



EXPRESSIONS OF INTEREST

BIRDWOOD Downs

1762 HECTARE ACRE FREEHOLD

Lot 9000 Gibb River Road, Derby WA



Property Portfolio



BIRDWOOD DOWNS STATION

Gibb River Road, Derby, W. Australia

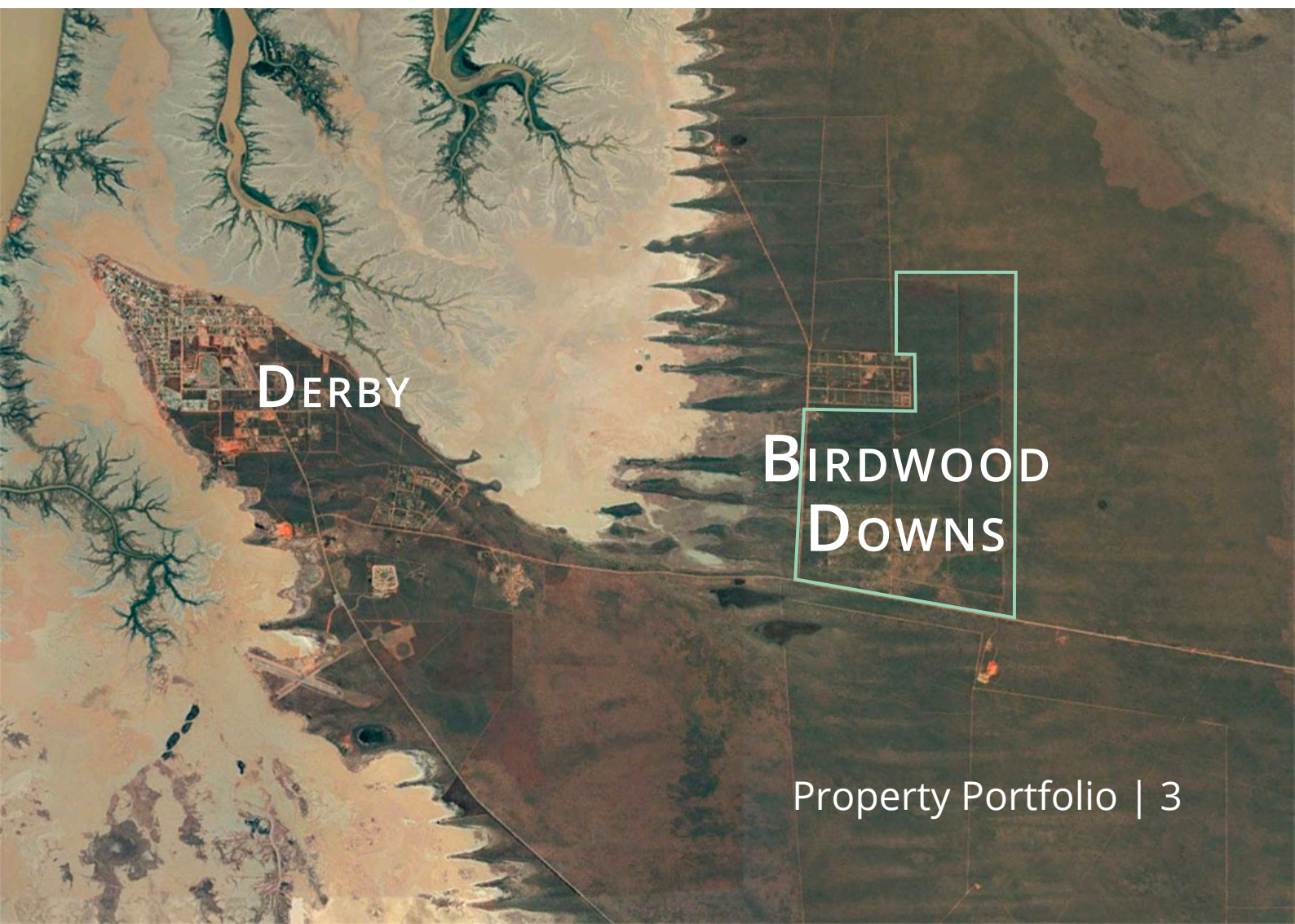
*Rare, large freehold in the NW Kimberley Region,
with ecotourism component.*

1762 Hectares (700 Zoned Rural / 1062 No Zone Pastoral).
20 kms to town of Derby.

Excellent water quality | Ample supply

LOCATION & HISTORY

Since 1978, Birdwood Downs has been a demonstration project in sustainable land use and balanced living. Now after 40 years, the owners, Birdwood Downs Partners are seeking new futures for the property. The station lands are located at the Gateway the Gorges on the Gibb River Road where thousands of hearty travellers venture each year to visit the spectacular nature of the Kimberley. Facilities include bungalow and campsite accommodation, camp kitchens and shared ablutions, with horse trail rides and ecotours offered through our beautiful paddocks. The property is located east of the coastal town of Derby, population of approximately 3,500 people (Census 2016) approximately 2,400 kms from Perth with main industries supporting the town including tourism, mining, a regional prison, government agencies and agriculture. The town has a wide range of amenities including a hospital, airport, schools and shopping. Birdwood Downs homestead is approximately 20 kilometers from the Derby townsite. Surrounding property development includes the adjoining special rural zoned Birdwood Rise subdivision comprising rural lifestyle living allotments ranging in size from approximately 4 to 8 hectares. All amenities and supplies including fuel and food are sourced from the nearby Derby townsite.



SERVICES AVAILABLE TO THE SITE INCLUDE:

Telephone and bitumen sealed road access. Water services have been established via bore/pump being adequate for current use. Power is via solar inverter system with backup diesel generator.

INFRASTRUCTURE

The property has good access to major arterial roads including Derby Highway which leads to the Great Northern Highway. The Derby airport is located within approximately 15 kms of the subject property.

LOCAL GOVERNMENT AREA

- Shire of Derby West Kimberley
- Current Zoning "Rural & No Zone (Pastoral)"

CLIMATE - CURRENT AND PAST SEASONAL CONDITIONS

The Kimberley region has a monsoonal climate. The dry season is characterised by sunny days with low humidity, temperatures from 25 to 40° C temperatures and cooler nights of 8° to 20° C. The wet season brings high humidity and warmer nights.

RAINFALL

According to data from the Australian Government Bureau of Meteorology weather reporting station at Derby Post Office the area has a long term average rainfall of approximately 620 mm. The majority of the rain falls in the wet season months of December through to March.

BUILDINGS AND INFRASTRUCTURE



- Homestead - 154 sqm
- Homestead dining/gazebo - 24 sqm



- 11 Accommodation cabins (16 sqm each) - 176 sqm



- Ablution block - 50 sqm



- Office - 40 sqm



- Work/community shed - 236 sqm



- Machinery shed - 378 sqm



- Metal workshop - 69 sqm



- Saddlery shed - 378 sqm



- Storage Shed - 60 sqm

- Station Managers House - 43 sqm

- 8 kW Solar Power Energy plant



Construction of the homestead building comprises of steel frame set on reinforced concrete slab footings and flooring. External cladding comprises a combination of Kimberley colour stone block to dado height and steel framed mesh which allows for natural ventilation. The roof is of a high pitch and iron clad. Inside is a large open dining/sitting area, fully equipped kitchen, store and toilet.

Situated in close proximity to the homestead building is a detached dining area/ gazebo style structure being of a hexagonal shape. Construction comprises of steel frame on reinforced concrete footings with elevations being a combination of Kimberley colour stone block to dado height and steel framed mesh. The roof is of a high pitch and iron cladding.



The short stay accommodation cabins which total 11 are identical in construction type and size. Construction comprises a steel frame on reinforced concrete slab footings and flooring, with Kimberley stone block elevations and a pitched iron clad roof. Internal walls comprise rendered block with the cabins having louvered windows and tiled flooring.



Accompanying the cabins is a communal ablution block facility which comprises separate male and female amenities and a laundry facility. Total of 4 toilets, 4 showers and a private bath. Construction comprises of steel frame, reinforced concrete slab footings and flooring, with Kimberley stone block elevations, and an iron clad roof.

The ablution block is situated beneath a steel frame iron clad tropical roof structure which allows for extensive attached covered/verandah areas. The laundry facility features washing machine taps and stainless steel troughs.

A bunkhouse with twelve beds, two showers and toilets is located on the west side of the homestead.



An unpowered campground (20 sites) incorporating outdoor kitchen facility is located in close proximity to the ablution block.

The work/theatre building comprises of a medium weight steel portal frame set on reinforced concrete slab footings and flooring with iron clad elevations and roof. Vehicle access is provided via four sliding doors with plate height being approximately 3.5 metres. The building further features fluorescent lighting and an enclosed store area.



The machinery shed structure comprises of light weight portal steel frame set in reinforced concrete slab footings and flooring with some timber framing to the roof structure. Elevations and roof are iron clad. Vehicle access is via four sliding doors with plate height being approximately 4 metres. Other internal features comprise fluorescent lighting and a mechanics pit.

The metal workshop building is of an older style comprising of a light weight steel frame set in reinforced concrete footings and flooring with iron clad elevations and roof. Plate height is approximately 3 metres.



The saddlery shed encompasses an enclosed portion incorporating the bunkhouse shown previously, with open sleeping quarters with bathrooms. There is an open sided sand yard/horse stables area. Main construction comprises of a light weight steel frame with timeber set in reinforced concrete footings with iron cladding to the elevations and roof. Plate height is approximately 3.5 metres. The sand yard/horse stable section does not have any concrete flooring.



Station manager quarters has been constructed some distance away from the main home-
stead area. The Ecostructure building provides 1 bedroom plus office accommodation with
bathroom and shower. A decked outdoor living area incorporating a kitchenette connects the
two main internal living areas.

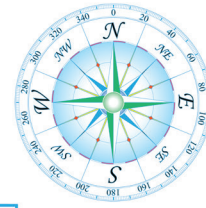


The office building comprises of
steel frame on reinforced con-
crete slab footings and flooring
with Kimberley colourstone block
elevations and a pitched iron clad
roof. Internal fitout comprises tile
floor coverings, louvered win-
dows and LEDlighting. The build-
ing is divided into front recep-
tion/waiting room and large open
plan office area.





BIRDWOOD DOWNS PARTNERS



PROPERTY OVERVIEW

DERBY, WEST AUSTRALIA

Total Area: 1,785 Hectares

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