

# For Sale

## 4 Atlas Place 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 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  
DA has been lodged for large versatile warehouse/s (see proposed plans)

**Land Area:** 4,907 sqm

**Zoning:** E4 General Industrial

**Price:** \$180/sqm + GST

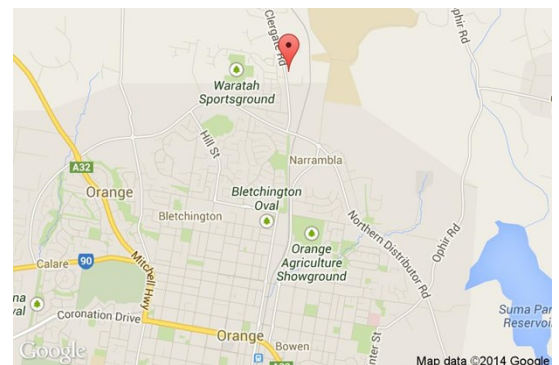
### For more information please contact

**Nigel Staniforth**

0401 279 795

**David Hall**

0429 656 101



**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"	11.315
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	189°13'20"	5
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	89°23'20"	3.475
27	258°56'	1.98
28	94°02'20"	2
29	99°46'20"	3.025
30	179°31'	3.025
31	279°43'20"	3.025
32	89°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 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"	13.395	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	
L	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°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°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 EASEMENT TO DRAIN WATER VARIABLE WIDTH
- 14 EASEMENT TO DRAIN WATER VARIABLE WIDTH
- 15 EASEMENT FOR UNDERGROUND POWERLINES 3 MDC



Surveyor: GYLDYND 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: B11396 /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