



64 GINGIN ROAD

Lancelin, Western Australia

August 2022

CBRE





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Note all property areas, figures, and calculations throughout this Information Memorandum are approximate in nature and are based upon figures obtained from external sources which have been relied upon without verification by the Vendor or by CBRE or any of their respective officers, employees or consultants. A Recipient of this Information Memorandum should undertake their own due diligence investigations to obtain exact figures in relation to Gin Gin Road.



INTRODUCTION

CBRE are pleased to offer for Sale 64 Gingin Road, Lancelin by Invitation to Offer.

This is a rare opportunity to purchase a freehold property zoned 'Town Centre' on the pristine foreshore of Lancelin with direct access to the beach and Lancelin jetty.

Comprising 7,766sqm*, this will appeal to businesses seeking entry/expansion into the live lobster industry along with landbankers/developers seeking an iconic property to enjoy with holding income. The property has excess land available for development options.

Facilities on site include:



EXCELLENT BEACH AND JETTY ACCESS



RESTAURANT ON SITE



RECEIVAL POINT FOR LIVE LOBSTER



FOUR BED, TWO BATH RESIDENCE



7,766SQM* PROPERTY



DEVELOPMENT POTENTIAL

- Live lobster depots with office and warehouse facility that can be used by the owner or tenants.
- A secondary building circa 2001, comprising a restaurant and 4x2 residence.

Given the property location, pristine environment and excellent jetty access, CBRE expect strong interest from local and international buyers. There is nothing else that compares with this property in Western Australia.

*approximately

OPPORTUNITY

Lancelin, Western Australia's Coastal Gem

64 Gingin Road, Lancelin is located on the corner of Gingin Road (being the main road through Lancelin) and Miragliotta Street which leads to the beach and Lancelin jetty.

Lancelin is an iconic fishing and tourist town on the Western Australian coast just 127* kilometres north of Perth.

The township is one of Western Australia's favourite holiday destinations where local and international tourists enjoy the clean beaches, fishing, dolphin-spotting, catching lobster, sand boarding on the crisp white dunes and relaxed seaside lifestyle.

*approximately



LEGAL DESCRIPTION

Lot 110 on Diagram 55258
Volume 1516 Folio 809



LOCAL AUTHORITY

Shire of Gingin



TITLE AREA

Land: 7,766sqm* Restaurant: 600sqm*
Depots, Office & Warehouse: 963sqm*



SERVICES

Telephone, Scheme Water,
Electricity and proximity to Sewer



ZONING

'Town Centre'



REGISTERED OWNERS

Morello Pty Ltd



COUNCIL RATES

\$15,292*



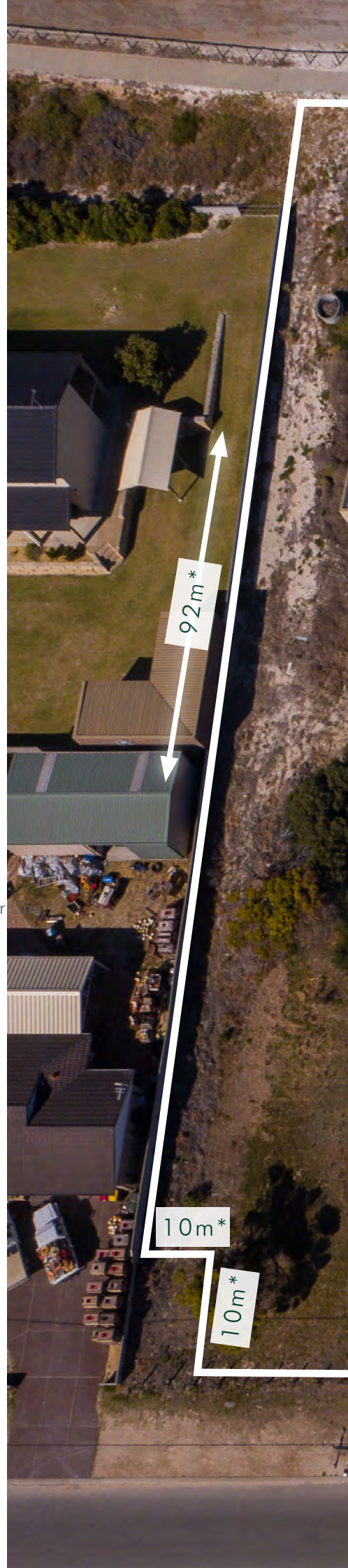
METHOD OF SALE

The property is for Sale via
'Invitation to Offer'.



Click the video link on 64 Gingin Road, Lancelin below:

<https://youtu.be/3KWR67iWqDs>





92m*

CAR-PARK

RESTAURANT & ACCOMMODATION

LOBSTER DEPOTS

OFFICE

WAREHOUSE

DEVELOPMENT LAND

45m*

50m*

60m*

All boundaries indicative
*approximately



64 GINGIN ROAD

LANCELIN BOAT JETTY

MIRAGLIOTTA STREET

GINGIN ROAD

GINGIN ROAD

- SEWER ACCESS*
- SEWER*
- WATER PIPE*
- WATER METRE*

*approximately

LOCATION



ZONING

Town Centre Zoning

The objectives of the Town Centre Zone are to:

1. Promote, facilitate and strengthen the town centre zone as the principal focus of the district in terms of shopping, professional, administrative, cultural, entertainment and other business activities;
2. Accommodate a diversity of commercial, cultural and residential facilities;
3. Encourage the integration of existing and proposed facilities within the zone so as to promote ease of pedestrian movement and the sharing of infrastructure, as well as to retain the opportunity for any future expansion of the area;
4. Provide for the efficient and safe movement and parking of vehicles; &
5. Ensure that buildings, ancillary structures and advertising are of high quality and contribute to the uniqueness of the townscape.

Please use the below link to access the Shire of Gingin Local Planning Scheme No 9.

www.gingin.wa.gov.au/services/planning-and-development/local-planning-scheme-no-9.aspx

Zoning Table

The Zoning Table indicates, subject to the provisions of the Scheme, the uses permitted in the Scheme area in the various zones. The permissibility of any uses is determined by cross reference between the list of use classes on the left hand side of the Zoning Table and the list of zones at the top of the Zoning Table.

The symbols used in the cross reference in the Zoning Table have the following meanings:

'P' means that the use is permitted by the Scheme providing the use complies with the relevant development standards and the requirements of the Scheme;

'D' means that the use is not permitted unless the local government has exercised its discretion by granting development approval;

'A' means that the use is not permitted unless the local government has exercised its discretion by granting development approval after giving special notice in accordance with clause 64 of the deemed provisions;

'X' means a use that is not permitted by the Scheme.

Zones	Residential	Town Centre	Mixed Business
Land Use Classes			
Abattoir	X	X	X
Aged Persons Accommodation	P	P	X
Agriculture - Extensive	X	X	X
Agriculture - Intensive	X	X	A
Agroforestry	X	X	X
Amusement Parlour	X	D	D
Ancillary Accommodation	P	X	X
Animal Establishment	X	X	A
Animal Husbandry - Intensive	X	X	X
Bed & Breakfast	A	P	X
Betting Agency	X	D	X
Cabin	X	X	X
Caravan Park	X	X	X
Caretakers Dwelling	X	X	D
Carpark	D	P	P
Chalet	X	X	X
Child Care Premises	A	D	D
Cinema/Theatre	X	D	D
Civic Use	P	P	P
Club Premises	X	D	D
Community Purpose	A	P	P
Consulting Rooms	A	P	X
Convenience Store	A	P	X
Corrective Institution	X	X	X
Educational Establishment	A	D	D
Exhibition Centre	A	P	D
Family Day Care	D	D	X
Fast Food Outlet	X	D	X
Fish Processing	X	X	A
Fuel Depot	X	X	A
Funeral Parlour	X	D	D
Guest House	A	X	X
Grouped Dwelling	D	D	X
Holiday House	D	X	X
Holiday House (Large)	D	X	X
Home Business	A	P	X
Home Occupation	P	P	X
Home Office	P	P	X
Home Store	A	A	X
Hospital	A	A	A
Hotel	X	D	X
Industry - Cottage	A	X	X
Industry - Extractive	X	X	X
Industry - General	X	X	X
Industry - Light	X	X	P

PROPERTY PARTICULARS

Live Lobster Facility

In 1990 the WA Government, on behalf of the rock lobster fishing industry, built depots for live lobster receipt/storage and delivery.

The depots have a supporting office and warehouse facility which can be used by new tenants. The facilities continue as a receipt point for the live lobster industry with three commercial tenants exporting fresh lobster to the world.

The Western Rock Lobster Industry

The Western Rock Lobster industry is an iconic, world-class fishery that is based on the spiny lobster (*Panulirus cygnus*) along Western Australia's coast between Shark Bay and Cape Leeuwin.

The industry comprises of some 230 vessels who use baited pots to fish for rock lobster, which are primarily delivered by air freight into China and sold within the domestic market.

It is Western Australia's most valuable fishery, with an estimated value of \$400 million, and has historically been Australia's most valuable single-species wild capture fishery.

Quota management measures have brought a significant reduction in the number of pots being used in the fishery, which in turn has significantly reduced its impact on the surrounding ecosystem and marine animals.

The fishing season has been extended from 7.5 months to 12 months, which has maximised individual fisher's efficiencies and given the market a consistent and stable supply all year round.

<https://www.westernrocklobster.org/>

<http://www.fish.wa.gov.au/Species/Rock-Lobster/Pages/default.aspx>





Restaurant

The restaurant is currently vacant, yet fully equipped to begin operating, it has previously operated as a seafood restaurant.

Residence

Above the restaurant is a 4 bedroom, 2 bathroom residence with unsurpassed ocean views across Lancelin Bay.

This can be leased with the restaurant, kept vacant for use by the buyer or let out for short term holiday accommodation.

Excess Land

The property is not fully developed and could be developed further**:

- Restaurants suitable for events management to service the tourism trade (it is an ideal location to day tourists visiting the Pinnacles).
- Micro-brewery, distillery
- Tourist/charter boat operator for fishing, island tours and snorkelling.





SALE METHOD

CBRE EXPECTS STRONG INTEREST FROM LOCAL AND INTERNATIONAL BUYERS.

There is nothing else like this currently available within Western Australia. The property features a pristine surrounding environment with exceptional jetty access to match the Lancelin lifestyle.

This offers a fantastic opportunity for investors, business operators and landbankers.

Offers can be submitted immediately to Phil Melville.



PHIL MELVILLE

Associate Director

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ANNEXURE A



CERTIFICATE OF TITLE & SKETCH

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FIRST SCHEDULE (continued)

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

REGISTERED PROPRIETOR	INSTRUMENT		REGISTERED	TIME	SEAL	INITIALS
	NATURE	NUMBER				
Minister for Transport of 77 Saint George's Terrace, Perth.	Transfer	D275218	30.6.86	10.34		16
Morello Pty Ltd of Lot 10 Amherst Road, Canning Vale.	Transfer	G843567	8.7.98	11.31		16

SECOND SCHEDULE (continued)

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

INSTRUMENT		PARTICULARS	REGISTERED	TIME	SEAL	INITIALS	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	INITIALS
NATURE	NUMBER										
Caveat	G910999	Lodged 25.9.1998 at 8.32 hrs.				17	Withdrawn	H524890	14.8.00		15

CERTIFICATE OF TITLE VOL. 1516 809

WESTERN



AUSTRALIA

REGISTER NUMBER

110/D55258

DUPLICATE

ENTRIES

N/A

DATE OF DUPLICATE ISSUED

N/A

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME
1516

FOLIO
809

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 110 ON DIAGRAM 55258

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

MORELLO PTY LTD OF LOT 10 AMHERST ROAD, CANNING VALE

(T G842567) REGISTERED 8/7/1998

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

Warning: A current search of the sketch of the land should be obtained (where detail of position, dimensions or area of the lot is required).
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1516-809 (110/D55258)
PREVIOUS TITLE: 1413-497
PROPERTY STREET ADDRESS: 64 GINGIN RD, LANCELIN
LOCAL GOVERNMENT AUTHORITY: SHIRE OF GINGIN



326/93

Application B606795
Volume 1413 Folio 497

WESTERN



AUSTRALIA



VOL. 1516
FOL. 809

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

Dated 17th November, 1976

Lumbrough
REGISTRAR OF TITLES



ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Lancelin Lot 7 and being Lot 110 on Diagram 55258, delineated and coloured green on the map in the Third Schedule hereto, limited however to the natural surface and therefrom to a depth of 12.19 metres.

FIRST SCHEDULE (continued overleaf)

~~Lancelin Fisheries Pty. Ltd., of First Floor, 78 Hill Point Road, South Perth.~~

SECOND SCHEDULE (continued overleaf)

1. ~~MORTGAGE 86991 to Bank of New South Wales. Registered 14.8.75 at 9.17 a/c.~~

Discharged D275217 30.6.86

Lumbrough
REGISTRAR OF TITLES

THIRD SCHEDULE

Page 1 (of 2 pages) 1516 809

Superseded - Copy for Sketch Only

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

Scale 1:1500



NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

7/2006/13/11 444-3/2000



FOR MORE INFORMATION PLEASE CONTACT:

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