

A photograph of a cow in a field at sunset. The cow is in the foreground, looking towards the right. The background is a bright, hazy sunset over a field. A large tree with green leaves is in the upper left corner, partially obscuring the sky. The overall mood is peaceful and rural.

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CONVEYANCING

# BUYING A RURAL PROPERTY

YOUR **FREE** GUIDE WITH COMPLIMENTS FROM **ALL ABOUT CONVEYANCING**

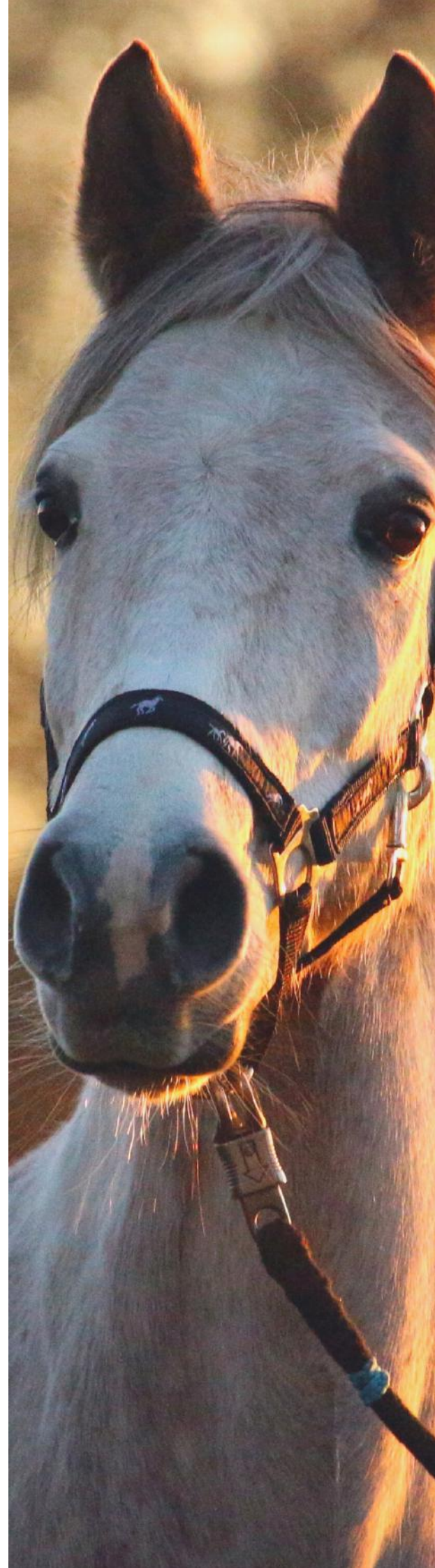


# Buying a rural property.

When you are buying rural land, you should consider strongly what you intend to use the land for. Some issues to look at will include:

1. Council approval of existing buildings and the zoning for any future development,
2. Has the septic system been approved by council,
3. Are there any GST implications,
4. Are there any water licenses that should go with the land,
5. Does the property have access to power and telecommunications
6. Is there a legal access
7. Will you be responsible for upkeep of the roads and/or bridges
8. Is it flood prone and will you be able to obtain flood insurance
9. Are there any easements, rights of way or profits a prendre
10. Has there been any program for control of noxious weeds,
11. What is being sold with the property, eg. tools, farming implements, tanks, pumps, cattle yards, crops, livestock
12. Has the fencing been constructed on the boundaries and what is the extent of give and take fencing
13. Does the land have a building entitlement
14. Has there been a previous use of the land that has resulted in contamination
15. Are there any crown roads enclosed within the boundaries
16. Has the previous owner given any other party the right to use the land for anything.

The important issues will depend on your intended use so it is vital to let your Licensed Conveyancer know of your intentions. They will be able to obtain the information necessary for you to manage the risks.







All About Conveyancing

221 Victoria Street, Taree NSW 2430

Ph: (02) 6557 7003

Email: [enquiries@allabout.net.au](mailto:enquiries@allabout.net.au)

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Phone 1300 529 960