plus GST, Plus Outgoings
Term: 12 Months (no further option)
Lease Commencement: 13 October 2021

Tenancy Details Warehouse 5 (17D)

Tenant: Sandabe Industries Pty Ltd
Annual Rental: \$11,124 Plus GST, Plus Outgoings
Term: 12 Months (no further option)
Lease Commencement: 13 October 2021

Title Details

Warehouse 3 (17B) Volume 09206, Folio 342 being Lot 3 on Registered Plan of Strata Subdivision SP009710

Warehouse 5 (17D) Volume 09206, Folio 344 being Lot 5 on Registered Plan of Strata Subdivision SP009710

Zoning

Industrial 3 Zone (IN3Z) under the Shire of Yarra Ranges Planning Scheme

Sale Process

Public Sale

Sale Terms

10% Deposit, Balance 60 Days





FACTORY 5/17 (17D)

**CLANCYS
ROAD**

MOUNT EVELYN

Key Features Include

Perfect Entry Level Investment Or Self Managed Super Fund

Excellent Investment Opportunity

This property is the perfect investment for first time investors, self managed superannuation funds, the astute investor to add to their portfolio or wait 9-12 months to occupy.

Industrial Warehouses With Office Space

The property comprises an industrial warehouse of 197 square metres* with a mezzanine area of 57 square metres. Each warehouse features office space, a roller shutter door, 3 phase power, amenities and 2 car spaces. Currently leased to a long standing tenant, both warehouses will be available to occupy by mid October 2022.

Major Arterials

The property is situated just off Monbulk-Lilydale Road which is a main thoroughfare through Mount Evelyn servicing connection to York Road, back through to Swansea Road and out to Canterbury Road.

Retail Amenities

Located minutes from the Mount Evelyn town centre.

Public Transport

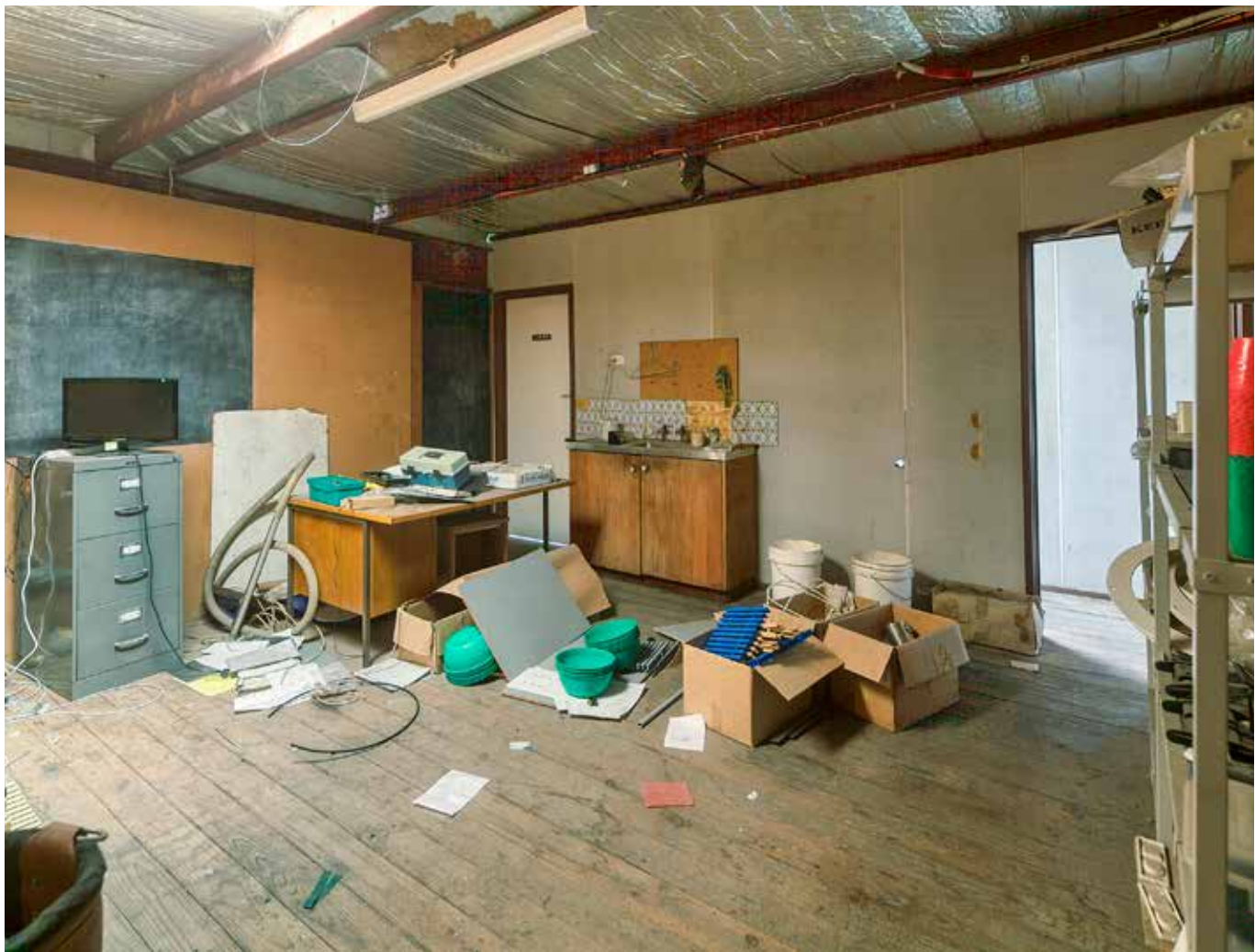
Bus services run along Lilydale-Monbulk Road connecting to Lilydale Train Station which is approximately 5.5kms.



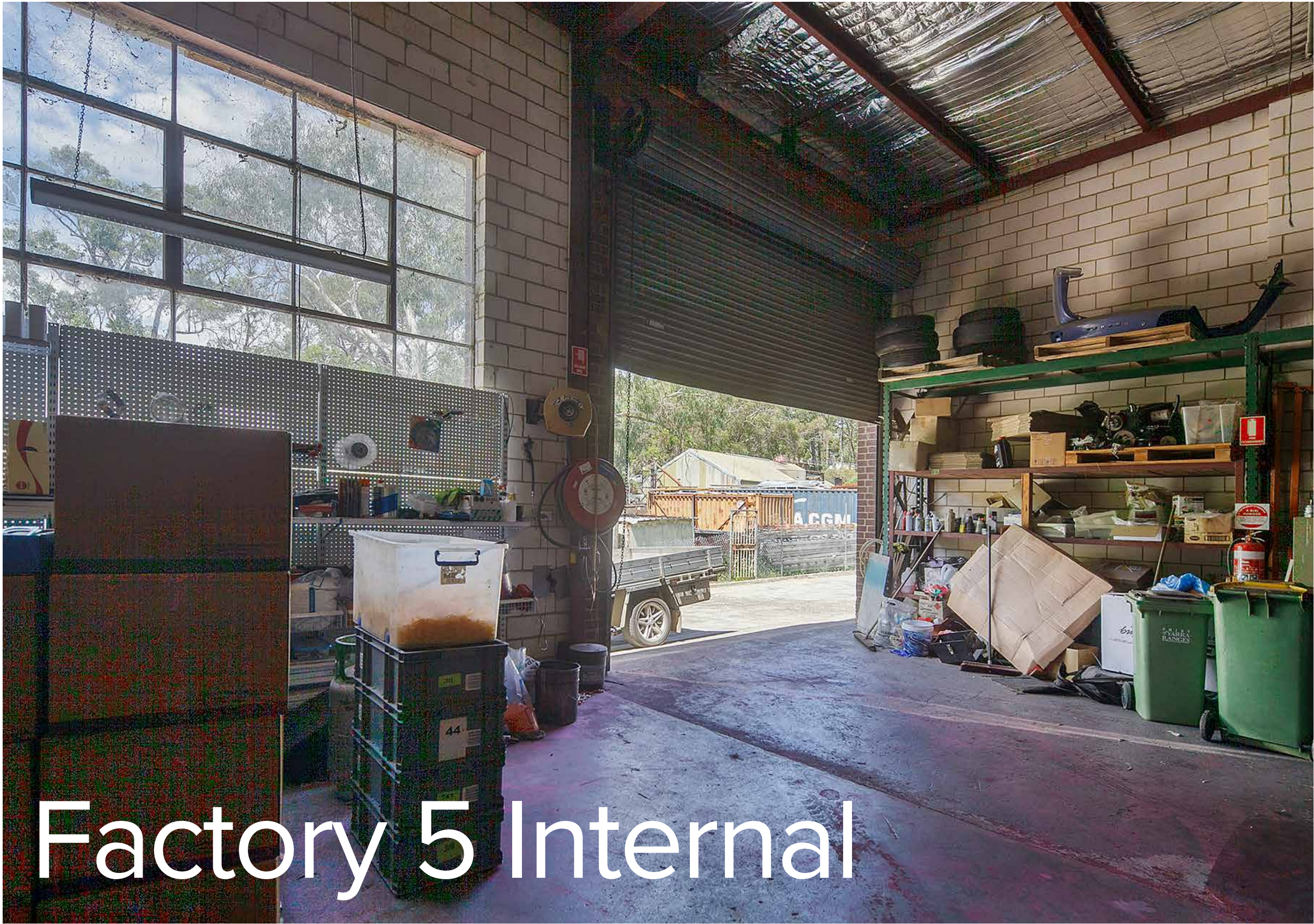
FACTORY 3/17 (17B)
**CLANCYS
ROAD**
MOUNT EVELYN



Factory 3







Factory 5 Internal





Rear Aspect



Street Front

Contact Details

For more information or to organise an inspection time please contact:



Andrew Hill
Commercial Industrial
andrew@appleby.com.au
0421 904 271

Disclaimer

This report has been compiled on the basis of information available. Though efforts have been made to verify or establish the accuracy of the material, it is not permissible to warrant that it is accurate. Some predictions are estimates only and necessarily based on assumptions which may not occur.

Potential purchasers and tenants should make their own independent inquiries with regards to all of the information contained in this report. The report is intended to be general information only and will not form part of any contract nor is it to be taken as any form of any representation, warranty or inducement.

The sole purpose and basis of the provision of this report is for persons to decide if they wish to proceed with the inquiries in connection with the property. The Vendor/Landlord, its Agents and Representatives do not accept any responsibility for and will not be liable in respect of any of the contents of this report.

**All areas listed are approximate.*





Shire of Yarra Ranges

Area Profile, Population & Infrastructure

The property is situated within The Shire of Yarra Ranges which is a rural and urban area, with significant residential areas in suburbs and townships, and some commercial and industrial land use. The rural land is used mainly for agriculture, horticulture and viticulture. Tourism is also an important industry.

Major features of the Yarra Ranges Council area include Dandenong Ranges National Park, Kinglake National Park, Yarra Ranges National Park, Sherbrooke Forest, Healesville Sanctuary, Puffing Billy Railway, Yarra Valley Railway, Toolangi State Forest, Yarra State Forest, Yellingbo Nature Conservation Reserve, Kurth Kiln Regional Park, Mount Donna Buang, Mount Dandenong Observatory, Maroondah Reservoir, O’Shannassy Reservoir, Silvan Reservoir, Upper Yarra Reservoir, the Lilydale to Warburton Rail Trail, Lillydale Lake, Lysterfield Lake, Lysterfield Park, Yarra Valley Racing Centre, Yarra Ranges Regional Museum, Hedgend Maze, William Ricketts Sanctuary, Alfred Nicholas Memor Gardens, Dandenong Ranges Botanic Garden, George Tindale Memorial Gardens, Chirnside Park Shopping Centre,

William Angliss Institute of TAFE (Lilydale Campus), various camps, the Yarra River and numerous wineries and vineyards.

Provided below are some of the population characteristics of the municipality.



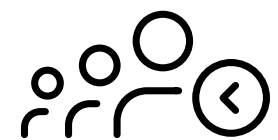
Population 2022

162, 346



Population 2041

185,902



Change 2022 - 41

14.51%

Predominately a rural and urban area with significant residential areas in suburbs and townships which is forecast to experience growth of over 14.5% over the next 20 years.

Employment

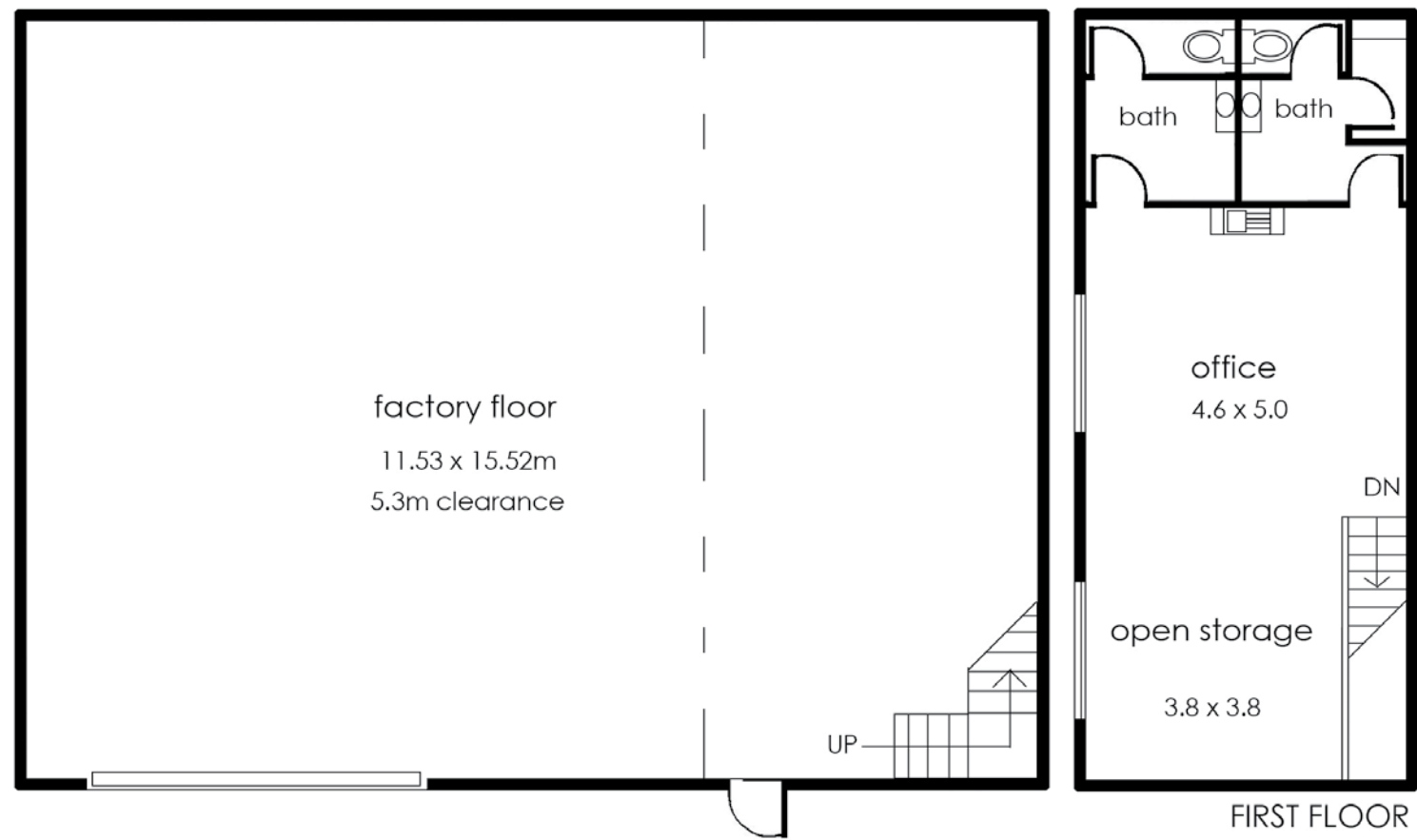
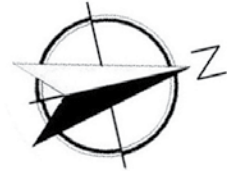
Construction, Health Care & Social Assistance and Retail Trade industries are the largest employers in the Shire of Yarra Ranges which is in line with the current use of the site for future occupier demand.

Construction	13.2%
Health Care & Social Assistance	11.8%
Retail Trade	10.1%
Manufacturing	9.3%
Education & Training	8.8%
Professional, Scientific & Technical Services	6.0%
Accommodation & Food Services	5.2%
Public Administration & Safety	4.6%
Other	31.0%

Source: For further information, please visit www.profile.id.com.au

AREA PROFILE

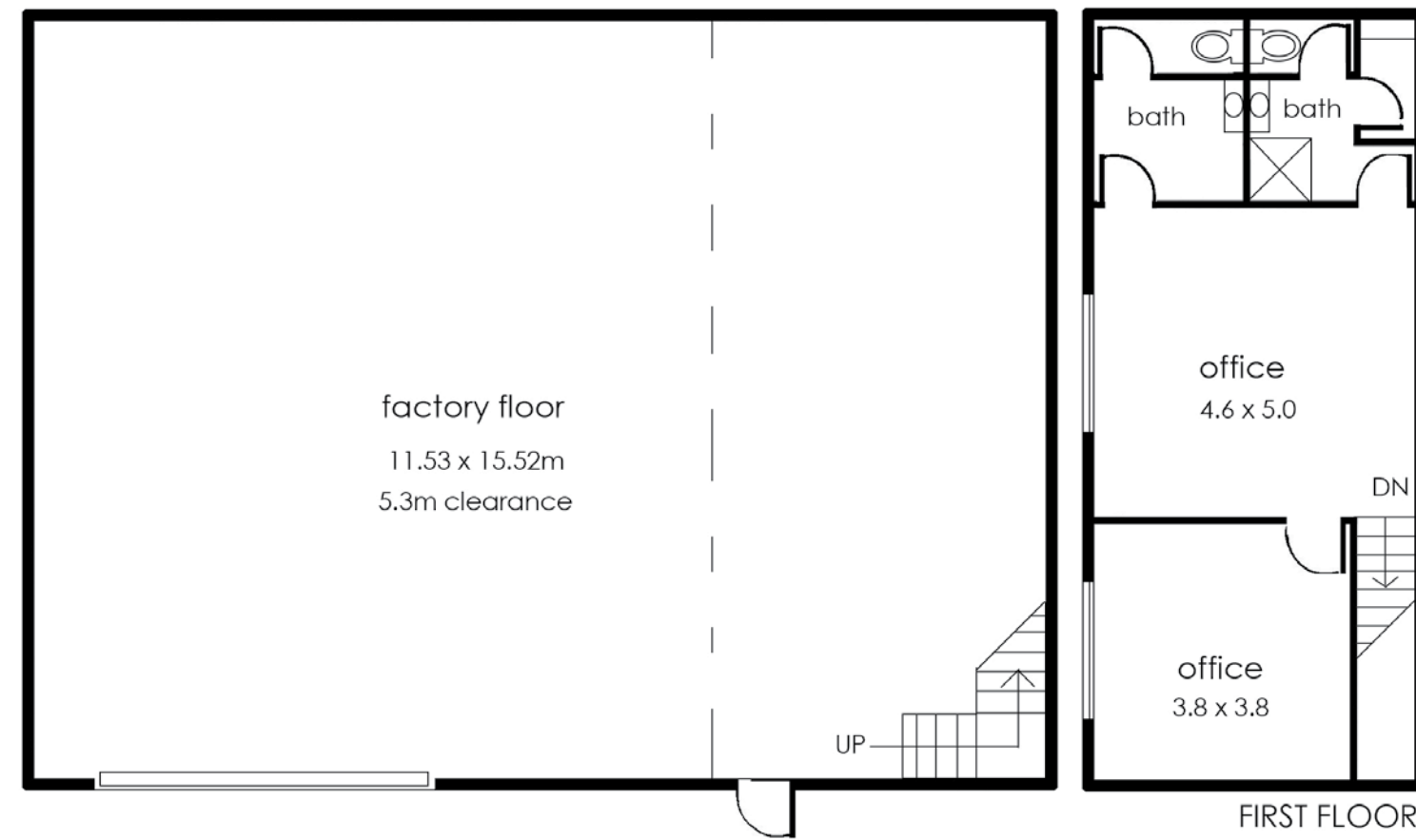




3/17 Clancys Road, Mount Evelyn

© Produced by DND Floor Plans.

This floorplan is for illustration purposes only and no warranty is given to its accuracy. Purchasers are advised to carry out their own investigations.



5/17 Clancys Road, Mount Evelyn

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FLOOR PLAN



PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 14 February 2022 12:09 PM

PROPERTY DETAILS

Address: **17 CLANCYS ROAD MOUNT EVELYN 3796**
Lot and Plan Number: **Lot 1 RP9710**
Standard Parcel Identifier (SPI): **1\RP9710**
Local Government Area (Council): **YARRA RANGES** www.yarraranges.vic.gov.au
Council Property Number: **235408**
Directory Reference: **Melway 120 D1**

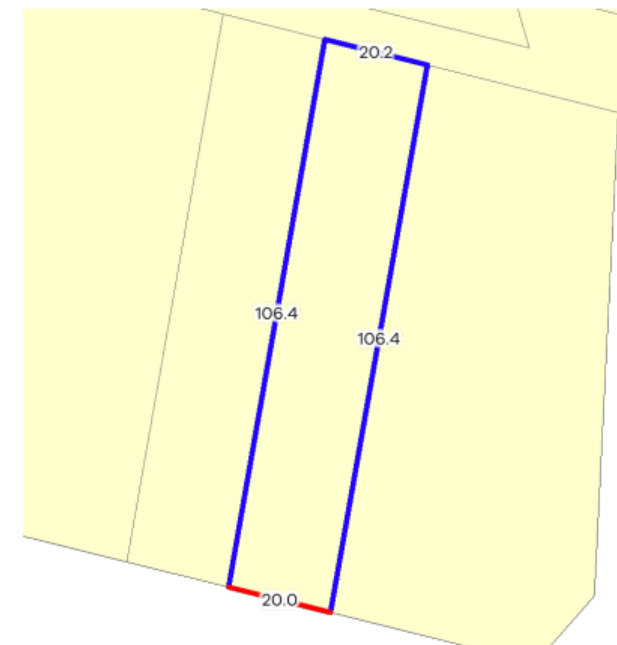
Note: There are 6 properties identified for this site.
These can include units (or car spaces), shops, or part or whole floors of a building.
Dimensions for these individual properties are generally not available.

This property is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



Area: 2134 sq. m

Perimeter: 253 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **Yarra Valley Water**
Melbourne Water: **Inside drainage boundary**
Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
Legislative Assembly: **EVELYN**

PLANNING INFORMATION

Planning Zone: [INDUSTRIAL 3 ZONE \(IN3Z\)](#)

[SCHEDULE TO THE INDUSTRIAL 3 ZONE \(IN3Z\)](#)

Planning Overlay: [BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)

[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)

[ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 2 \(ESO2\)](#)

PROPERTY REPORT



Environment,
Land, Water
and Planning

Planning scheme data last updated on 9 February 2022.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

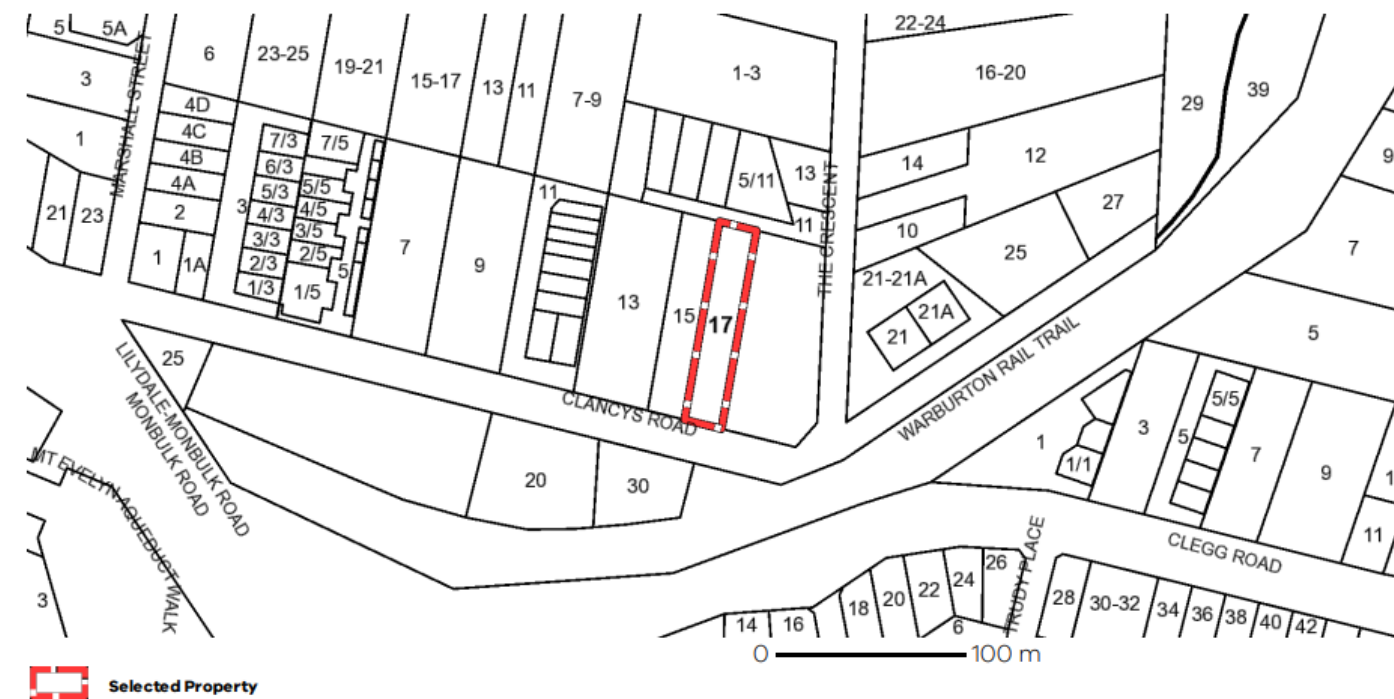
This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Area Map



PLANNING PROPERTY REPORT



From www.planning.vic.gov.au at 14 February 2022 12:09 PM

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 Council Property Number: **235408**
 Planning Scheme: **Yarra Ranges** [Planning Scheme - Yarra Ranges](#)
 Directory Reference: **Melway 120 D1**

UTILITIES

Rural Water Corporation: **Southern Rural Water**
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 Power Distributor: **AUSNET**

STATE ELECTORATES

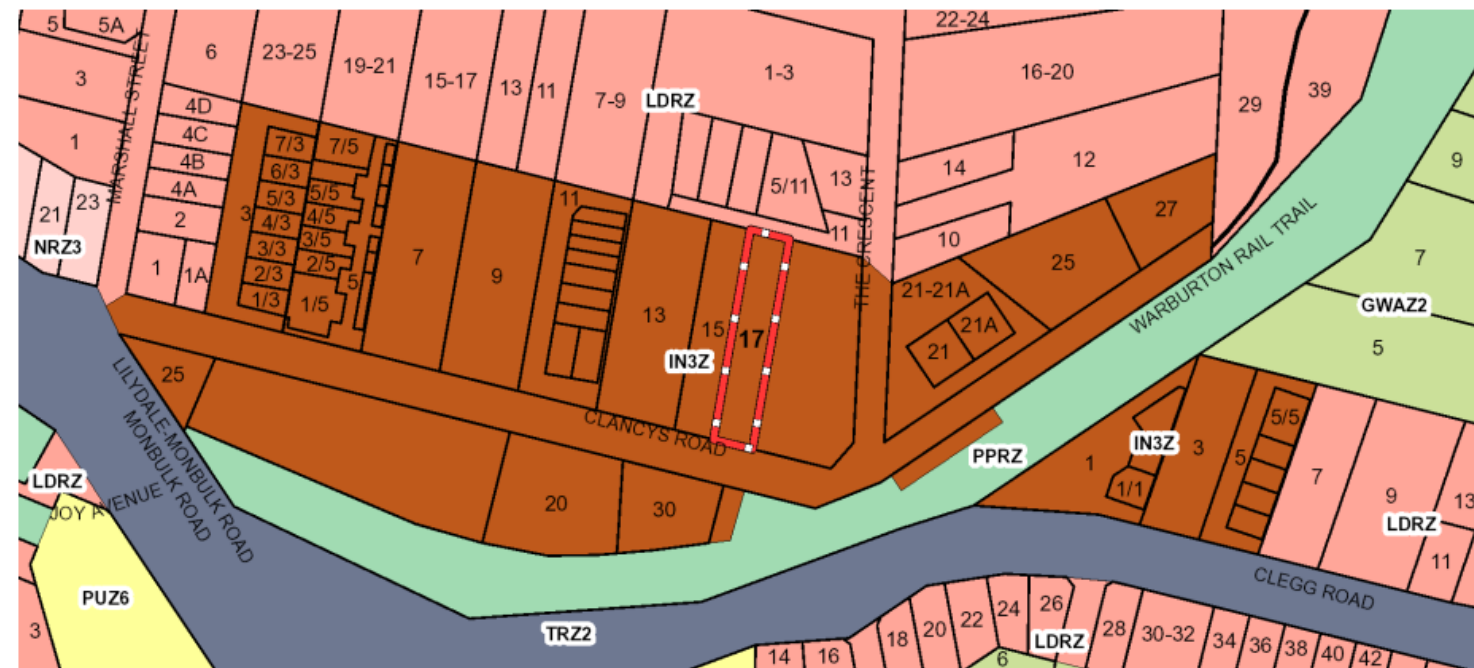
Legislative Council: **EASTERN VICTORIA**
 Legislative Assembly: **EVELYN**

OTHER

Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

Planning Zones

[INDUSTRIAL 3 ZONE \(IN3Z\)](#)
[SCHEDULE TO THE INDUSTRIAL 3 ZONE \(IN3Z\)](#)



- GWAZ - Green Wedge A
- NRZ - Neighbourhood Residential
- PUZ6 - Public Use-Local Government
- IN3Z - Industrial 3
- PPRZ - Public Park and Recreation
- TRZ2 - Principal Road Network
- LDRZ - Low Density Residential
- PUZ2 - Public Use-Education

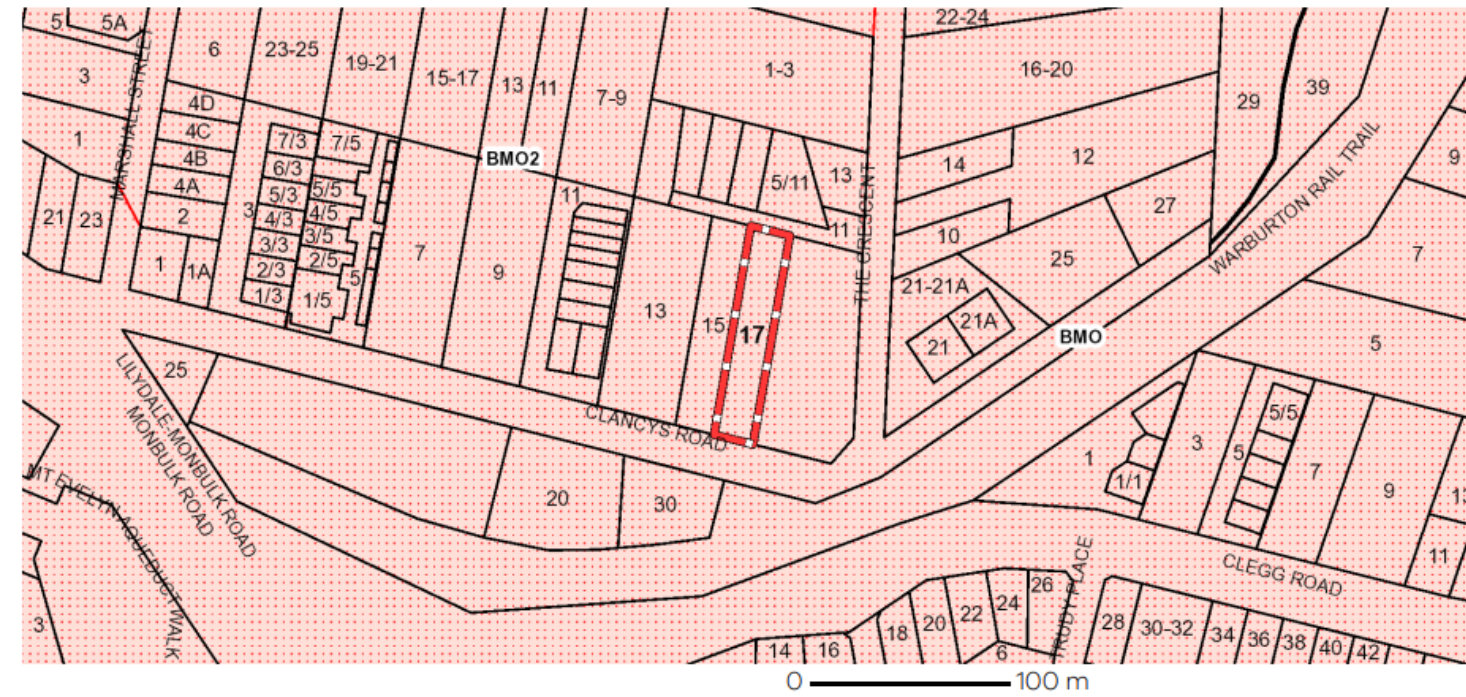
Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

PLANNING PROPERTY REPORT



Planning Overlays

[BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)

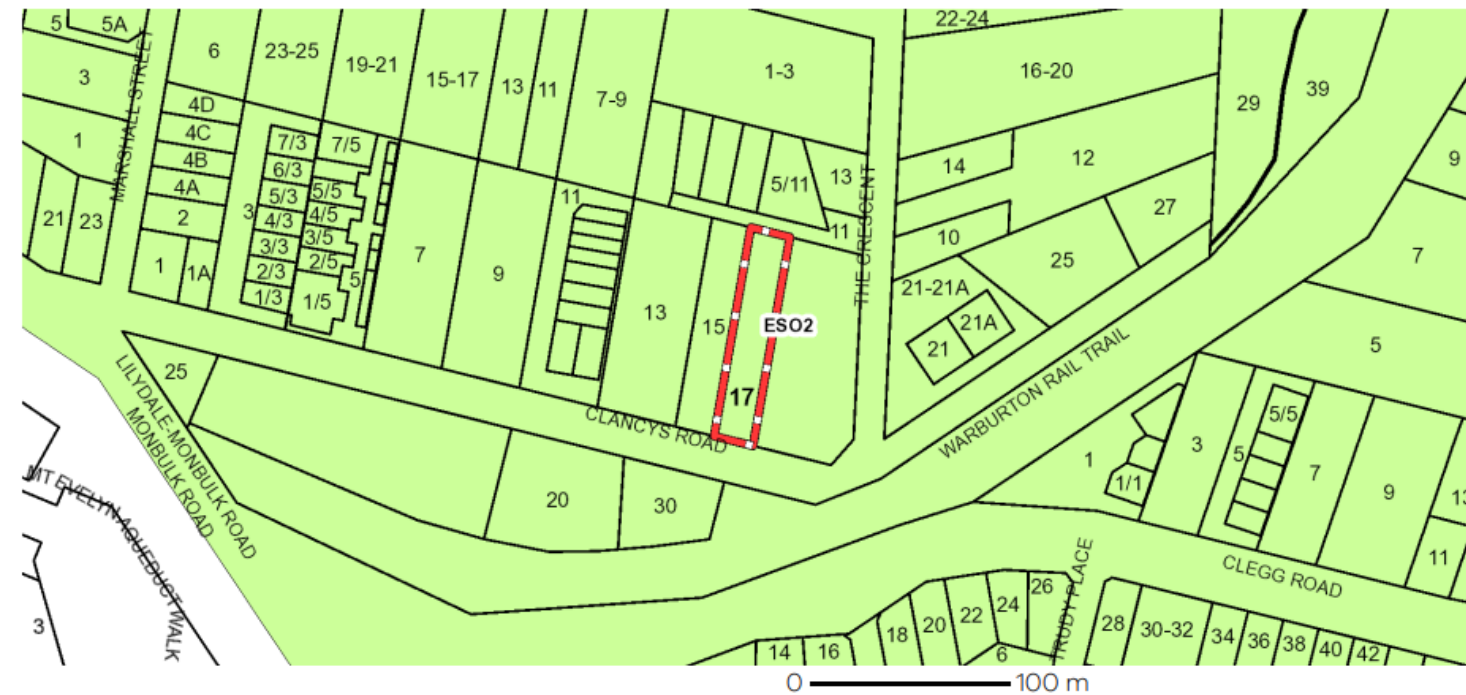


BMO - Bushfire Management

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)

[ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 2 \(ESO2\)](#)



ESO - Environmental Significance

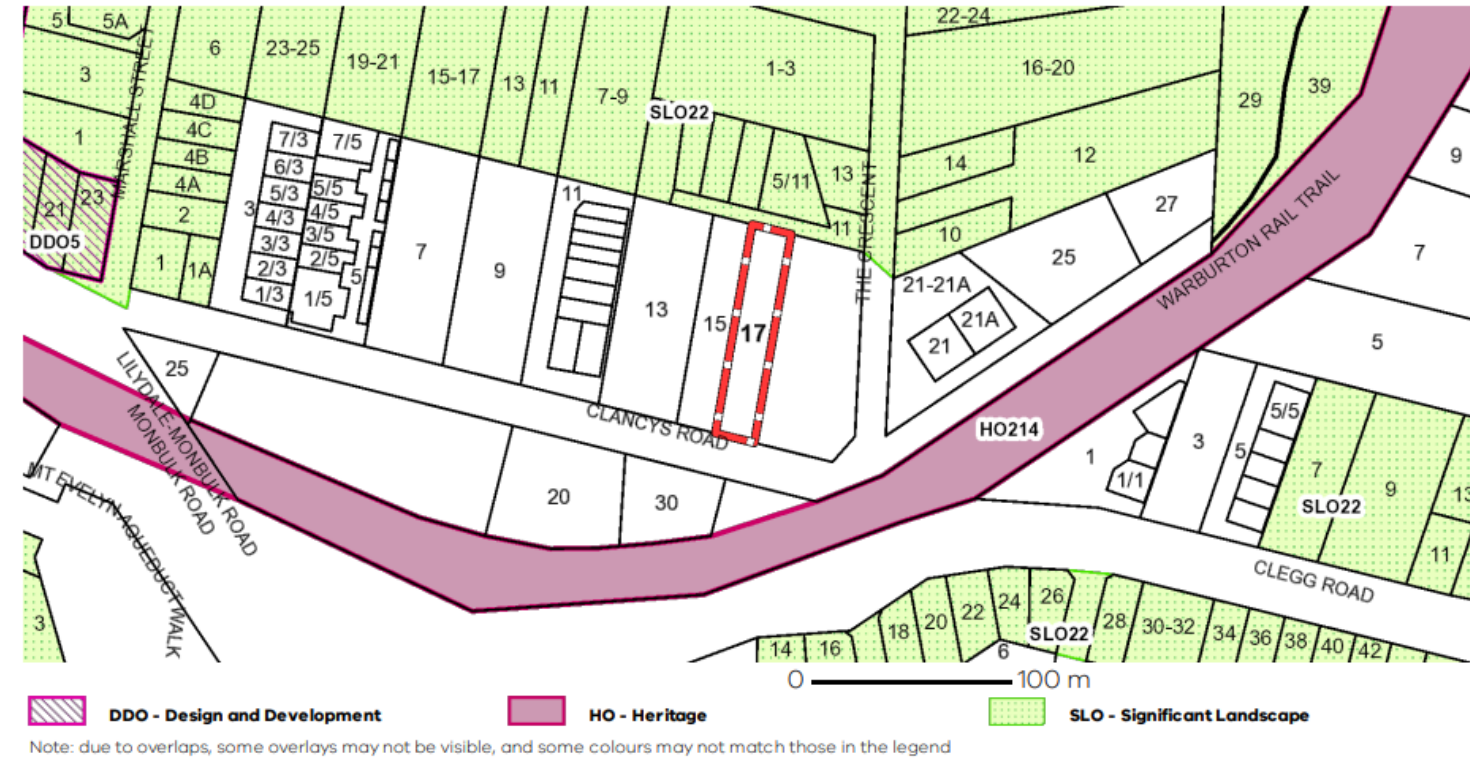
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PLANNING REPORT



Planning Overlays

OTHER OVERLAYS
 Other overlays in the vicinity not directly affecting this land
[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)
[HERITAGE OVERLAY \(HO\)](#)
[SIGNIFICANT LANDSCAPE OVERLAY \(SLO\)](#)



Further Planning Information

Planning scheme data last updated on 9 February 2022.

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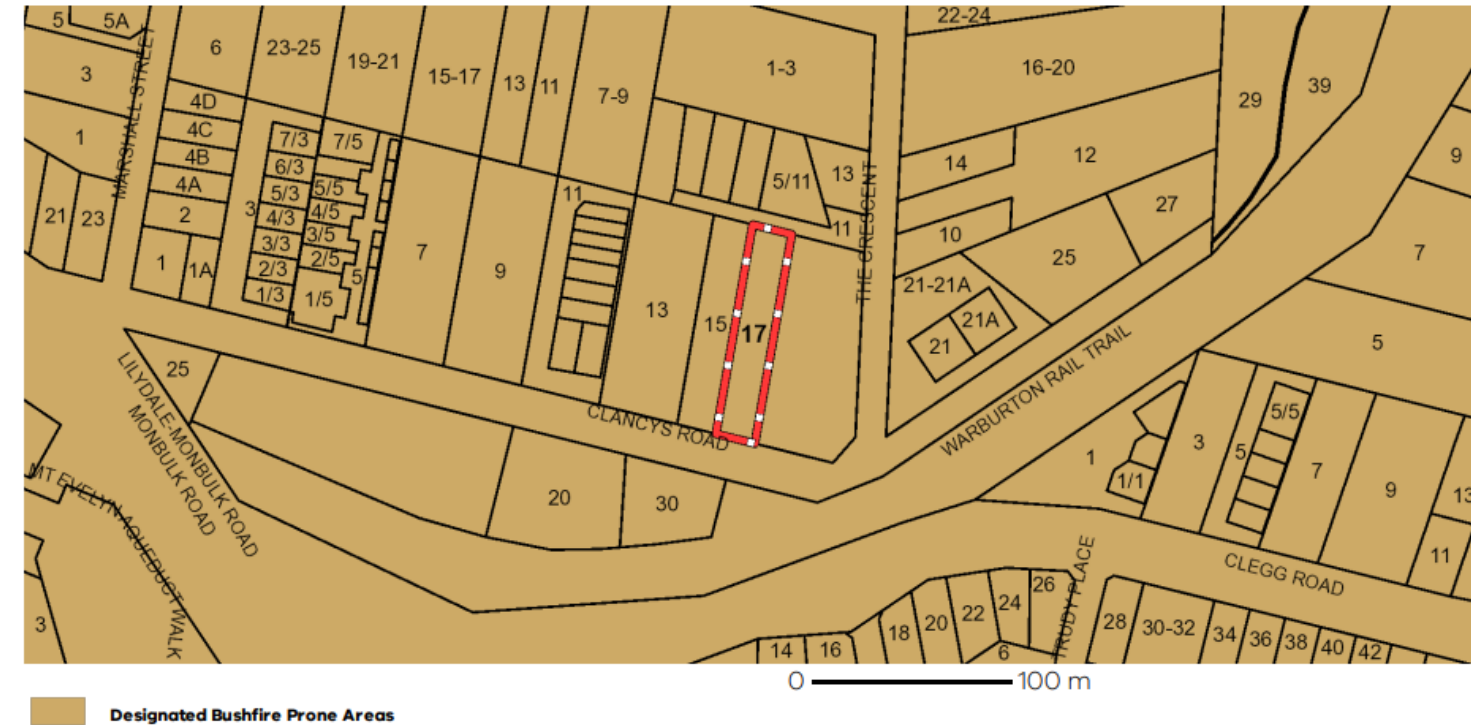
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For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area.
 Special bushfire construction requirements apply. Planning provisions may apply.



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <https://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on his property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](https://www.naturekit.vic.gov.au/)



Appleby Real Estate

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(03) 8727 9555



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