



Land for Sale



Offers Around \$310 000 Invited

Summary

The Apsley River property is 108ha of forest and woodland on the outskirts of Bicheno, a seaside town on the east coast of Tasmania. The property is about 190km or a 2.5 hour drive north of Hobart. It adjoins the Apsley River Conservation Area, has virtual frontage to the beautiful Apsley River and is only 4km from the entrance to the Douglas-Apsley National Park. The property offers spectacular views of the coast and surrounding forested hills and a sunny, north-facing house site

Conservation Values

The Apsley River property has significant conservation values.

It builds on the adjoining Apsley River Conservation Area and Apsley River riparian Reserve.

It protects rare Barbers Gum woodland and vulnerable dry Blue Gum forest.

It protects habitat for a range of threatened animal species including :

the endangered wedge-tailed eagle, swift parrot, Tasmanian devil and masked owl; and

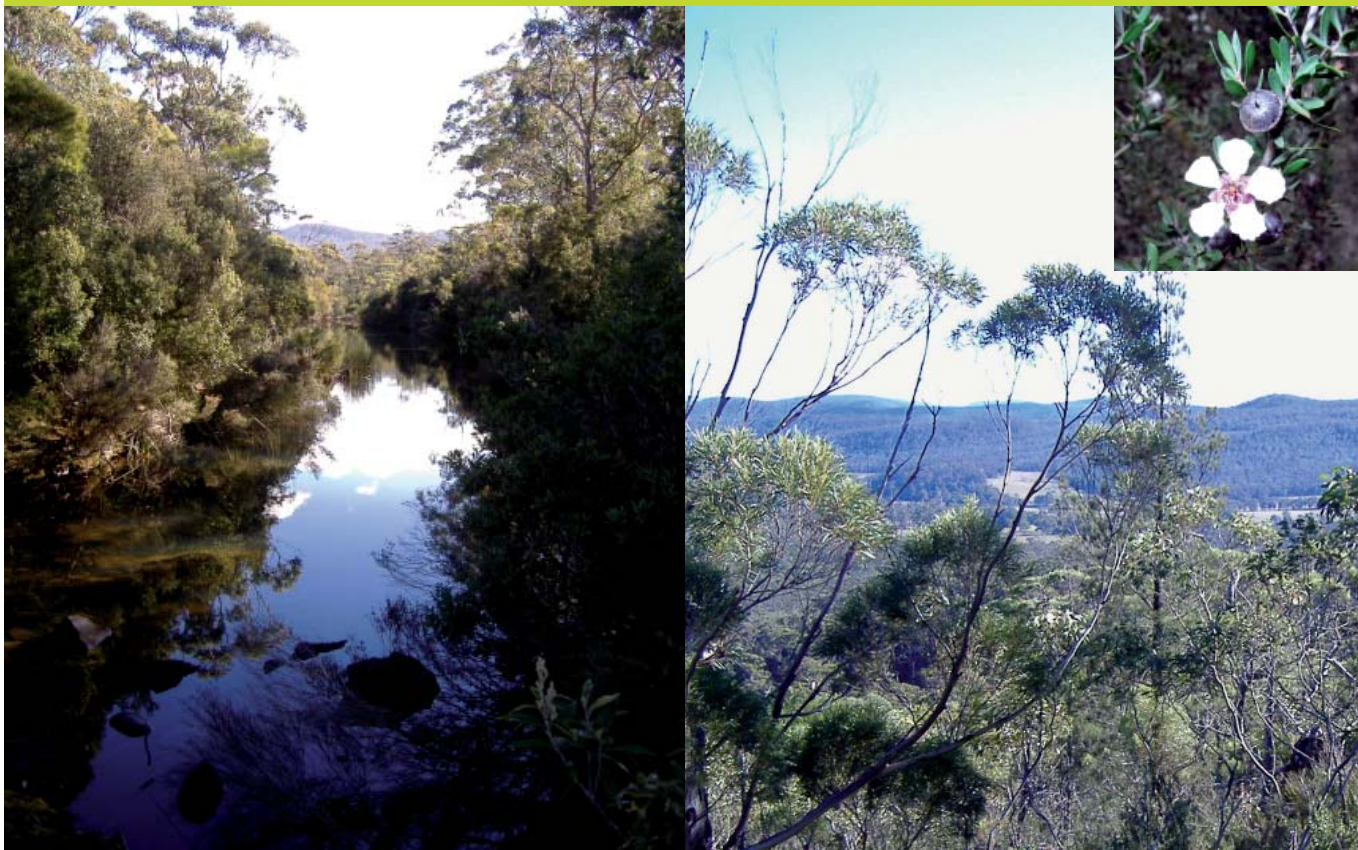
the vulnerable spotted-tailed quoll and white-bellied sea eagle.

Several threatened plant species have been found on the block:

- the endangered Apsley heath; and
- the rare yellow rice flower and Barbers gum.

The Property has not been subject to any comprehensive surveys for plants and animals. It contains potential habitat for several other threatened plant species recorded in the vicinity and future surveys conducted at the right time of year may identify other threatened species.

A draft Conservation Covenant is being prepared for the property and will be registered on the title of the land, providing permanent protection for the conservation values whilst permitting use and development by future owners.



Front Page: View north east to Mines Lagoon and Seymour
 Above Right: Apsley River
 Above Left: Typical bush on the property Inset: Leptospermum flower

Living on the Land / Conditions

Legal access to the property is provided via direct frontage to Rosedale Road. The property contains or is serviced by the following infrastructure:

- Shops, a primary school and some community services are available within 5km of the property with more extensive services 50km away in the town of Swansea.
- There is a vehicular track running from Rosedale Road to a cleared house site near the western end of the property. Land at the western end of the property will be excluded from the covenant to allow for use and development by future owners. The exact area to be excluded from the covenant has not been decided and there may be potential for future owners to have input to this decision.

The covenant restricts any activities that may degrade the conservation values, but allows for construction of boundary fences, maintenance of fences and existing vehicular tracks and the establishment of walking tracks. A management plan will be developed with the new owners, ensuring that they are able to manage the threats to conservation values into the future.

The TLC is also able to offer ongoing advice and assistance to the new owners in managing the conservation values of the land.

Background

The property was purchased by the TLC through a Revolving Fund, which is used to buy land with significant conservation values to protect through a conservation covenant. Funding for the purchase of this land was provided by the Australian Government through its Forest Conservation Fund. Money raised from the sale of Revolving Fund properties is directed into the purchase of other Revolving Fund properties, extending the value from every dollar within the Fund.



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The Tasmanian Land Conservancy is a registered environmental organisation. We raise funds from the public to protect irreplaceable sites, endangered species habitats, and rare ecosystems by buying and managing private land. The Tasmanian Land Conservancy (TLC) is a non-government, not-for-profit organisation.