

For Sale

4 Atlas Place ORANGE

LEVEL SERVICED INDUSTRIAL LAND

Orange is the largest urban area in Central West New South Wales, population circa 40,000.

The diversified regional economy of Orange is centred on mining, health services and government administration.

Location

Situated approximately 3.8 kilometres North of Orange CBD at the Western end of Atlas Place. The land also has frontage to Clergate Road.

Description

Excellent industrial land
Located in North Orange Business Park
Close proximity to Northern Distributor Road and B-Double access approved.
Level site ready to build on
Services available
Land also has frontage & exposure to Clergate Road

Land Area: 4907 sqm

Zoning: IN1 General Industrial

Price: \$89/sqm Exc GST

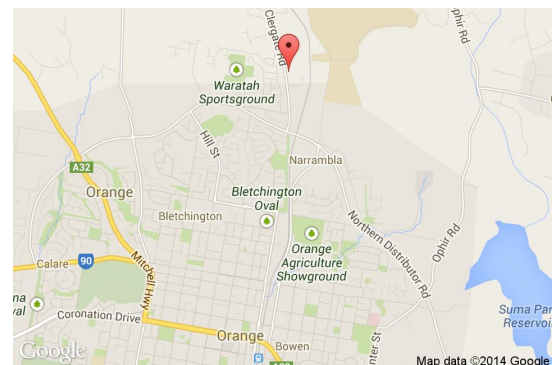
For more information please contact

David Hall

0429 656 101

Nigel Staniforth

0401 279 795



**BENCHMARK
COMMERCIAL**

194B Lords Place, Orange NSW 2800

Telephone: (02) 63 62 5988
Email: sales@bmpa.com.au
Web: www.bmpa.com.au

SCHEDULE of SHORT BOUNDARIES

No.	BEARING	DISTANCE
4	228°49'10"	11.305
5	158°49'10"	11.305
6	77°54'06"	20.15
7	150°38'30"	14.305
8	180°13'20"	0
9	149°48'13"	14.725
10	85°13'20"	11
11	200°38'30"	14.725
12	180°13'20"	0
13	275°13'20"	24.380
14	292°32'40"	20.15
15	275°13'20"	11

SCHEDULE of EASEMENT BOUNDARIES & CONNECTIONS

No.	BEARING	DISTANCE
16	348°23'56"	3.033
17	348°23'56"	10.83
18	82°44'30"	1.435
19	162°11'	4.47
20	276°14'55"	3.01
21	274°35'	4.5
22	274°35'	4.5
23	122°23'25"	5.425
24	102°23'19"	2.81
25	165°06'10"	5.025
26	89°25'20"	3.475
27	258°56'	1.88
28	94°02'20"	2
29	89°46'20"	3.025
30	179°31'	3.025
31	279°43'20"	3.025
32	89°31'	4.2
33	259°35'	4.2
34	269°25'	4.2
35	269°25'	4.2
36	269°25'	4.2

REFERENCE MARKS

No.	BEARING	DISTANCE	DESCRIPTION	ORIGIN
A	284°16'	0.585	DH & WNG PD	DP 804800
B	201°57'30"	14.76	DH & WNG PD	DP 1067086
C	92°46'	4.535	RM SSM 153001	DP 1067086
D	79°57'	0.5	O PIPE PD	DP 804800
E	144°46'	4.05	DH & WNG	
F	303°25'59"	13.295	DH & WNG	
G	323°07'40"	6.735	DH & WNG	
H	184°33'25"	7.735	DH & WNG	
I	177°11'	4.84	RM SSM 170109	
J	302°42'	4.59	DH & WNG	
K	340°25'	4.77	DH & WNG	
L	184°16'	4.37	DH & WNG	
M	287°04'	21.31	DH & WNG	
N	282°27'15"	8.88	RM SSM 170111	
O	263°27'	4.31	DH & WNG	
P	91°30'	4.359	DH & WNG	
Q	230°22'30"	6.01	DH & WNG	
R	56°00'	2.140	DH & WNG PD	DP 1050812
S	32°57'45"	9.185	DH & WNG PD	NEW REF DP 1067086
T	341°01'40"	10.67	DH & WNG PD	NEW REF DP 1067086
U	157°25'	4.94	DH & WNG	
V	265°55'	4.35	DH & WNG	
W	236°55'	4.31	DH & WNG	
X	338°36'45"	13.225	DH & WNG	
Y	58°42'50"	5.28	RM SSM 170110	
Z	343°33'25"	11.875	DH & WNG	
AA	88°45'	4.625	DH & WNG	
AB	100°36'	0.55	O PIPE PD	DP 801558

- 1 EASEMENT TO DRAIN SENSAGE 3 WIDE (DP 1126530)
- 2 EASEMENT TO DRAIN SENSAGE VARIABLE WIDTH (DP 1126530)
- 3 EASEMENT TO DRAIN SENSAGE 3 WIDE (DP 1136530)
- 4 EASEMENT FOR TRANSMISSION OF ELECTRICITY 20 WIDE (DP 804800)
- 5 EASEMENT TO DRAIN SENSAGE 3 WIDE (DP 1007080)
- 6 EASEMENT TO DRAIN WATER 14.5 WIDE & VARIABLE WIDTH
- 7 EASEMENT TO DRAIN WATER 4.5 WIDE
- 8 EASEMENT TO DRAIN WATER 3 WIDE & VARIABLE WIDTH
- 9 EASEMENT TO DRAIN SENSAGE 2 WIDE & VARIABLE WIDTH
- 10 EASEMENT TO DRAIN SENSAGE VARIABLE WIDTH
- 11 EASEMENT FOR MULTI-PURPOSE ELECTRICAL INSTALLATION 3 & 4.2 WIDE
- 12 EASEMENT TO DRAIN WATER VARIABLE WIDTH
- 13 EASEMENT FOR UNDERGROUND POWERLINES 3 WIDE



Surveyor: GYNDYRD JOHN CARPENTER	PLAN OF SUBDIVISION OF LOT 122 DP 1126530	LGA: ORANGE Locality: ORANGE Subdivision No: 4933 1:500 scale as per clause 10(2)(b) of the Planning Act 2009	Registered 09.07.2012	DP1176470
Date of Survey: 3rd APRIL 2012				
Surveyors Reference: 10062A				

Reg: B151996 /Doc: DP 1176470 P /Rev: 10-JUL-2012 /Sta: OC OK /Prt: 10-JUL-2012 11:04 /Dgn: ALL /Sht: 2 of 4
 Ref: lands: sct-eplan /For Surveyors Use Only /Sct: W