



**James Visser**

Non-Principal Property  
Practitioner  
Registered with PPRA  
(FFC 069 283 1)  
082 578 2161

james.visser@harcourts.co.za

Contact Harcourts Winelands

021 8828136

281 Main Road  
Paarl  
7600



Web Ref WWS33865



## R26,900,000



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Paarl wine farm for sale

Hoch Wine Farm - On offer is a 36ha farm situated just outside the urban edge of Paarl, neighbouring the well-known Nederburg Wine Estate.

It is the most convenient location, within close proximity of excellent schooling and all modern-day amenities, and with easy access via tar road to the N1 and Paarl CBD.

The property is planted to  $\pm$  23ha of wine grapes which are all under irrigation. Current production averages at approximately 10 tons/ha, and all grapes are delivered to the neighbouring Nederburg Wine Estate.

Water is listed with the local Ashanti Water Scheme at 100 000m<sup>3</sup> per annum. The local municipality provides potable water and electricity.

Building infrastructure consist of a 5 bedroomed main house, tennis court, a shed and storage with flatlet and 10 labourers' cottages.

### Features

**Zoning** Agricultural

#### Sizes

Land Size 36Ha

#### Extras

Aspect: North to Westerly Slopes Soil Types: Varied (mostly Hutton soil) Average Rainfall:  $\pm$

650mm Mediterranean Shelter or Trees: Yes around house Fencing: Stock Water Supply:

Ashanti Scheme 100 000m<sup>3</sup>

