







For Sale

Via Expression of Interest

Craigie Knowe Vineyard & Flora's Restaraunt

Total Area: 19.16Ha

80 Glen Gala Road, Cranbrook TAS 7190

AWN

Andrew Dean
Property Agent
0418 143 577 | adean@awn.net
awn.net/property



01628T-2408



Executive Summary

AWN is proud to offer an extraordinary opportunity to acquire Craigie Knowe, widely regarded as the oldest vineyard on the East Coast of Tasmania.
This 19.17-hectare premium estate masterfully combines a historic 1836 stone residence, a high-yield boutique vineyard, impeccable water security, and a highly profitable commercial hospitality venture via the fully licensed Floras Restaurant.
Situated just off the major East Coast tourist highway, the property benefits from dual revenue streams via robust agricultural production and a booming tourism/events trade, highlighted by exclusive luxury partnerships and large-scale music festivals.

Investment Highlights

- Historic Heritage: Established as the pioneer vineyard of the Tasmanian East Coast, delivering unparalleled brand prestige and storytelling capital.
- Turnkey Agribusiness: 3.54 hectares under mature vine yielding ~25-30 tonnes annually (~40,000 bottles) with $1.3 million in stock (at cost) included.
- Elite Hospitality & Income: Features Floras Restaurant, equipped with new commercial kitchen and a 15m x 12m luxury marquee.
- Glen Heriot 1.3Ha vines: A secure lease is currently in place with operator Glen Heriot (5 years remaining).
- Unrivalled Tourism Location: Positioned along the high-traffic East Coast tourist route, closely neighbouring premier destinations Bicheno, Swansea, Coles Bay, and the world-renowned Freycinet National Park.
- Immediate Expansion Potential: Complete underground infrastructure is already laid to immediately expand the vineyard by a further 6 hectare



The Offering



- **Total Land Area:** 19.17 ha
- **Planted Vineyard:** 3.5428 ha
- **Undeveloped Arable Land:** 6 ha

(fully pre-piped for immediate vineyard expansion

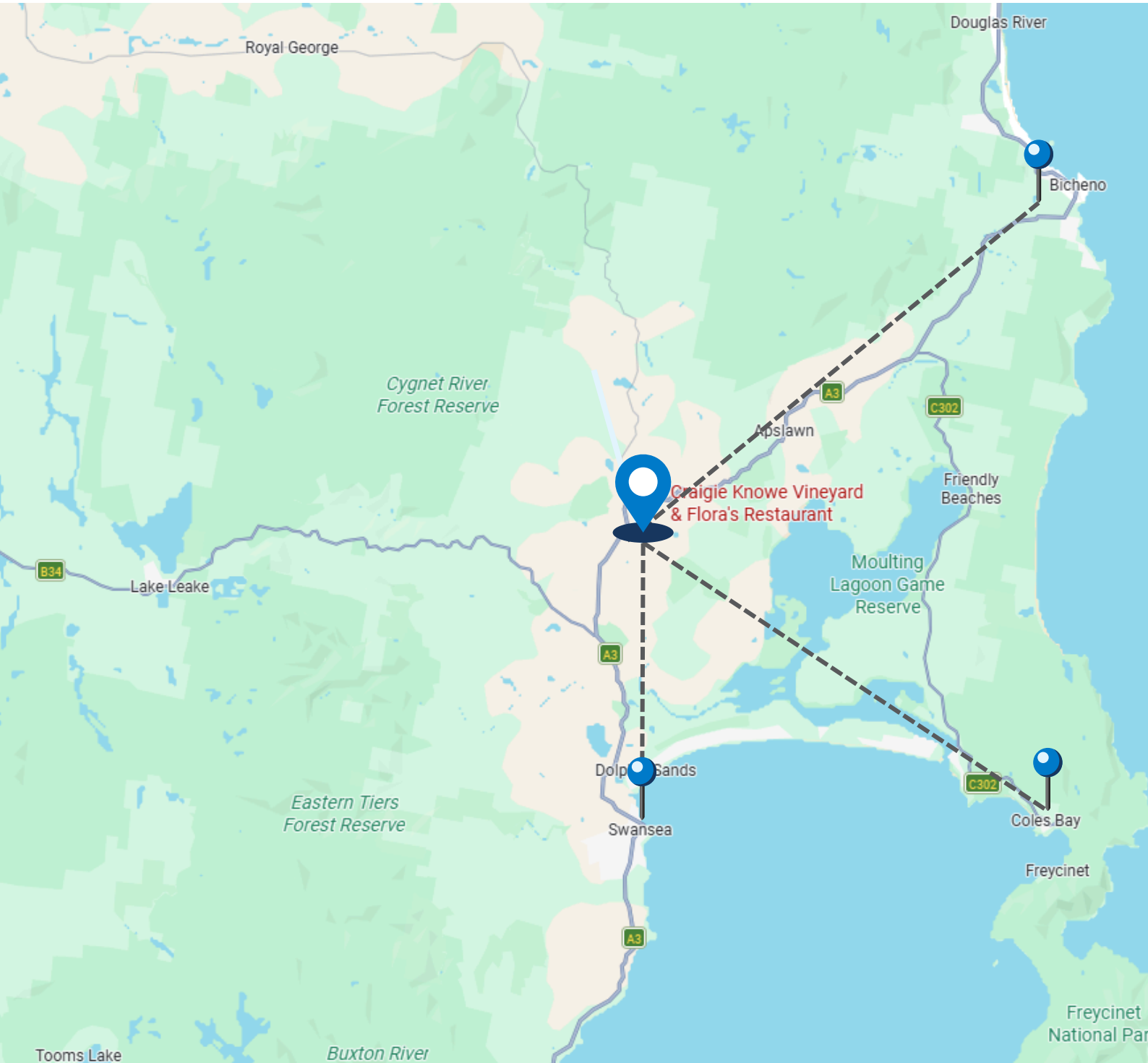




Location

Positioned along the high-traffic East Coast tourist route

- Bicheno – **26km**
- Coles Bay– **41km**
- Swansea – **16km**



Property Title

the List

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

OWNER
SANDRA LOUISE TRAVERS
GLENN DAVID TRAVERS
DAVID ANGUS AMOS

FOLIO REFERENCE
109059-1 106644-1

GRANTEE
PART OF 1000 ACRES GTD TO JOHN AMOS

PLAN OF SURVEY

COHEN & ASSOCIATES PTY LTD, LAUNCESTON

BY SURVEYOR: A.R.FAIRFIELD

LOCATION LAND DISTRICT OF GLAMORGAN
PARISH OF APSLAWN

SCALE 1 : 4000 LENGTHS IN METRES

REGISTERED NUMBER
SP174561

~~APPROVED~~ 17 APR 2018
EFFECTIVE FROM

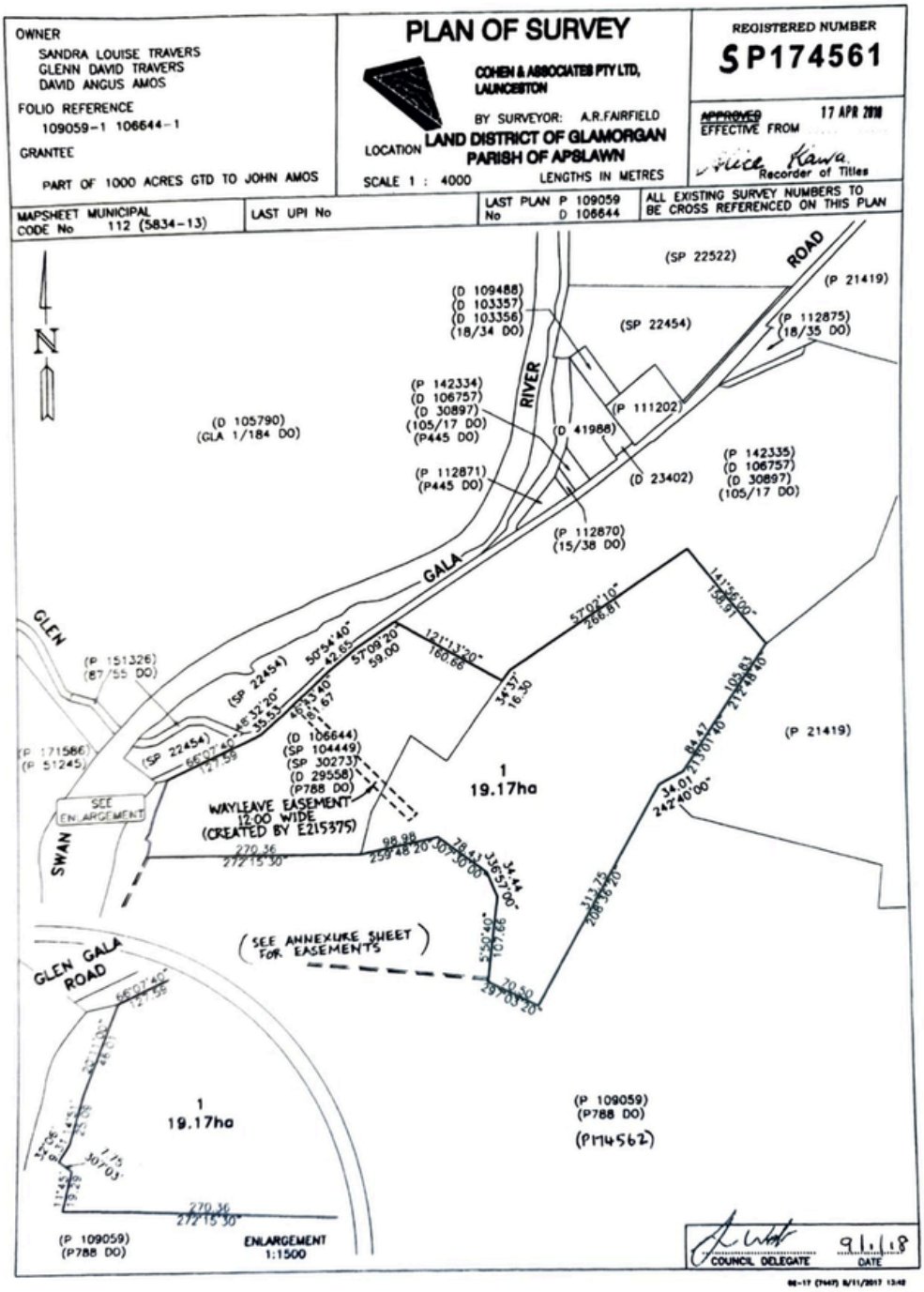
Recorder of Titles

MAPSHEET MUNICIPAL CODE No 112 (5834-13)

LAST UPI No

LAST PLAN No P 109059 D 106644

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



Search Date: 13 Mar 2025 Search Time: 12:18 PM Volume Number: 174561 Revision Number: 03 Page 1 of 2

Department of Natural Resources and Environment Tasmania www.thelist.tas.gov.au

Property Map *(Guide Only)*

Registered Number:	**SP174561**
Location:	Land District of Glamorgan Parish of Apslawn
Folio Ref:	109059-1 106644-1



The Varietal Matrix

The vineyard is fastidiously managed, consistently generating high-quality cool-climate fruit with an average annual output of 40 tonnes (yielding approximately 40,000 bottles).

Variety	Area Planted (Hectares)	Percentage of Vineyard
Pinot Noir	1.6276 ha	46%
Bordeaux Blends	1.2945 ha	36%
Riesling	0.6207 ha	18%
Total Under Vine	**3.5428 ha**	**100%**





The Historic Residence (Circa 1836)

Steeped in Tasmanian colonial history, the estate features a magnificent, beautifully preserved two-storey solid stone homestead originally constructed in 1836.

- Layout: 3 spacious bedrooms and 2 modern bathrooms, including 2 private ensuites.
- Character Features: Solid external stone masonry, classic iron roof, and striking period architectural finishes. Subtle, highly sympathetic internal modifications have been completed over the years to blend historical character with modern comfort.
- Heating: Unrivalled warmth and ambience provided by 3 traditional open fireplaces supplemented by 2 efficient wood heaters.
- Technology & Security: High-speed wireless internet seamlessly covers the entire home and property, supporting a comprehensive, property-wide CCTV security network.





Infrastructure, Plant & Equipment

Commercial Wine Storage & Logistics

- Insulated Wine Storage Facility: Purpose-built, fully temperature-insulated warehouse with a capacity to store 300 pallets of stock.
- Loading Bay: Engineered concrete curtain layout optimized for heavy transport loading and unloading.
- Shipping & Storage: 3 x 20-foot secure shipping containers.

Machinery Workshop & Outbuildings

- Main Machinery Shed: Expansive clearance shed measuring 10.5m wide x 41.5m long x 5m high. Includes an integrated heavy-duty vehicle/car hoist.
- Chemical Shed: Dedicated, compliant detached chemical storage unit.
- Fuel Storage: On-site private fuelling stations comprising a 2,000-litre diesel tank and an 800-litre petrol tank.
- Wash Down Bay: Dedicated maintenance wash down bay for agricultural vehicles.

Major Plant, Equipment & Vineyard Assets

The property is offered as a highly functional operation complete with key operational machinery:

- New Holland 55hp agricultural tractor
- Under-vine specialized sprayer
- Foliage canopy sprayer
- Heavy-duty slasher and various soil/vineyard implements
- Complete bird netting protection: 20 x premium nets (measuring 13m x 300m each)
- Fully fenced boundaries fitted with outriggers for wildlife exclusion
- Functional sheep yards for livestock grazing and mid-row management











Water Security & Infrastructure

Water reliability is an absolute premium asset of this property, engineered to withstand dry seasons and support future growth:

- Water Rights: 100 Megalitre secure water right.
- Scheme Allocation: Directly attached to the local irrigation scheme, offering an additional 15 Megalitres per allocation.
- On-Site Storage: 40 Megalitre catchment and storage dam.
- Irrigation System: Fully completed, automated drip system across all blocks, including a newly installed dripper irrigation system on the house side.
- Future Expansion Ready: Main water lines and infrastructure are already laid directly to the undeveloped 6-hectare plots.
- Frost Mitigation: 1 x newly refurbished, high-capacity Frost Pump.









Flora's Restaurant & Event Operations
Commercial Hospitality Venue

Craigie Knowe hosts Floras Restaurant, a highly acclaimed destination for regional food and wine lovers.

Commercial Kitchen: New kitchen installed in 2022 to premium commercial standards.
  - Walk-in cool room & walk-in freezer (plus additional auxiliary freezer space).
  - Premium Combi Oven and commercial gas cooktops.
  - Dedicated commercial glass washer and heavy-duty dishwasher.
- **Dining Marquee:** A premium, semi-permanent 15m x 12m marquee that comfortably seats 66 patrons in an elegant vineyard setting.
- **Luxury Tourism Footprint:** Highly lucrative, exclusive commercial partnership with Saffire Freycinet. Saffire luxury tours regularly fly guests directly in and out of the estate via helicopter for bespoke private lunches.

Event Operations cont.

Major Events & Festivals

Floras Restaurant and its sweeping lawn spaces are licensed to cater for up to 1,000 patrons for major commercial events.

- Concert Infrastructure: Dedicated stage performance area equipped with 3-phase power (32 amp connectivity) to support premium audio-visual event productions.
- Headline History: Renowned national headline acts such as Mental as Anything, The Wolfe Brothers, and Diesel have successfully played to capacity crowds on the estate.
- Agri-Tourism Camping: The property holds active registrations as a designated campground, allowing event patrons and tourists to camp safely on-site following major concerts.





Commercial Assets & Financial Histroy

- **Liquid Stock on Hand:** $1.3 million worth of finished wine stock (valued strictly at cost) is included in the business sale, ensuring immediate cash flow and retail fulfillment continuity.
- **Wine Club Database:** An established, highly loyal Direct-to-Consumer (DTC) wine club consisting of 300+ active members, offering predictable recurring revenue and strong brand alignment.

Price & Sales Process Information

A**WN Livestock & Property Pty Ltd** has the pleasure of presenting **"Craigie Knowe"** to the open market for genuine sale.

For Sale By Expressions of Interest : Craigie Knowe Vinyard & Flora's Restaurant

Address:	**80 Glen Gala Road, Cranbrook TAS 7190**
Total Land Area:	**19.17 Ha**
Website:	**awnproperty.net**
Send Tender Documents to:	**AWN TAS** 112C Hobart Road, Kings Meadows, TAS 7249 e: adean@awn.net

To arrange a property inspection, contact the exclusive AWN selling agent for further details:



Andrew Dean

Property Agent

0418 143 577 | adean@awn.net



Disclaimer

This Memorandum has been prepared for the Vendors by the agents at **AWN Livestock & Property Pty Ltd.**

The contents of this report are believed to be accurate. However, because information in this publication and other verbal or written information given in respect of the property ('information') has been gathered from various outside sources and may be inaccurate or incomplete, intending purchasers should note that:

1 The properties and assets are sold in an 'as is/where is' condition (that is, in their present condition and subject to all legal and physical defects).

2 No assurance is given by the Vendor, the Agent or any of their respective officers or employees or consultants that any information is accurate, complete or balanced.

3 You should not rely on the information. You should satisfy yourself as to its accuracy and completeness through inspections, enquiries, surveys and searches.

4 Neither the Vendor, Agent nor any of their respective officers, employees or consultants makes any representations or warranties with respect to fixtures, fittings, plant, equipment and other chattels on the property.

5 Neither the Vendor, Agent nor any of their respective officers, employees or consultants makes any representation or warranties with respect to the continuation or enforceability of any license, lease, supply, service consultancy, standard or other agreement referred to in the Memorandum following completion of the sale of the property.

6 If you make any offer or sign a contract for the property, you will be taken to be not relying on any information (unless otherwise agreed in a written contract with the Vendor).

7 No person is authorised to give information other than the information in this Memorandum.

8 Any information given will not form part of the contract.

9 Nothing in this publication should be taken as a recommendation with respect to the assets or any other matter. Subject to any law to the contrary, all terms, conditions, warranties and statements, whether express, implied, written, oral, collateral, statutory or otherwise, relating to this Memorandum and the sale of the properties are excluded and the Vendor and the Agent disclaim all liability to the maximum extent permitted by law. Those persons associated with the proposed sale have provided all information to prospective purchaser in good faith. Potential purchasers accept the Memorandum on the condition that they will make their own enquiries and apply their own due diligence.

Expression of Interest Form

[Craigie Knowe Vineyard & Flora's Restaurant is offered for sale by AWN Tasmania

Your submission using this from is an offer to purchase any or all of the listed properties. This includes any buildings, shedding, fencing and other fixed infrastructure on these properties. It is non-binding and if your offer is deemed preferable by the Vendor it will then proceed to formal contract. All Expression of Interest forms will be forwarded to the vendor within 24 hours.

Please submit this Expression of Interest Form to the following:

AWN Livestock & Property Pty Ltd: [adean@awn.net
or in person: 112c Hobart Road, Kings Meadows TAS
All tenders are ***strictly confidential.***

I/We (full name) / (Company): ----------

Mailing Address: ----------

Email Address: ----------

Telephone: ----------

Name of Contact Person: ----------

Hereby submit an offer to purchase: The following property/properties (Please insert price):

Price $----------

And if our offer is successful I/We or My/Our Company as described above is/are prepared to pay a Deposit of 10% of the purchase offer.

DEPOSIT: $ ----------

Special Conditions: ----------

Date: ---------- Signed: ----------

Please print name: ----------

Explanatory Notes for Expression of Interest Form

TO: All persons Interested in purchasing any or all of these properties.

The vendor has called any interested person/s or company to purchase any of the prescribed properties known as **Craigie Knowe** and if any offer/s is/are deemed preferable by the Vendor they will then proceed to formal contract.

An Expression of Interest offer is simply an offer to treat for the purchaser of the property and does not create a legally binding Contract.

Please note that your Expression of Interest must contain the following information:

- Name/Company and mailing address of intended purchaser.
- Telephone and/or facsimile number of contact person (email address if applicable).
- Price offered and acknowledgment of deposit/s to be paid.
- Special conditions e.g. finance.

If your offer is selected you will be required to enter into negotiations with you with a view to entering into a legally binding Contract for Sale and Purchase of the property/properties.

You should be aware in executing this Expression of Interest Form that there may well be other interested parties submitting offers on the property/properties and that the vendors retains the sole discretion as to which offer contained, if any at all, they accept.

Please note that you are not required to submit any deposit monies with this Expression of Interest Form.

Contact the exclusive AWN selling agents for further details and to arrange an inspection.



Andrew Dean

Property Agent

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AWN TASMANIA

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