



## S1/98 Benara Road, Caversham WA

### KEY INFORMATION

#### Address

S1/98 Benara Road, Caversham WA

#### Price

Price On Application

#### Type

Commercial / Farming

#### Land Area

1.9 hectare

#### Build Area

700 sqm

#### Car Spaces

N/A

#### Listing Type

Leased

An opportunity exists to secure for either a short-term or a long-term basis this prime land on busy Benara Road.

The subject property offers:

- Occupy up to 1.9 ha
- Three separate warehouses of approx. 230 sqm each
- Zoned 'Priority Agriculture' under City of Swan LPS
- Suit most agriculture businesses, refer to uses below.
- Central location for distribution purposes
- Annual Water Entitlement for 3,600 kL\*
- Available Now

Permitted Uses under the current zoning include Agriculture (Extensive and Intensive), Bed and Breakfast, Family Day Care, Home Business, Home Occupation, Home Office, Rural Home Business, Rural Pursuit/Hobby Farm, Single House, Wayside Stall and Winery.

### AGENT INFORMATION



#### Max Vaghella

Associate Director - Industrial Sales & Leasing

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Other uses that may be considered are Animal Establishment, Civic Use, Ancillary Dwelling - Rural, Caretaker's Dwelling, Commercial Vehicle Parking, Equestrian Facility, Food and Beverage Production, Holiday House, Home Store, Industry - Primary Production, Telecommunications Infrastructure, Art Gallery, Brewery, Cidery or Distillery, Caf&#xe9;, Cinema/Theatre, Club Premises, Exhibition Centre, Garden Centre, Holiday Accommodation, Market, Reception Centre, Recreation - Private, Restaurant and Tavern

According to City of Swan LPS definitions of:

1) Agriculture - Extensive means premises including outbuildings, rural structures and earthworks used for the raising of stock or crops, but does not include agriculture - intensive or animal husbandry - intensive.

2) Agriculture - Intensive means premises including outbuildings, rural structures and earthworks used for commercial production purposes associated with any of the following -

(a) the production of grapes, vegetables, flowers, exotic or native plants, or fruit or nuts;

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(b) the establishment and operation of plant or fruit nurseries;

(c) the development of land for irrigated fodder production or irrigated pasture (including turf farms);

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\* = subject to Water License conditions