

For Sale

15 Strathgrove Way ORANGE

LEVEL SERVICED INDUSTRIAL LAND

Orange is the largest urban area in Central West New South Wales, population circa 42,000.

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

Location

Situated in North Orange Business park approximately 4 kilometres North of Orange CBD.

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 Area: 4,344 sqm

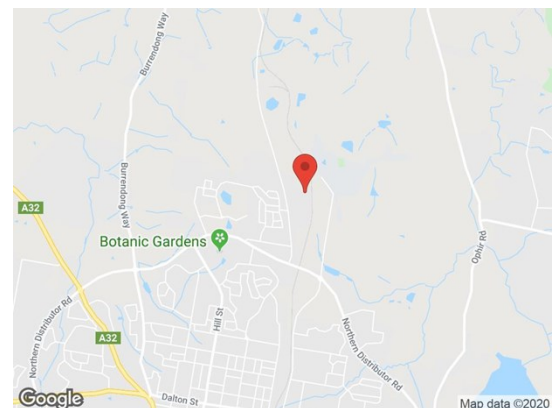
Zoning: IN1 General Industrial

Price: \$70/sqm + GST

For more information please contact

David Hall

0429 656 101



BENCHMARK
COMMERCIAL

194B Lords Place, Orange NSW 2800

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

SCHEDULE of SHORT BOUNDARIES

| No. | BEARING | DISTANCE |
|-----|------------|----------|
| 4 | 228°49'10" | 11.315 |
| 5 | 158°49'10" | 11.315 |
| 6 | 77°54'06" | 20.15 |
| 7 | 150°38'30" | 14.335 |
| 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°25' | 4.5 |
| 22 | 274°25' | 4 |
| 23 | 122°23'25" | 5.425 |
| 24 | 102°23'15" | 2.81 |
| 25 | 165°06'10" | 5.025 |
| 26 | 85°23'20" | 3.475 |
| 27 | 258°56' | 1.98 |
| 28 | 94°02'20" | 2 |
| 29 | 99°46'20" | 3.025 |
| 30 | 170°31' | 3.025 |
| 31 | 279°43'20" | 3.025 |
| 32 | 85°31' | 4.2 |
| 33 | 259°30' | 4.2 |
| 34 | 269°20' | 4.2 |
| 35 | 269°20' | 4.2 |
| 36 | 269°20' | 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 1007086 |
| C | 92°46' | 4.535 | Rm SSM 153001 | DP 1007086 |
| D | 79°57' | 0.5 | O PIPE PD | DP 804800 |
| E | 144°49' | 4.05 | DH & WNG | |
| F | 303°25'50" | 13.395 | 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°21' | 4.77 | DH & WNG | |
| L | 184°16' | 4.37 | DH & WNG | |
| M | 287°04' | 7.31 | DH & WNG | |
| N | 282°23'15" | 8.88 | Rm SSM 170111 | |
| O | 263°23' | 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°20' | 4.94 | DH & WNG | |
| V | 265°55' | 4.35 | DH & WNG | |
| W | 256°55' | 4.31 | DH & WNG | |
| X | 338°26'45" | 13.225 | DH & WNG | |
| Y | 58°42'50" | 5.28 | Rm SSM 170110 | |
| Z | 343°33'25" | 11.975 | DH & WNG | |
| AA | 88°45' | 4.605 | DH & WNG | |
| AB | 100°36' | 0.55 | O PIPE PD | DP 801558 |

- 1 EASEMENT TO DRAIN SEWAGE 3 MDC (DP 1126530)
- 2 EASEMENT TO DRAIN SEWAGE VARIABLE WIDTH (DP 1126530)
- 3 EASEMENT TO DRAIN SEWAGE 3 MDC (DP 1136530)
- 4 EASEMENT FOR TRANSMISSION OF ELECTRICITY 20 MDC (DP 804800)
- 5 EASEMENT TO DRAIN SEWAGE 3 MDC (DP 1997080)
- 6 EASEMENT TO DRAIN WATER 14.5 MDC & VARIABLE WIDTH
- 7 EASEMENT TO DRAIN WATER 4.5 MDC
- 8 EASEMENT TO DRAIN WATER 3 MDC
- 9 EASEMENT TO DRAIN SEWAGE 3 MDC & VARIABLE WIDTH
- 10 EASEMENT TO DRAIN SEWAGE 2 MDC & VARIABLE WIDTH
- 11 EASEMENT TO DRAIN SEWAGE VARIABLE WIDTH
- 12 EASEMENT FOR MULTI-PURPOSE ELECTRICAL INSTALLATION
- 13 4.2 MDC
- 14 EASEMENT TO DRAIN WATER VARIABLE WIDTH
- 15 EASEMENT FOR UNDERGROUND POWERLINES 3 MDC



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| Surveyor: GYNDYRD JOHN CARPENTER | PLAN OF SUBDIVISION OF LOT 122 DP 1126530 | LGA: ORANGE | Registered |
| Date of Survey: 3rd APRIL 2012 | | Locality: ORANGE | 06.07.2012 |
| Surveyors Reference: 10062A | | Subdivision No: 4933 | DP1176470 |
| | | Scale: 1:1000 | |

Reg: B11596 /Doc: DP 1176470 P /Rev: 10-Jul-2012 /Sta: OC, OK /Pct: 10-Jul-2012 11:04 /Dgn: ALL /Sht: 2 of 4
 Ref: lands: sct-eplan /For Surveyors Use Only /Sct: N