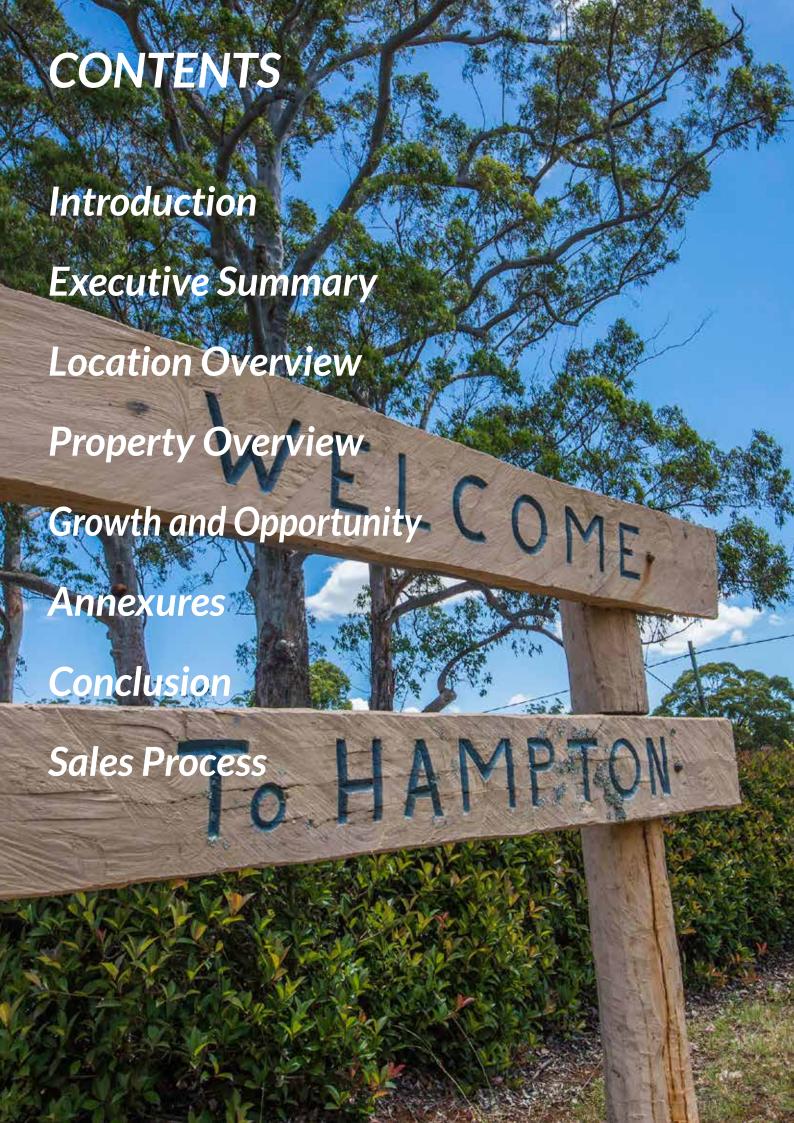




8626 New England Highway, Hampton QLD

INFORMATION MEMORANDUM

www.8626NewEnglandHwy.com





INTRODUCTION

M-Motion is proud to represent, on behalf of the vendors, 8626 New England Highway, Hampton, Queensland. Perfectly positioned on 3.87 hectares of pristine, partially cleared land this exciting development opportunity allows you to enjoy the Hampton lifestyle, whilst adding to the local infrastructure by building a great country pub.

Providing the perfect opportunity for you to get to know the locals and contribute to the community as their local publican, this rare but enviable development site, just 31.2kms north-east of Toowoomba and 47.8kms north-west of Gatton, provides exceptional long-term investment potential.

The property presents a rare and enviable development opportunity on the New England Highway with the following key attributes:

- 3.87 hectares of pristine, partially cleared land
- Dual street access from both the New England Highway and Nob Street
- Zoned: Rural Residential B, Township of Hampton (Bushfire Hazard Overlay and Environmental Significance Overlay)
- · Opportunity to land bank or develop
- Centrally located
- · Well-positioned within close proximity to existing infrastructure and amenities.

With development assessment approval already in place for a Tavern, Bistro, Bar, Gaming Room, Bottle Shop, 10 Motel rooms, Conference/Function Room, Manager's residence and a car park with 123 spaces, offers from serious buyers interested in building their own pub are invited.

With approved architectural drawings also available, including authority for 20 Gaming Machines, with 10 already purchased, this unique opportunity won't be available for long.

8626 New England Highway, Hampton is being offered for sale with Expressions of Interest invited now. For more information, please contact Michael Mahon or Julian O'Rourke at M-Motion via the details below.

Visit www.8626NewEnglandHwy.com

Michael Mahon

Founder and Managing Director

07 5580 9266

0414 275 272

Michael@m-motion.com.au

//labo

MichaelMahon.com.au

Julian O'Rourke

Property Consultant

07 5580 9266

0407 626 419

Julian.ORourke@m-motion.com.au

JulianORourke.com

EXECUTIVE SUMMARY

| Address: | 8626 New England Highway, Hampton, Queensland 4352 |
|--|--|
| Real Property Description: | Lot 5 on SP209536 |
| Parish: | Toowoomba |
| Holding: | Freehold |
| Description: | Partially cleared land, with highway frontage (eastern boundary) of 200m. Northern boundary at 181.5m, southern boundary at 212m and western boundary measuring at approximately 228.8m. |
| Land Area: | 38,700 square metres (approx) |
| Zoning: | Rural Residential B, Township of Hampton Bushfire Hazard Overlay Environmental Significance Overlay |
| Max Residential Density: | Can be subdivided into a minimum of 2,000m2 lots |
| Maximum Building Height: | Two (2) storeys |
| Council Rates: | \$1,062.00 per annum (approximately) |
| Water Rates: | No sewerage currently in place |
| Price Guide: | Expressions of Interest |
| Please note: Additional information available on request | |



LOCATION OVERVIEW

Hampton, is a town in the Darling Downs region of Queensland, Australia 138km west of the state capital, Brisbane. At 715 metres above sea level it is the heart of the high county and home to a thriving arts community.

As one of Southern Queensland Country's most productive food bowls, with its rich volcanic soils and temperate climate, the Hampton area is known for supplying a large proportion of the State's rhubarb and avocados. Known for growing a range of other produce, Hampton locals celebrate successful growth seasons at their annual Hampton Festival in May, across the Highway in Chapman Park.

Hampton is also home to the Queensland Auto Museum, which houses more than 100 vintage, veteran, classic and modern vehicles. More than just a collection of vehicles however, the Queensland Auto Museum also provides information on the people behind their assemblage and is now recognised as one of Australia's largest privately owned collections.





Caboolture 148km*

Brisbane City 138km*

Gatton 47.8km*

Esk 46.9km*

Toowoomba Airport 34km*

Toowoomba 31.2km*

Crows Nest 10km*

8626 New England Hwy, Hampton



Sitting comfortably in the picturesque village of Hampton, surrounded by forests and stunning natural beauty, this 3.87 hectare site offers a range of opportunities. Potential additional income streams could include a row of shops along the highway, a caravan park on the land off Nob Street, the planting and sale of fresh produce or a wedding chapel.

8626 New England Highway, Hampton is a 3.87 hectare parcel of pristine, partially cleared land with development assessment approval already in place for a Tavern, Bistro, Bar, Gaming Room, Bottle Shop, 10 Motel rooms, Conference/Function Room, Manager's residence and a car park with 123 spaces. Including the construction of a deceleration lane and access off the highway, designed and completed by the Department of Main Roads, this property presents an exceptional opportunity.

In addition to the above, the property also has approved architectural drawings and includes authority for 20 Gaming Machines, with 10 already purchased.











GROWTH AND OPPORTUNITY

The Hampton region enjoys excellent boating and fishing on three lakes in the nearby Crow's Nest Shire, all within half an hour's drive. Also enjoying a range of local wineries, national parks, golf courses, historical tours and farming, locals and visitors alike are spoiled for choice in terms of living the Queensland Country lifestyle.

The New England Highway is part of the north-south interstate route connecting northern NSW to the Darling Downs and South Burnett and as such sees a daily traffic volume of more than 1,100 vehicles daily, 76% of which are cars and 24% being trucks. With business tourism to the region having increased by 10.5% in the past 12 months and Tourism and Events Queensland data identifying that each business visitor contributes just under \$400 per day to the local economy, the future looks bright for Hampton.



With growth to the nearby Toowoomba region also predicted to see an additional 70,000 residents over the next 15 years, 31,000 additional dwellings to be built and with \$10 billion in construction currently underway, the local economy is expected to see a boost with predictions from \$9 billion to \$25 billion over the next 15 years. Additionally, with \$300 million invested into the Brisbane West Wellcamp Airport in Toowoomba, the region will benefit from weekly international freight departures scheduled from late November 2016.





"People from all over south east Queensland will converge on Hampton's Chapman Park, half an hour north of Toowoomba, to enjoy a day out in the high country celebrating the district's reputation for outstanding food, arts and hospitality."

(thechronicle.com.au - May 5, 2011)









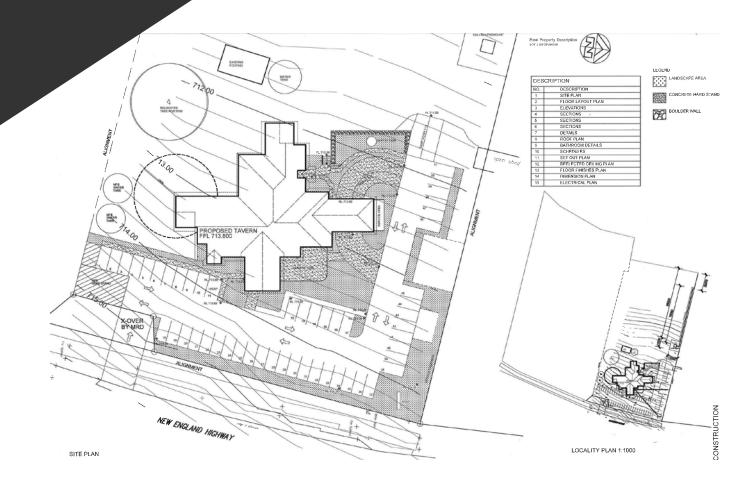


ARCHITECTURAL DRAWINGS CONCEPTUAL



ARCHITECTURAL DRAWINGS ELEVATIONS

ARCHITECTURAL DRAWINGS SITE PLAN

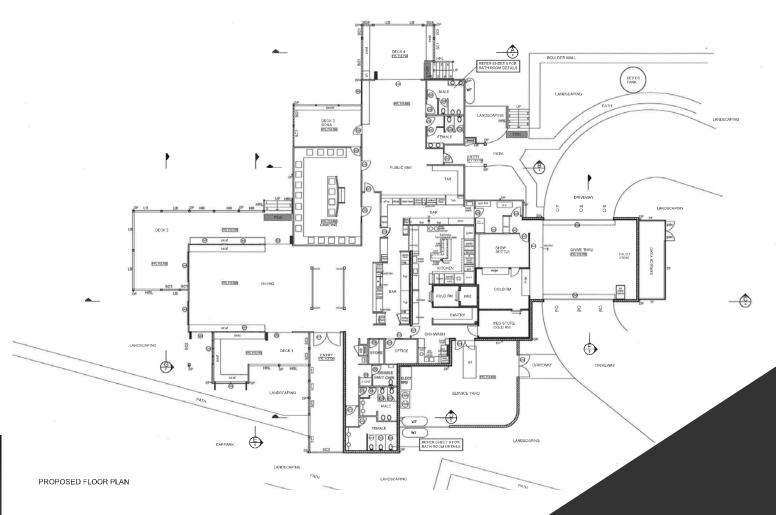






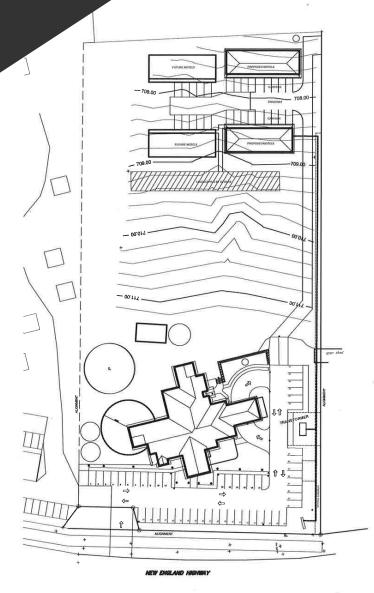






ARCHITECTURAL DRAWINGS PROPOSED FLOOR PLAN

ARCHITECTURAL DRAWINGS SITE LAYOUT



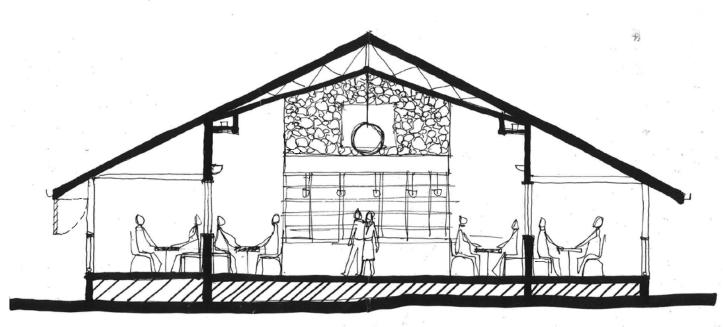
SITE LAYOUT











SECTION - DINING AREA-

Toor comba on Eight path to success as region takes off | The Courier-Mail

Tim not afraid to say we are one of the most powerful regions in Queensland - if not Australia - in terms of the economy. It's a good time to be mayor," he laughs.

About \$10 billion of construction is under way in the region, which has a jobless rate of 4.9 per cent - well below the state average of 6 per cent.

The city's population of 163,000 people is forecast to reach 230,000 by 2031, and the regional economy is tipped to explode from \$9 billion a year to \$25 billion equivalent to the current Gold Coast

At 10,30am today, a Qantas A330 aircraft will soar skywards from the runway at Toowoomba's oddly named Brisbane West Wellcamp Airport, carrying 220 businesspeople - almost all of them locals - to Shanghai for a five-day trip.



Toowoomba Regional Mayor Paul Antonio sa region is on a roll. Picture: Liam Kidston

State Development Minister Anthony

Lynham will be joined by everyone from private equity financiers to those from a small family-run confectionery firm from Pittsworth. They all share an enthusiasm to explore the potential afforded by direct access to an Asian middle-class that's expected to reach 3.5 billion people by 2030.

The intensive trip - giving delegates individually tailored direct access to Chinese business leaders - has been organised by the economic development group Toowoomba and Surat

Toowoomba on flight path to success as region takes off | The Courier-Mail



■ Gary Gardner from FKG Group (left), Toowoomba and Surat Basin Enterprise chief Ben Lyons, John Wagner from Wellcamp Airport are all laying money on Toowoomba's future. Picture: Tim M

Toowoomba on flight path to success as region takes

DARYL PASSMORE, The Courier-Mail October 23, 2016 12:00am

THINK of Toowoomba and what springs to mind? A graceful city of heritage buildings, glorious gardens and genteel nostalgia? Think again.

Queensland's city of flowers is fast blooming into Queensland's city of the future.

A revolution is under way on the Darling Downs – driven by an unparalleled entrepreneurial spirit and fuelled by billions of dollars of investment – as the city positions itself to prosper.

"We're on a roll – there's no other way of putting it," Toowoomba Regional Mayor Paul Antonio says with a confidence that makes him the envy of others around the state.

vs/queenslandhowoomba-on-flight-path-to-success-as-region-takes-offinews-story163e0c45a69a



Di John Wagner's company has invested \$200 million in the Brisbane West Wellcamp Airport and adjacent Wellbank Business Fark, with another \$300 million to come in the next decade. Ficture: Liam Kidston

Hundreds of hectares of land to the city's west will be developed into a massive road, rail and air transport and logistics hub.

The Wagners have invested \$200 million in the airport and adjacent Wellbank Business Park, with another \$300 million to come in the next decade. Eventually, the 500ha site will provide jobs for tens of thousands of workers.

Another local family of entrepreneurs, the Gardners – founders of FKG Group – has begun work on Australia's largest regional data centre, which will anchor a \$300 million Pulse Technology Park to employ up to 5000 people with a focus on ag-tech and mining technology firms.

In the city centre, a \$500 million redevelopment of the Grand Central Shopping Centre will be complete early next year, with 1500 jobs created.

And the State Government's decision to sell key land should fast-track development of the Toowoomba Railyards into an urban village and parklands, providing homes for 400 people and 3300 jobs.

With the airport continuing to add services to its existing Sydney, Melbourne, Caims and Townsville flights, and with international passenger routes expected within a couple of years, tourism development is a rising priority.

over-mission remail.com, authent/special landfoorcom baron flight-path for success-as-neglon-takes-ottness-stary659604506060ccs06eded80acH0





The Gardner family - Nick, sons Tom and Lachlan, and father Gary - has begun work on Australia largest regional data centre.

CEO Ben Lyons worked in China for 18 years, developing contacts and experience that's proving vital in forging links. TSBE has its own full-time staffer in Shanghai.

The catalyst for Toowoomba's overwhelming optimism was the incredible decision by the Wagner family – whose roots in the region date back to the mid-1800s – to privately fund, build and run the new airport.

"We've put Toowcomba on the national and international map," Wagner Group chairman

A weekly Cathay Pacific cargo flight to Hong Kong will operate from November 22, and Mr Wagner expects international freight services to expand into the Middle East.

The airport opens direct export routes for beef, grain and fruit and vegetable producers across the Darling Downs' 8-million-hectare food bowl and beyond — as well as for food processing and value-adding operations.

The Oakey Beef abattoir is planning a \$60 million expansion, with 500 new jobs, while a \$35 million infant-formula factory will start production in Toowoomba early next year.

The \$1.5 billion Second Range Crossing road and \$635 million of upgrades to the Warrego Highway are creating thousands of jobs and will transform road links. And local leaders are confident work on the long-awaited \$9 billion inland rail route from Melbourne through Toowoomba to Brisbane will finally start within a couple of years.

to the service restrict come and restricted and construct on fight path to a vocal act region the activistics for strategic districts.

ONCLUSION

M-Motion is proud to represent on behalf of the vendors, 8626 New England Highway, Hampton. Perfectly positioned on 3.87 hectares of pristine, partially cleared land this exciting development opportunity allows you to enjoy the Hampton lifestyle, whilst adding to the local infrastructure by building a great country pub.

With development assessment approvals already in place and architectural plans already in existence, now is the time to purchase and develop or purchase and land bank for future development.

Including authority for 20 Gaming Machines, with 10 already purchased, this unique opportunity won't be available for long.

As such, we are pleased to offer for your consideration, 8626 New England Highway, Hampton and invite Expressions of Interest from 22 November 2016 up to and including the 15 December 2016.

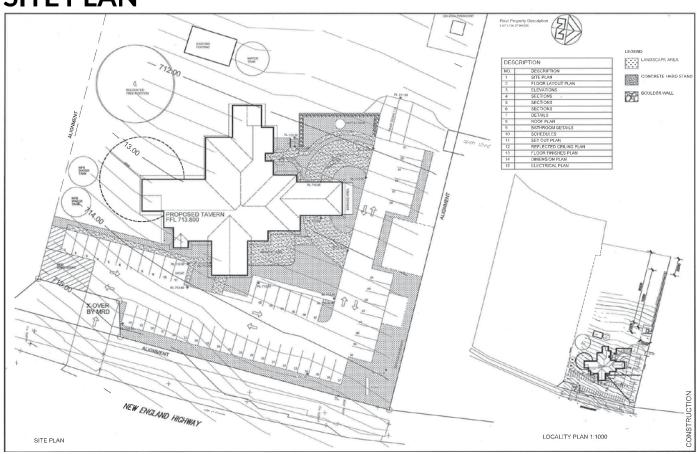
SALES PROCESS

This Information Memorandum has been prepared by M-Motion on behalf of the Vendor. Its purpose is to provide information in relation to 8626 New England Highway, Hampton and the development opportunity that is available. It is produced solely as a general guide for interested parties. It does not constitute valuation advice or an offer.

Access to the Property

8626 New England Highway, Hampton is currently a vacant parcel of land. Access to the block is not monitored and is at your own risk.

SITE PLAN





TITLE SEARCH

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 24671363

Search Date: 11/11/2016 10:50 Title Reference: 50736564

Date Created: 09/09/2008

Previous Title: 14291172

REGISTERED OWNER

Dealing No: 712185171 28/01/2009

HAMPTON HIGH COUNTRY PTY LTD A.C.N. 134 314 417

TRUSTEE

UNDER INSTRUMENT NO. 712185171

ESTATE AND LAND

Estate in Fee Simple

LOT 5 SURVEY PLAN 209536

Local Government: TOOWOOMBA

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 10098171 (POR 457)

2. MORTGAGE No 717569651 11/10/2016 at 14:46 JEFFREY CHARLES DUNN TRUSTEE 2/7

UNDER INSTRUMENT 717569651

HOSKINS DEVELOPMENTS PTY LTD A.C.N. 105 997 500 TRUSTEE 1/7

UNDER INSTRUMENT 717569651

NOEL DOUGLAS THOMPSON TRUSTEE 2/7

UNDER INSTRUMENT 717569651

JACOBUS THEODORUS HOOIVELD TENANT IN COMMON 1/7

KEVIN NICOLAAS HOOIVELD

CORRINA MARIA HOOIVELD TRUSTEE 1/7

UNDER INSTRUMENT 717569651

ADMINISTRATIVE ADVICES - NIL UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (DEPT OF NATURAL RESOURCES AND MINES) [2016] Requested By: D-ENQ VEDA



For more information please contact:



Bermuda Point Suite 106 20 Lake Orr Drive, Varsity Lakes, QLD 4227

Julian O'Rourke **Property Consultant**

Michael Mahon Founder and Managing Director

T: 07 5580 9266 M: 0407 626 419

T: 07 5580 9266 M: 0414 275 272

E: Julian.ORourke@m-motion.com.au W: JulianORourke.com.au

E: Michael@m-motion.com.au W: MichaelMahon.com.au

www.8626NewEnglandHwy.com

This document has been prepared by M-Motion for the information of potential purchasers to assist them in deciding whether they are sufficiently interested in the property offered to proceed with further investigation in relation to the property. The information contained in this document does not constitute any offer or contract of sale; it is provided as a guide only; and has been prepared in good faith and with due care. must take note that the figures and calculations contained in this document are based upon figures provided to not been verified by us. We have no belief one-way or the other in relation to the accuracy of such information. document represent estimates only and may be based on assumptions that may be incomplete, incorrect document is general information only, is subject to change without notice and should not be relied on as other expert advice. Potential purchasers must satisfy themselves in relation to all aspects of the docum market take up; rent levels; outgoings; and all other matters a prudent purchaser would consider relevant damage resulting from any statement, fig ent or any other marketing materia Vendor, M-Motion, reserves the right, at its sole discretion, to postpone or cancel the proposed trade or sale of the property and to modify or add any