



Mont du Toit Wine & Olive Estate For Sale in Wellington, Western Cape, South Africa



Info Agente

Nombre:	Niall Madden
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País:	Reino Unido
Experiencia since:	2002
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments
Teléfono:	
Languages:	English
Sitio web:	https://esalesinternational.com

Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 2,262,222

Ubicación

País:	Sudáfrica
Estado/Región/Provincia:	Western Cape
Ciudad:	Wellington
Código postal:	7655
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Descripción:

Mont du Toit Wine & Olive Estate For Sale in Wellington, Western Cape, South Africa

Esales Property ID: es5554888

Mont du Toit Farm

Wellington

7655

South Africa

Mont du Toit: A Rare Wine and Olive Estate in Wellington, Cape Winelands

Mont du Toit offers a rare and exceptional opportunity to acquire a fully operational and beautifully



maintained wine and olive estate spanning 33.7 hectares in Wellington, South Africa. Situated along the renowned Perde Skoen (Horse Shoe) Road and framed by breathtaking mountain views, the estate blends the natural beauty of the Cape Winelands with extensive, high-quality agricultural infrastructure. The property is ideally suited for both established producers and those looking to enter the thriving wine and olive oil industry. Mont du Toit seamlessly combines operational efficiency with rural elegance, providing a thriving business foundation and an exceptional lifestyle in an idyllic setting.

The agricultural foundation of the estate is robust and well-diversified, centered on premium wine and olive production. The vineyards boast an impressive array of red wine cultivars, totaling approximately 15.55 hectares of plantings, including Cabernet Sauvignon, Cabernet Franc, Merlot, Shiraz, Tinta Barocca, and Petit Verdot. The current production capacity is significant, yielding approximately 60,000 bottles of wine annually, which are strategically sold in select markets, including Johannesburg, England, and Germany. Furthermore, the estate includes 3.0 hectares of open land ready for new plantings, offering excellent potential for immediate vineyard expansion. The estate also features established olive orchards with 2,000 Mission Frontio Caratino olive trees, producing around 1,000 liters of olive oil annually through external processing.

Mont du Toit is primed for continued growth and expansion, offering the new owner a clear roadmap for the future. While 3.5 hectares of Cabernet Sauvignon require removal and replanting due to leaf roll disease, this presents an opportunity to introduce improved cultivars. The sale includes an existing agreement with the new owner of a recently sold portion of land, allowing the Mont du Toit team to continue maintaining and harvesting 2.2 hectares of Shiraz vines under a compensatory formula. Moreover, the current owner had planned to enhance production significantly by planting an additional 1.0 ha of Cabernet Sauvignon, 0.5 ha of Petit Verdot, and 1.0 ha of Chenin Blanc, alongside a further 600 olive trees, enabling the next owner to immediately pursue diversification and increased yields. The estate also includes a 1.0 ha garden featuring beautiful indigenous plants and trees.

The estate's infrastructure is comprehensive and designed for high operational efficiency. The farm is well-equipped with reliable water sources, including three boreholes (only one currently in use) and a gravel dam. The commercial infrastructure includes a fully functional cellar set up to handle all harvested grapes, a large dry shed (30 x 8m) housing a labeling machine, and two underground maturing cellars (30m x 8m x 2m, finished in red bricks and ventilated). The property features a substantial main dwelling with four rooms, two bathrooms, a living room, a dining room, and a kitchen. In addition to the main house, there are four smaller rental units (45 m² each, with two bedrooms, a bathroom, and a living area/kitchen), providing rental income potential. The commercial buildings are supported by an office block (with three offices, three bathrooms, a board room, and a tasting area), a chemical shed, a tool shed, a COVID-era ablution facility, a pump room, a cold room, and a dedicated room for the solar alternative power system. Safety is prioritized with cameras, an alarm linked to armed response, and an electronic main gate.

Main dwelling:

4 x bedrooms

2 x bathrooms



Living room

Dining room

Kitchen

Four smaller dwellings (Rental units)

Size – 45 m²

Bathroom

2 x bedrooms

Living area and kitchen

For more information please email – Beyers Pape – beyers@bolandlandmark.com

ABOUT THE AREA

Wellington lies on the banks of the River Kromme at the foot of the Groenberg Mountain in a glorious valley just 45 minutes' drive from Cape Town.

To the east are the majestic Hawequa Mountains and together these quiet monoliths watch over a valley that is quite literally home of the vines – almost 90% of the country's vines are grown in vine-cutting nurseries (stokkieskwerye) before they are transported elsewhere for planting.

Wellington once served as the last outpost of civilisation in the Cape before entering unfamiliar territory and was known as Limiet Vallei (frontier valley) and Val du Charron or Wagenmakersvallei (valley of the wagon maker) as it was here that wagons could receive attention before the start of a long and difficult journey.

Viticulture dates back to the time of the French Huguenots of the late 1600s, although the Wellington Wine Route is one of the youngest – launched in the mid 1990s. The wine route is small and cellars are easy driving distance from one another, making it extremely popular – head to the Wellington Tourism Office – housed in the Old Market Building dating back to 1847 and just one example of a range of historic building in the town – in Main Street for information about the route.

Sampling fruit other than wine is also on the agenda – Wellington's berry farm has an array of strawberries, raspberries, youngberries and Cape gooseberries and, as well as guided tours, you can do your own berry picking.

The Limietberg Nature Reserve has nine different hiking trails through fynbos-rich terrain, and there are a number of wonderful scenic drives in and around Wellington.



And last but not least, the Wellington Wine Walk is a three-day hiking trail in the foothills of the Hawequa Mountains through vineyards, olive orchards, fields of buchu and vine cutting plantations with overnights in local Wellington guest houses.

Visit the Wellington Museum in Church Street and the Dutch Reformed Church. Beyond Wellington is the Bain's Kloof Pass which is a historical monument. Built by Andrew Bain in 1853, the pass links Wellington to Ceres and Worcester and the narrow winding road provides magnificent views of the valley below. The Wellington Tourist Bureau in Main Street will supply visitors with information on the area and its wine route.

MAiN FEATURES:

- * 955m² of living space
- * 337000m² plot (33.7 hectares)
- * 12 Bedrooms between all dwellings
- * 9 Bathrooms between all dwellings
- * Stunning Views
- * Private Parking
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of South Africa
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Común

Dormitorios:	12
Baños:	9
Pies cuadrados terminados:	955 m ²
Tamaño del lote:	337000 m ²

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.984.409



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