



273 SWEETWATER ROAD, BELFORD

RIDGEVIEW ESTATE: HUNTER VALLEY WINERY w TOURISM FOR SALE: CELLAR DOORS, RESTAURANT, ACCOMMODATION

Family owned since inception, this estate is extravagant in its offering and gives the potential for a new higher level of greatness. The bones and structure of the estate is solid with well planned business income streams.

RIDGEVIEW is the genesis brain child of Darren & Tracey Scott who bought a patch of land in 2000 on Sweetwater Road Belford (Pokolbin -Hunter Valley) because they had a dream to create something very special.

This part of the Hunter Valley region has a remarkable familiarity to the wine region of Tuscany. The area boasts elegant and picturesque chateau-style and villa residences interspersed amongst row after row of meticulously manicured vineyards offering an enchantment to visitors and patrons. The vista has the European flavour of being rich and wholesome.

<https://youtu.be/OwJhT3v0gvE>

For Sale

Listing ID : 61931050

Price : EXPRESSIONS OF
INTEREST

Contact



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The air is fresh, clean and uncomplicated.

As one drives into RIDGEVIEW the splendour unfolds. First impressions are welcoming, there's an appealing buzz about as people pull up in the spacious parking area and with mirthful merriment begin their walk toward their wine and gastronomic experience.

RIDGVIEW is extraordinary.

As one enters through the portal hallway, turn left and you are at the cellar door where your senses indulge in the fine wines synonymous with Ridgeview's accolades of award winning wines; turn right and you enter the gourmet restaurant coveted with estate grown paddock to plate fresh produce and sourced farm-to-table meat produce from local farmers. The sprawling views from the restaurant and wine tasting room towards the vineyards, orchard and vegetable & herb gardens are enticing to the palate. Partake in wine tasting then enjoy your favourite wine with your sumptuous lunch or dinner.

This property and business keeps on giving ...

Darren and Tracey Scott have meticulously designed this estate to personify excellence, it's a cut above the rest in what it gives you, and then some:

- ☐ Award winning wines; Medals; Halliday 5 Red Star Status
- ☐ 36 acres under vine, varietals
 - o ☐ Shiraz
 - o ☐ Chardonay
 - o ☐ Cab Sauv
 - o ☐ Pinot gris
 - o ☐ Verdelho
 - o ☐ Sangiovese
 - o ☐ Merlot
 - o ☐ Chambourcin
- ☐ Total land holdings approx. 133 acres (100 acres & 33 acres on 2 titles)
- ☐ Current grapes produced 30 to 50 tonnes annually with full capacity to 100 tonnes annually
 - o ☐ With added income from selling grapes to 3 different winemakers in the region
- ☐ Restaurant:
 - o ☐ 110 seating capacity -- existing (with plans drawn to expand)
 - ☐ Interior 70-80 pax - existing
 - ☐ Outdoor dining:



- ☐ Undercover verandah & deck area

o ☐ Commercial kitchen fitout

o ☐ Plans drawn to increase footprint of restaurant & cellar door, not yet submitted to council.

- ☐ This expansion will double the capacity
- ☐ provide a private dining area for 20pax
- ☐ new commercial kitchen,
- ☐ expanded bar area, walk-in cellar with glass wall
 - ☐ The cellar door will have an extended covered outdoor area which will tie in with the restaurant to allow some alfresco dining
- ☐ Cellar door
 - o ☐ Added experience of 'pairing for tastings' eg chocolate with pairing
- ☐ Wine club and loyalty programmes ... part of the wine tourism hub

Positioned strategically,

Ridgeview is situated within the thriving wine tourism circuit,

your venture here can attract

oenophiles (connoisseurs of wines) and tourists seeking exquisite wine experiences.

- ☐ Two residences:

o ☐ Current Manager's residence can be converted to Short Term Rental

- ☐ 3 bedrooms (main with ensuite & WIR)
 - ☐ 2 x WC, plus 2 bathrooms inc ensuite; main bathroom has separate WC
- ☐ Laundry
- ☐ Large loft which accommodates 4 queen beds
- ☐ 2 living areas, 1 with fireplace & vaulted ceiling
- ☐ Expansive undercover verandahs (one of which is screened in)
- ☐ Private swimming pool
- ☐ Private BBQ area

o ☐ DA approved 6 bedroom Manager's residence

- ☐ Multiple bathrooms; WCs
- ☐ 3 living spaces
- ☐ Mud room & laundry
- ☐ Expansive verandahs
- ☐ Pool & spa



- 4 holiday cottages
 - o 2 x 2 bedrooms with 2 bathrooms; 1 bathroom has spa bath; 2 x 1 bedrooms with 1 bathroom with spa bath
 - o 1 bedroom cottages have outdoor sauna & jacuzzi (all new)
 - o All have
 - own BBQ area
 - undercover parking
- Lagoon style swimming pool
 - o with lawn & decking surrounds
 - o 2 pontoons
 - o gazebo
- Tennis court and improvements
- Manicured lawns & gardens
- Sheds:
 - o Greenhouse
 - o pump shed
 - o machinery shed
 - o garden shed
- Winery: after a fire burnt down the original winery .. it is being rebuilt: slab, services & septic system all in place; next is to build the structure and install solar panels, then finally the fitout
- Trademarked in Australia
 - o "Ridgeview"
 - o " Our Passion Your Reward "
 - o " Impressions"

Income streams:

- Restaurant gourmet dining
- Cellar doors
- Tourism accommodation
- Wedding functions
- Private and corporate functions

Other potential on-site businesses and incomes:

- adding local artisan craft shops (which are leased to merchants ... eg glass makers, leather makers, crafts etc); confectionery shop where goods are made on premises (with public viewing platform)
 - o spa treatments

Innovative ventures:

Encourage innovation by collaborating with local artisans,
hosting cultural events,
or introducing unique experiences such as wine-and-paint sessions,
wellness retreats or seasonal festivals.

Wedding facilities to a new higher level:
Build a chapel on the hill overlooking the estate,
giving you a breathtaking backdrop for wedding ceremonies

build state-of-the-art Function Centre that seamlessly accommodates
weddings, corporate events, and exhibitions.
Catering to 150 – 200 pax

These facilities attracting premium exposure to the wine & gastronomic
experience Ridgeview offers
to all the guests attending the wedding.

Weddings have become an any day of the week event - weekdays &
weekends

And

Increasing villa-style accommodation for up to 50 guests
Situated close to the venue for attending family /guests

Tourism packages:
Develop bespoke packages catering to wine aficionados
and travellers seeking a taste of luxury and tranquility.
Curate experiences that encompass vineyard tours, wine tastings,
gourmet dining
amid scenic vistas.

- gardens: walk-through gardens with water features
- 2nd restaurant ... one focuses on fine dining and the other a more relaxed gourmet dining

Embrace the essence of lush greenery and cultivated fresh ingredients
from your own paddock-to-plate herb & vegetable gardens and
sourced farm-to-table meat produce from local farmers ... enhancing
the
culinary offerings of your establishment.

Fine Dining restaurant:
Establish an upscale dining experience amid the scenic vineyards.
Delight patrons with the meticulously curated menus complementing
your wines,



offering an unforgettable gastronomic journey.

□

- □ Attractions: regular summer jazz concerts selling Ridgeview wines only (maybe keeping to an intimate 500 pax)
 - o □ People can pre-order food from Ridgeview restaurant
 - o □ Have food carts for quick service foods
 - o □ Have a tent & bar area only selling Ridgeview wines (& maybe beer & soft drinks) and snacks

These concert events would give your patrons and guests picture-perfect

vineyard vistas sprawling across the landscape, providing the perfect backdrop for an iconic jazz-winery experience.

- □ Develop a ' sister' winery relationship with another NSW region or one of the marvelous wine growing regions throughout Australia.

Cellar door experiences:

invite guests to explore your cellar doors,

providing tastings, wine education and guided tours.

Create memorable encounters that deepen visitors' appreciation for your craft.

Membership & loyalty programmes;

Create exclusive membership benefits and loyalty programmes to foster a dedicated clientele.

Offer special access to limited releases, discounts and VIP events, cultivating a strong community around your brand.

Ridgeview is well connected to the Hunter Valley hum being just 15 km to Hunter Valley Gardens, but far away that one enjoys privacy, peace & quiet and wide starry skies .. a piece of Heaven giving your guests tranquility and secluded personal space. It is superbly nestled amidst picturesque vineyards and rolling hills with Brokenback Ranges to the south-west and the Molly Morgan Ranges to the north.

Your personal invitation...

Discover the unparalleled opportunity in the heart of the Hunter Valley, where breathtaking landscapes mirror the charm of Tuscany, Italy. Rows upon rows of lush vineyards adorned with chateau-style and villa residences await visionary entrepreneurs to bring a greater level of excellence and life to an extraordinary venture.

We invite you to delve into a world of possibilities, where the fusion of winery, tourism, a gourmet restaurant, cellar doors, fresh produce can flourish amidst this picturesque setting. The Hunter Valley, renowned for



its resemblance to the scenic beauty of Tuscany, sets the stage for an exceptional business endeavour.

Your vision, our support:

At this extraordinary location, your vision for a

- remarkably strong and successful winery,
- being a tourism destination,
- partaking in restaurant degustation delights,
- cellar doors offering superbly crafted award winning wines,
- with lush and vibrant gardens can take root and flourish.

This community thrives on innovation, quality, and the pursuit of excellence.

Exploring the possibilities:

We invite you to explore this opportunity further,

□□ to walk the vineyards,

to taste the flavours of your restaurant nestled among the vines,

to see the delighted faces of visitors

as they savour the exceptional and consummate

Ridgeview wines and gourmet delights.

Become part of the fabric of the Hunter Valley, an unrivaled destination, where the spirit of Tuscany meets Australian allure.

Taking the the next step:

Should you wish to delve deeper into this opportunity, please contact the selling agent, Carmen Avila from Charis Properties on 0438 013 438 or email carmen@ozcombinedrealty.com.au . Let's work together to bring your vision to life amidst the stunning beauty of the sublime Hunter Valley wine region.

Embrace the fusion of fine wines, culinary mastery and the rustic charm of the Hunter Valley.

