



# RARE INVESTMENT OPPORTUNITY

## HISTORIC SWAN VALLEY ESTATE

**Langley & Co.**  
Advisors

# THE HOME OF HOUGHTON WINES FOR ALMOST TWO CENTURIES AND STEEPED IN HISTORY AS ONE OF AUSTRALIA'S OLDEST WINERIES

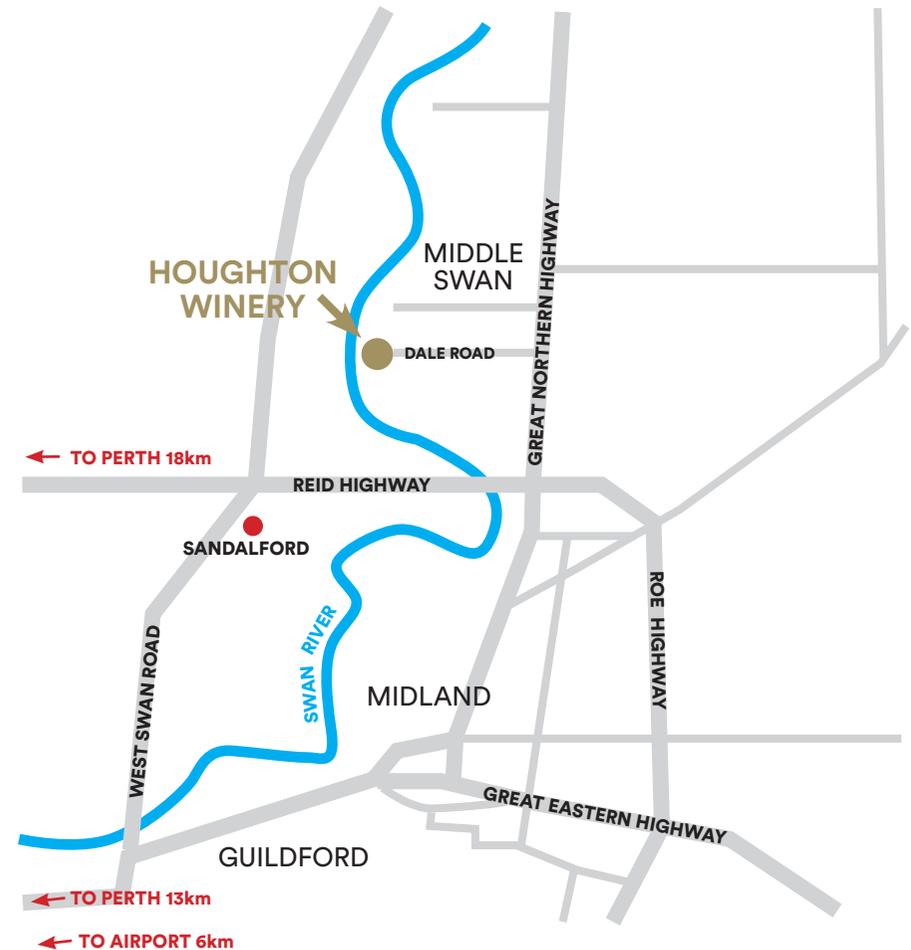
- PROPERTY DEVELOPMENT • WINE • TOURISM OPPORTUNITIES •

The home of Houghton Wines since 1836, this historic estate is offered for the first time as a stand-alone property.

The Swan Valley is home to world-class wineries, breweries, distilleries, passionate artisan producers and a thriving tourism industry. The Houghton estate is synonymous with the region and is one of Western Australia's most sought after function venues offering picturesque gardens and a rustic atmosphere only 23 km from Perth CBD.

With Swan River frontage to the western boundary, 99 Ha under one title, 56 Ha of vineyard, a 6,500 tonne winery, cellar door, lush gardens and popular function venue, this exceptional opportunity offers the astute investor a number of options:

- Potential for continuity of the wine production for Houghton Wines (largest wine producing asset in northern WA).
- Expansion of the events and wedding business (heritage listed building offering rustic charm).
- Substantial sub-division potential close to the Swan River.





## KEY FEATURES OF THE PROPERTY:

- A large riverfront land holding located in the Swan Valley, 30 minutes from the Perth CBD and 20 minutes from the Perth Airport.
- Development potential to create up to 15 unique 'private estate' properties (subject to Council consent) whilst retaining the wine and tourism assets within a unique estate precinct.
- A large, fully equipped winery with substantial plant and equipment, buildings and all services with processing capacity of up to 6,500 tonnes of wine grapes and potential for ongoing processing with Houghton for up to 1,900 tonnes per annum.
- A visitors centre, café, art gallery and event spaces offering unique wine tourism experiences and event capability with the opportunity to reinstate the very popular Swan River winery cruises.
- Total property area is 99 Ha on a single title with approximately 56 Ha planted to vineyards, plus open space and bushland and around 10 hectares of designated floodplain along the Swan river frontage.
- Wine grape production from the vineyards located on the property is approximately 600 tonnes per annum.
- An experienced management and operational team is in place.

## GROWTH OPPORTUNITIES

ZONED 'SWAN VALLEY RURAL, REGIONAL RESERVE – WATERWAY & PRIMARY REGIONAL ROAD':

IDEALLY SUITED FOR:

- Development of the property into a private rural residential estate.
- Wine production, events and tourism either as owner-operated or via third party tenancies.
- New opportunities to develop additional tourism attractions such as a brewery, craft distillery and other tourism experiences.

## SALE PROCESS

The Houghton property is offered for sale by Expressions of Interest.

FOR FURTHER INFORMATION AND TO ARRANGE AN INSPECTION, PLEASE CONTACT:

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