

Raine&Horne. Commercial

SUTTON FOREST
394 Hanging Rock Road

500 Acres with Subdivision Potential (STCA), Spring Water & Biodiversity Credits

Contact Agent

An exceptional opportunity awaits to secure a premier rural property in the heart of the Southern Highlands.

Spanning approximately 500 acres of semi-cleared land, this impressive holding combines agricultural, lifestyle & commercial potential, enhanced by a significant spring water licence & subdivision opportunity.

Ideally positioned just 3.8km from the Hume Highway, the property offers immediate access via a wide, high-quality road. Its geographical convenience places Sydney Airport just 1 hour 30 minutes away, Canberra 1 hour 34 minutes, Wollongong 1 hour 11 minutes, Goulburn 38 minutes & Moss Vale a short 20-minute drive.

Currently suited for market gardening, livestock, or spring water farming, the land is well-supported with strong internal fencing, good quality dirt roads designed for heavy loads & extensive farm shedding. A large rainwater tank, provides additional water security, complemented by a dam & natural watercourses.

Property ID	L36534917
Property Type	Land/Development
Land Area	200.0 hectares

AGENT

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Zoned E3, the property also carries subdivision potential, with Council consent allowing for a minimum lot size of 100 acres, opening the door to future development opportunities.

The Water Licence Advantage

One of the property's most valuable assets is the 183 megalitre water licence, with DA approval to extract 20 million litres per annum for commercial sale & potential to increase to 30 million litres. This allocation provides extraordinary flexibility for income diversification, with the ability to supply high-quality spring water to commercial buyers including spring water companies & food manufacturers. Bore water & natural spring sources provide a reliable yield, with certificates of analysis available upon request.

An outstanding highlight is the significant biodiversity opportunity- potentially up to \$6 million in biodiversity credits- offering an extraordinary chance for hobby farmers or investors alike to unlock future income while conserving this pristine landscape. Biodiversity credits are tradable certificates that place a financial value on the protection and management of native vegetation, threatened species, and their habitats.*

Key Features

- **Approx. 500 acres of semi-cleared land**
- **Immediate Hume Highway access (3.8km)**
- **Strong fencing & high-capacity internal farm roads**
- **Large farm shedding & rainwater tank**
- **Dam & natural watercourse**
- **Zoned E3 with subdivision potential (minimum 100 acres per lot with consent)**
- **183 megalitre water licence with DA approval for 20-30 million litres per annum extraction & sale**
- **Biodiversity Credits***

This is a rare chance to acquire one of Sutton Forest's most significant rural holdings, with both lifestyle & income-generating potential at scale.

EXPRESSIONS OF INTEREST

- Attached also is an indicative review of the biodiversity value the land could achieve. It is not a guarantee from the owners that this number will materialise or can with certainty be achieved, but it may be helpful to you. We provide it to you on this basis of non reliance.

For further details or to arrange a confidential inspection, please contact Matthew on 0400 555 088 or Lisa on 0407 555 117.