

# 1764 Property Information

## House, Gardens and Shed

House heating options: Main house – Guest Wing

Large open fire in formal lounge.

Diesel burner heats the concrete floors in living/kitchen areas.

Visitors Toilet. Radiators heat all bedroom areas, office.

Blinds Electric in office and family room.

Spa bath in ensuite bathroom.

Air conditioning units- individually controlled in master bedroom, Guest wing

Open living areas, formal lounge, Office controlled on family room wall.

## Electric & Gas Heating

Electric water heating on main house - Guest wing/laundry water heating by gas.

Water supply – via Birch Scheme.

Spa Pool- As is condition.

## Shed

3 phase power

Gas heating for water in staff amenities.

Three electric controlled roller doors. (1 in lean to)

Large compressor in lean to part of shed (controlled by switch on main shed wall)

Roll cable by main door.

Fuel tank can remain.

## Garden

2 x 30,000 Litre water tanks – River scheme – shed roof collection

Fruit trees – walnuts, pears, nashi, plums, apricots, nectarines, assorted apples,

Quince, feijoas, avocados and citrus.

Large raised vege garden.

Large native garden – fenced house section by both fencing and hedging. Gated.

Large, covered dog kennel.

Woodshed and garden shed.

## **Vineyard Information:**

### Pump shed & chemical Shed:

Shed with toilet facility, controls water system to vineyards

Chemical shed – tank filling and wash down area

Vineyard Planted area: 5.68 Ha

Block 1. Year planted 2010 – 3.18 Ha

Block 2. Year planted 2019 – 2.50 Ha

Clones: MS

Roorstock: S04

Contract: Sold without contract

Water: Resource Consent U170165

Shared water scheme with Constellation Brands NZ and Lawson's Dry Hills Ltd

Data of tonnage:

<b>Vintage</b>	<b>Tonnes</b>	
2019	57.13	Old Block Only
2020	63.06	Old Block Only
2021	49.20	Old Block Only
2022	106.44	Both Blocks
2023	105.93	Both Blocks
2024	85.09	Both Blocks
2025	104.00	Both Blocks