

LANDMARK POSTCODE

# 2370



Pipe Major at Stand Stones  
Image courtesy of Paul Matthews 2007

**LOCATION:** Glen Innes  
7 hours north of Sydney

**POPULATION:** 8,500 within the shire

**INDUSTRIES:** Agriculture, tourism, sapphires, retail and community services

**CLIMATE:** Temperate  
Summer 13.3°C – 26.5°C  
Winter 0.6°C – 12.7°C  
Rainfall 857.8mm

Sitting high on the Great Dividing Range in northern New South Wales, Glen Innes has the climate and countryside to make an Englishman yearn for home.

Rolling green hills, plentiful rain, mild summers, crisp winters - even the occasional dumping of snow. It is middle-England transported.

But British farmers being lured to the region aren't suffering homesickness. They are relishing the opportunity to farm in better conditions than they left behind.

Landmark's Jim Ritchie says the recent sale of three properties totalling around 1500 acres of prime land to an English buyer is part of a steady trickle of interest from the United Kingdom.

"This buyer was farming in Herefordshire in a region with a 28inch annual rainfall. He has invested more than \$4 million here for grazing country with 36 inch rainfall."

"When you have to pay £8,000 to £10,000 an acre for land in England, our land looks great value."

The prosperous New England township is also attracting tree-changers. A thriving economy

and old-fashioned country spirit is appealing to retirees, small business entrepreneurs and young families.

Jim says a key to Glen Innes' appeal is good value property.

"You can buy a house here for not much over \$100,000 and enjoy all the facilities and services a town of this size can provide."

Set in the heart of New England, Glen Innes services a rich and productive agricultural region known for fattening and breeding prime lambs and cattle and producing fine wool. Excellent soils and reliable rainfall are a drawcard and have recently been attracting Queensland farmers hard-bitten by drought. They have been buying land around Glen Innes to "drought-proof" their holdings further north, says Jim.

The town is on the intersection of the New England and Gwydir Highways and its location appeals to businesses looking for logistical advantage. Brisbane is only four hours away, the northern NSW coast just two hours away and Armidale's busy airport an hour's drive south.

The Glen Innes Severn Regional Saleyards turn over \$25 million a year and other businesses - like the Eastmon Digital photo group - also thrive in this central location. The council hopes to attract more investment by providing free industrial land to companies willing to commit to the region.

Glen Innes' history is reflected in its colonial main street lined with more than 30 Heritage-listed buildings. The early settlers were Scottish and the town considers itself Australia's Celtic Capital. It has Australia's only official monument to the nation's

Celtic pioneers - the impressive Australian Standing Stones - and each May hosts the Australian Celtic Festival. Later in the year, another unique chapter of its history is celebrated with the Land of the Beardies Festival. The beardies were two stockmen who guided in the first settlers in 1838.

For many years, Glen Innes produced more than half of the world's supply of sapphires and fossicking is still a popular local pastime. Local rivers teem with Murray cod and the region boasts a stunning and diverse network of national parks and nature reserves, including NSW's largest rainforest wilderness.

New England is a great region with great people, says Jim.

"Why not slap your brand on a piece of quality New England land. I look forward to seeing you."

Contact:

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#### PROPERTY GUIDE:

Residential: Three bedroom home for under \$200,000

Lifestyle: Three bedroom modern family home on 5 acres \$495,000

20 acre blocks with power but no town water from \$160,000 - \$180,000

Larger farms: Between \$1,000 to \$3,000 an acre, depending on carrying capacity