



Licensed General Auctioneers, Stock & Station Agents, Real Estate & Business Agents

To Whom It May Concern.

Information Sheet.

RE: 3 Bolwarra Road, Bolwarra NSW 2320

Expression Of Interest.

Zoning: R1 (General Residential)

Size: 13790 sqm

Services: Sewage, Electricity, Gas & Telephone.

Improvements: 1970's substantial home of 4-bedrooms, ensuite, dining, lounge & veranda, three bathrooms, large shed, 2 small sheds, double garage under house, home requires updating, house size approx. 400 sqm large shed 150 sqm.

Rates: Maitland City Council 2024-2025 \$ 6050.00 per anum. HWC \$ 1200.00 per anum (approx.)

V G: \$ 1,610,000.00 (2023) (2022)

Contact: Christopher Sarroff 0498 335744

Anthony Sarroff 0488 442244

Note: **Agent declares interest**

Yours faithfully,

Sarroff, Sarroff & Sarroff Real Estate

Christopher Sarroff

A handwritten signature in black ink, appearing to read 'Christopher Sarroff', written over the printed name.



Property Report

3 BOLWARRA ROAD BOLWARRA 2320



Property Details

Address: 3 BOLWARRA ROAD BOLWARRA 2320
 Lot/Section /Plan No: 12/-/DP244480
 Council: MAITLAND CITY COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Maitland Local Environmental Plan 2011 (pub. 16-12-2011)
Land Zoning	R1 - General Residential: (pub. 21-4-2023)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	450 m ²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Acid Sulfate Soils	Class 5

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)



- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Allowable Clearing Area (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29-8-2022)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)

Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

1.5 m Buffer around Classified Roads	Classified Road Adjacent
Bushfire Prone Land	Vegetation Buffer
Housing and Productivity Contribution	Lower Hunter - Base HPC
Local Aboriginal Land Council	MINDARIBBA
Regional Plan Boundary	Hunter

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)



FOLIO: 12/244480

SEARCH DATE	TIME	EDITION NO	DATE
18/10/2024	9:39 AM	3	23/8/2007

LAND

LOT 12 IN DEPOSITED PLAN 244480
 AT BOLWARRA
 LOCAL GOVERNMENT AREA MAITLAND
 PARISH OF MIDDLEHOPE COUNTY OF DURHAM
 TITLE DIAGRAM DP244480

FIRST SCHEDULE

PATRICIA SARROFF

(T N800320)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Plan Form 3—TO BE USED WHERE IT IS INTENDED TO DEDICATE PUBLIC ROADS OR PUBLIC RESERVES OR CREATE DRAINAGE RESERVES, EASEMENTS, OR RESTRICTIONS AS TO USER.

DP 244480 * OFFICE USE ONLY.

PLAN OF SUBDIVISION

LAND IN CONV. NO 199 BK 2865
BEING PART OF LOTS 83 & 84
SEC. E OF THE BOLWARRA
ESTATE

Measurements in Metres
Scale: 1:1000 to sit-sit.

Man. 1810
City: Maitland
Locality: Bolwarra
Parish: Middlebop
County: Durham

This is sheet 1 of any plan in this estate.

Andrew Clark
of *C.L. Scott, Clark & Co. Maitland*
a surveyor registered under the Surveyors Act, 1972, in
accordance with the provisions of the said Act, and
in accordance with the provisions of the Surveyors
Practice Regulations, 1973, and was completed on
12-9-1972.

Signature: *Andrew Clark*
Surveyor registered under Surveyors Act, 1972, as amended.
Date: 12-9-1972.

Notes for use by the applicant for information to
enable the Council to determine whether or not
to create drainage reserves, easements, or restric-
tions as to user.

**NOTE: IT IS INTENDED TO
DEDICATE LOTS 13 & 14
TO THE PUBLIC AS
PUBLIC ROAD**

Dedication Accepted
by Council

P. D. P.
Council Clerk

Council Clerk's Certificate.
I hereby certify that the applicant has complied with the requirements of the Local Government Act, 1972 (other than the requirements for the registration of plans), and that the plan is a true and correct copy of the original plan as submitted to me by the applicant. I have inspected the plan and the site and am satisfied that the plan is a true and correct copy of the original plan as submitted to me by the applicant. I have also inspected the site and am satisfied that the plan is a true and correct copy of the original plan as submitted to me by the applicant.

Subdivision No. 5772
Date: 16-10-72
P. D. P. Council Clerk
This is a true and correct copy of the original plan as submitted to me by the applicant. I have inspected the plan and the site and am satisfied that the plan is a true and correct copy of the original plan as submitted to me by the applicant. I have also inspected the site and am satisfied that the plan is a true and correct copy of the original plan as submitted to me by the applicant.

Signatures and seals only.

Registeral. 24 6-3-1975
C.A. No. 6172 of 16-10-1972
Title System: OLD SYSTEM
Purpose: SUBDIVISION
Ref. Map: PARISH
Lot Plan: 6181(L)
D. P. 210292

Surveyors Reference: 80/1024

I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made on a permanent record of a document in my custody this 23rd day of August, 1977.

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WARNING: Plan Drawing only to appear in this space.

DP 244480

AREA LOT 14 - 172M² AMENDED IN 85A. 63X. DEPT. 6-3-1973. WARNING: BRACING OR POLING WILL LEAD TO REJECTION.



Paterson Rd



3 BOLWARRA ROAD, BOLWARRA, NSW 2320
House



4 3 1.38 ha

Paterson Rd

Paterson



HUNTER WATER CORPORATION

A.B.N. 46 228 513 446

SERVICE LOCATION PLAN

Enquiries: 1300 657 657

APPLICANT'S DETAILS



InfoTrack

3 BOLWARRA

BOLWARRA NSW

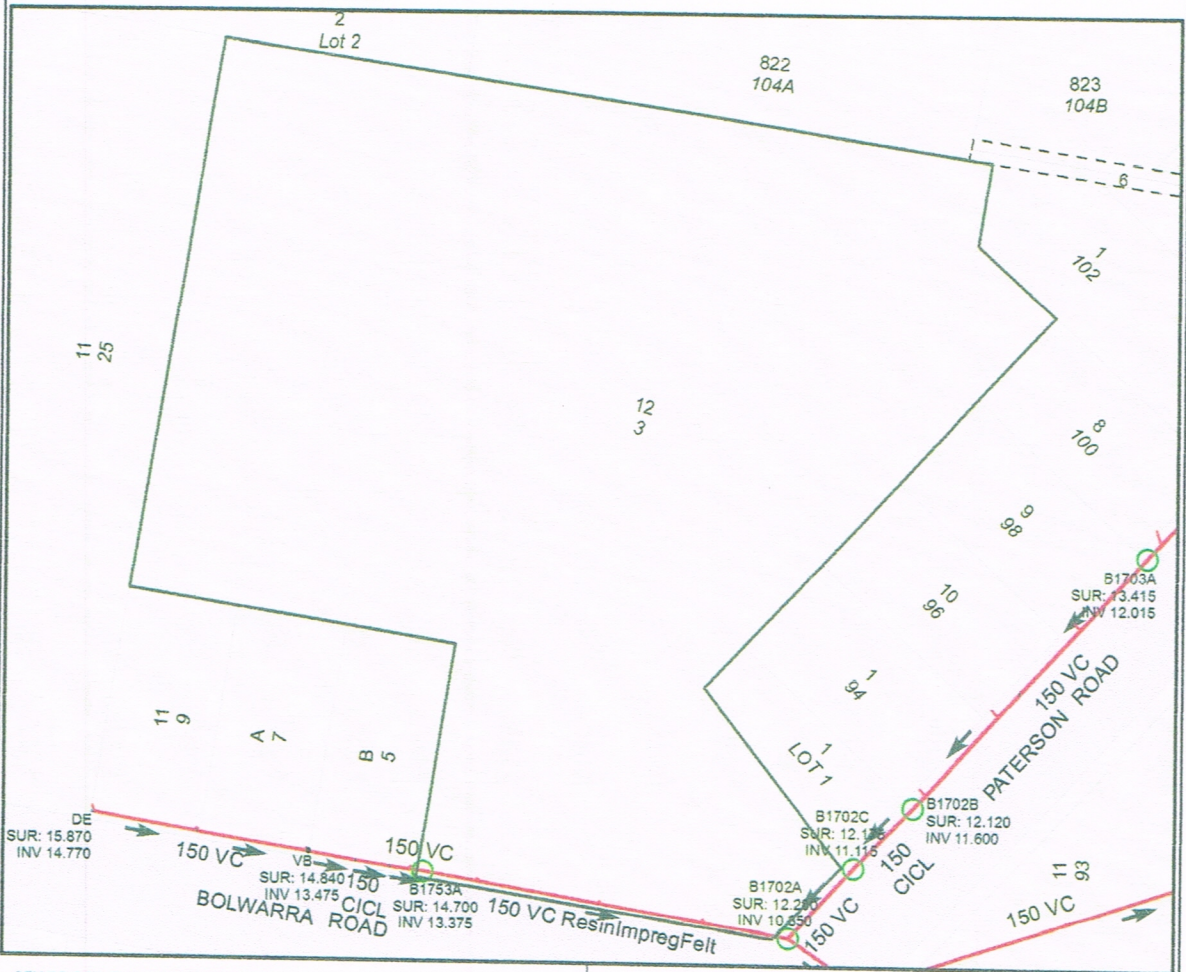
APPLICATION NO.: 2406297

APPLICANT REF: M 242959

RATEABLE PREMISE NO.: 0947900491

PROPERTY ADDRESS: 3 BOLWARRA RD BOLWARRA 2320

LOT/SECTION/DP:SP: 12//DP 244480



SEWER POSITION APPROXIMATE ONLY.
SUBJECT PROPERTY BOLD.
ALL MEASUREMENTS ARE METRIC.

IF A SEWERMAIN IS LAID WITHIN THE BOUNDARIES OF THE LOT, SPECIAL REQUIREMENTS FOR THE PROTECTION OF THE SEWERMAIN APPLY IF DEVELOPMENT IS UNDERTAKEN. IN THESE CASES, IT IS RECOMMENDED THAT YOU SEEK ADVICE ON THE SPECIAL REQUIREMENTS PRIOR TO PURCHASE. PHONE 1300 657 657, FOR MORE INFORMATION.

IMPORTANT:

IF THIS PLAN INDICATES A SEWER CONNECTION IS AVAILABLE OR PROPOSED FOR THE SUBJECT PROPERTY, IT IS THE INTENDING OWNERS RESPONSIBILITY TO DETERMINE WHETHER IT IS PRACTICABLE TO DISCHARGE WASTEWATER FROM ALL PARTS OF THE PROPERTY TO THAT CONNECTION.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY.

Date: 18/10/2024

Scale at A4: 1:1,000

CADASTRAL DATA © LPI OF NSW
CONTOUR DATA © AAM/Hatch
© Department of Planning

SEWER/WATER/RECYCLED WATER
UTILITY DATA
© HUNTER WATER CORPORATION