



Expression of Interest

Prime Commercial Land



Wandering Road District
Established 1874



Looking for an opportunity to develop commercial land in a great location?

The Shire of Wandering is seeking Expressions of Interest for the purchase of a prime commercial/retail lot in the centre of town.

Commercial operators committed to the growth and promotion of Wandering are encouraged to consider this opportunity.

This unique site has main road frontage, next to the Wandering Fuel Facility, and opposite the Shire of Wandering Administration & Post Office, and the Wandering Community Resource Centre. Traffic volumes on Watts Street are currently an average of 567 vehicles per day.

About Wandering

The Shire of Wandering is a small rural authority located in the Central South region of the Wheatbelt of Western Australia, approximately 120km south-east of Perth. With an area of 1,955 km² it is a small farming town with approximately 450 people residing in the Shire, and 120 people in the township itself.

The Shire borders the local authorities of Armadale, Serpentine – Jarrahdale, Murray, Boddington, Williams, Cuballing, Pingelly, Brookton and Beverley.

Major agricultural production includes cereal, pulse and oil seed crops, sheep, cattle and pigs. Amongst the tourism attractions are several vineyards and wineries. Other commercial industries include grain storage and trading, and hay exporting.

Other services include a primary school to Year 6, (with bus services to Boddington for junior high school education). Sporting facilities include cricket, tennis, basketball, netball, badminton (inside Community Centre), 18 hole golf course, WA mower racing, and clay target gun club, and sporting clay target club.

Our Vision

Wandering is a community of responsible, resilient and adaptable residents thriving in our scenic, economically diverse environment.



EOI Requirements

Expressions of interest should address the following items:

Detail of use

- Detail of proposed development of the site, and how this will be complementary to other developments in the main street.
- Estimated operating hours for the proposed development.
- Detail of estimated staff (numbers that would be engaged as a part of the proposal.
- Experience in the operation of the proposed development.
- Financial consideration for purchase of lot.

Conditions on purchase

Subject to the execution of a definitive and mutually acceptable Offer and Acceptance, the undersigned expresses an interest in

purchasing the subject property in accordance with the following terms and conditions:

- Caveat being lodged on Title requiring the lot to be developed within 36 months of settlement;
- Easement being established to allow continued access to the fuel facility over the constructed driveway; and
- Compliance with s3.58 of the Local Government Act 1995.

Future Options

Depending upon the nature of the proposed development, Council may wish to negotiate with the successful purchaser, the transfer of commercial enterprises currently undertaken by the Shire, eg Australia Post and its subsidiaries, etc.



Expression of Interest

Name: _____

Address: _____

Phone: _____

Email: _____

Financial Consideration (purchase price): \$ _____

Detail of proposed development of the site, and how this will be complementary to other developments in the main street: _____

Estimated operating hours for the proposed development: _____

Detail of estimated staff (numbers that would be engaged as a part of the proposal):

Experience in the operation of the proposed development: _____

Please attach additional information if required.



Timeline

- 01 October 2021 - Applications Open
- 1 - 31 October 2021 - Site Visits
- 05 November 2021 - Expressions of Interest Close
- 18 November 2021 - Assessment process concludes

Further Information

For further information please email ceo@wandering.wa.gov.au or phone 08 9884 1056. All enquiries will be treated as strictly confidential.

