



FOR SALE

The Vantreight Farm

482 Acres – 14 Parcels



Prime Acreages on the Saanich Peninsula Victoria BC, Canada

Offered Exclusively By:
J.J. Barnicke Victoria Ltd.
Rick Pettinger and Randy Holt



For Sale – The Vantreight Farm, Victoria BC, Canada

Overview

J.J. Barnicke Victoria Ltd. is pleased to present this rare and unique opportunity to acquire a large and spectacular land holding located on the periphery of Victoria, BC. The Vantreight Farm is steeped in history going back to 1884 when John Vantreight first emigrated to Victoria. The properties that are now offered for sale were assembled over the last century by subsequent generations in the Vantreight family, whose fruit and flower farm operations expanded and became world renowned.

Located in the municipalities of Central Saanich and Saanich, the farm properties comprise an approximate total of 482 acres of land. There are 14 distinct legal parcels in four substantial clusters ranging in size from 41 acres to 324 acres. Within those clusters, individual parcels range in size from 6,000 square feet to 90.15 acres.

The properties are ideally situated near major transportation routes and all are within a 20 minute drive of downtown Victoria. Three of the four clusters are within a five minute drive from the airport and are less than 15 minutes from the major BC Ferries terminal at Swartz Bay. All are within minutes of a multitude of established commercial and retail centers in Sidney, Saanichton and Saanich.

There are beautiful vistas from most of the included lands, providing gorgeous outlooks of the rolling rural Saanich Peninsula lands and, from a variety of parcels, panoramic mountain and ocean views.

The majority of the lands are in the Agricultural Land Reserve ("ALR"), with the exception of two separate sloped areas in the "Central Saanich Road" cluster of 14.7 acres (Parcels 4 and 5) and 29 acres (Parcel 7) respectively, and a portion of the "Panama Flats" cluster comprising 41.4 acres (Parcels 11,12 and 13).

There are single family residential properties bordering the north side of the "Central Saanich Road" cluster and encircling the "Panama Flats" cluster in Saanich, but otherwise the surrounding uses for the properties are predominantly smaller rural hobby farms.



Views from Parcel 9



Views from Parcel 4 and 5

The Vantreight Farm properties also encompass substantial building and land improvements, including:

- a contemporary office-warehouse complex (comprising 48,178 sf in total and including 13,280 sf of cooler and freezer space), modern 11-zone commercial greenhouses (comprising 164,450 sf), and a maintenance shed (1,600 sf) on Parcel #9
- substantial irrigation and drainage systems, including reservoirs on Parcels #6, #8 and #14
- an older farmhouse, barn and shed on Parcel #4
- two residences, a storage barn, cottage/workshop and other outbuildings on Parcel #7
- a residence and a small cottage on Parcel #8
- a refrigerated barn/warehouse (7,200sf) on Parcel #11
- an older barn (2,400 sf) and reservoir on Parcel #14



Parcel 9



Interior of Warehouse



Greenhouse



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Victoria

Victoria is located on the southern tip of Vancouver Island, on British Columbia's spectacular west coast. It is the vacation capital of Canada and renowned internationally as a premier tourist destination, contributing well over one billion Canadian dollars per year in tourism revenue to the local economy. The Greater Victoria area is made up of 12 municipalities and is home to more than 350,000 people, experiencing consistent growth that is expected to see the population approach 400,000 by the year 2020. For people of all ages, it is a community of choice for its temperate climate, natural beauty, enviable lifestyle, superior urban amenities and abundant economic opportunities, making it an exceptionally attractive place in which to live, work and invest. Excellent air and ferry transportation links provide an easy commute to or from the densely populated Greater Vancouver and Seattle/Tacoma regions. From a real estate perspective, this region continues to provide outstanding returns with demand expected to outpace supply in most sectors for years to come.



Vantreight Farm Clusters– Saanich Peninsula



Victoria Inner Harbour



Downtown Victoria



Saanich



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Key Facts

Municipality: District of Central Saanich Parcels 1 through 10 and Parcel 14
 District of Saanich Parcels 11 through 13

Property taxes: The total property taxes in 2005 for the 14 parcels was \$24,361.00

Financing: Treat as clear title

Site particulars: The 14 individual properties are grouped in four clusters:

Area 1 The “Martindale Road” Cluster +/- 54.0 acres

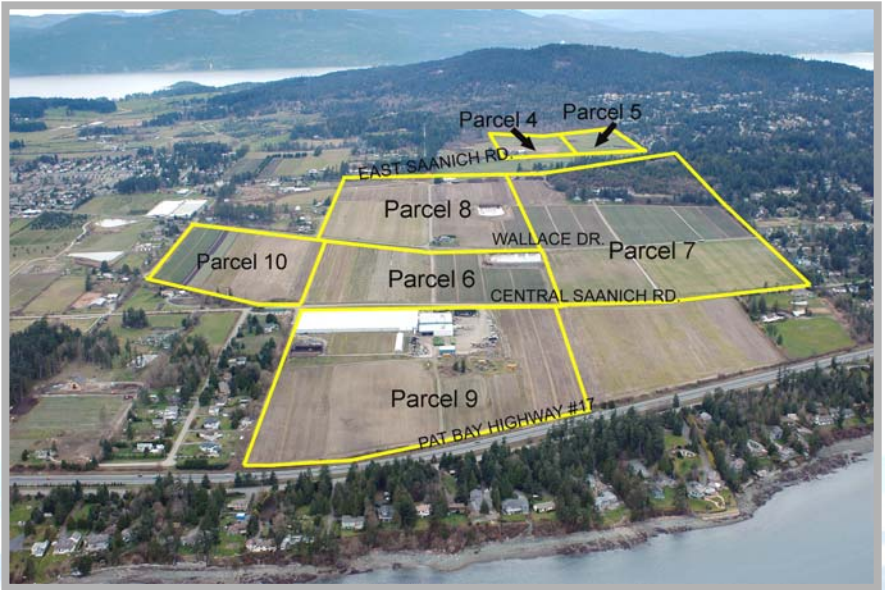
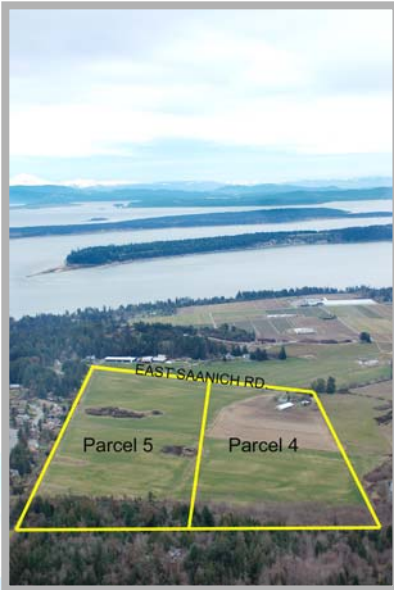


Parcel 1	<p><u>North of Martindale Rd at Welch Rd</u></p> <p>OCP Designation</p> <p>Zoning</p> <p>Gently sloping, descending east to west. Improved with kiwifruit trees on east portion, remainder is cleared arable land. Included in ALR.</p>	<p>+/- 20.3 acres</p> <p>Agriculture</p> <p>Agriculture A-1</p>
Parcel 2	<p><u>North of Martindale Road</u></p> <p>OCP Designation</p> <p>Zoning</p> <p>Relatively flat site, split with drainage course. Cleared arable land. Included in ALR.</p>	<p>+/- 24.5 acres</p> <p>Agriculture</p> <p>Agriculture A-1</p>
Parcel 3	<p><u>SW corner of Martindale Rd/Welch Rd</u></p> <p>OCP Designation</p> <p>Zoning</p> <p>Gently descending from Welch road. Improved with kiwifruit trees. Included in ALR.</p>	<p>+/- 9.25 acres</p> <p>Agriculture</p> <p>Agriculture A-2</p>



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Area 2 The "Central Saanich Road" Cluster +/- 323.7 acres



Parcel 4 8370 East Saanich Road +/- 34.3 acres

SOLD OCP Designation Agriculture (easterly 86%) and Rural (westerly 14%)

 Zoning Agriculture A-1 (easterly 86%) and Rural Estate Acreage RE-1 (westerly 14%)

Gently undulating arable acreage with older farmhouse, barn and shed. Ascends more dramatically up toe of Mt. Newton at western edge. Easterly 29.5 acres included in ALR, westerly 4.8 acres excluded.

Parcel 5 8300 block East Saanich Road +/- 41.6 acres

SOLD OCP Designation Agriculture (easterly 76%) and Rural (westerly 24%)

 Zoning Agriculture A-1 (easterly 76%) and Rural Estate Acreage RE-1 (westerly 24%)

Gently undulating arable acreage that ascends towards and backs onto Dean Park Estates residential area. Easterly 31.7 acres included in ALR, westerly 9.9 acres excluded.

Parcel 6 8200 block Central Saanich Road +/- 30.5 acres

SOLD OCP Designation Agriculture

 Zoning Agriculture A-1

Cultivated site with reservoir in northwest corner, gently ascending from Central Saanich Road to Wallace Drive. Offers excellent seaviews. Included in ALR.

Parcel 7 8410 Wallace Drive +/- 90.15 acres

SOLD OCP Designation Agriculture

 Zoning Agriculture A-1

Gently ascending from Central Saanich Road and split by Wallace Drive. Improved with two residences, cottage/workshop, storage barn and outbuildings. Easterly 2/3 is cultivated and offers excellent seaviews. Westerly 1/3 rises up rocky knoll with panoramic views from higher elevations. Easterly 61 acres included in ALR, westerly 29 acres excluded.



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Parcel 8 8201 Derrinberg Rd/8252 Wallace Dr +/- 62.56 acres

SOLD

OCP Designation Agriculture
Zoning Agriculture A-1

Mostly seaview arable land and improved with two residences, irrigation pond and three wells. Ascending from Wallace Drive, then descends towards western boundary at Derrinberg Road. Included in ALR.

Parcel 9 8277 Central Saanich Road +/- 38.87 acres

SOLD

OCP Designation Agriculture
Zoning Agriculture A-1

Farm headquarters site, sloping from Patricia Bay Highway up to plateau adjacent to Central Saanich Road. Improved with warehouse/office complex, greenhouses, maintenance shed, boiler house, electrical vault and bulb dip tank. Included in ALR.

Parcel 10 NE corner at Newman Road/Wallace Dr +/- 25.75 acres

SOLD

OCP Designation Agriculture
Zoning Agriculture A-1

Cultivated site, gently ascending from Central Saanich Road to Wallace Drive, fronting also on Newman Road to south. Offers excellent seaviews. Included in ALR.

Area 3 The "Panama Flats" Cluster +/- 63.0 acres



Parcel 11 4112 Carey Road +/- 62.65 acres

OCP Designation Rural
Zoning Rural Zone A-1

Level arable land with frontage on Carey Road and Roy Road and surrounded by established suburban residential development. Improved with refrigerated barn/warehouse. Mostly below flood plain level and subject to fill prohibition. Easterly 21.6 acres included in ALR, westerly 41.0 acres excluded.



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All offers and any enquiries regarding the Property should be directed to JJB as follows:

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1608 Fort Street

Victoria, BC V8R 1H9

Attn: Mr. Rick Pettinger & Mr. Randy Holt

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