

Tamworth Rural Report 2024

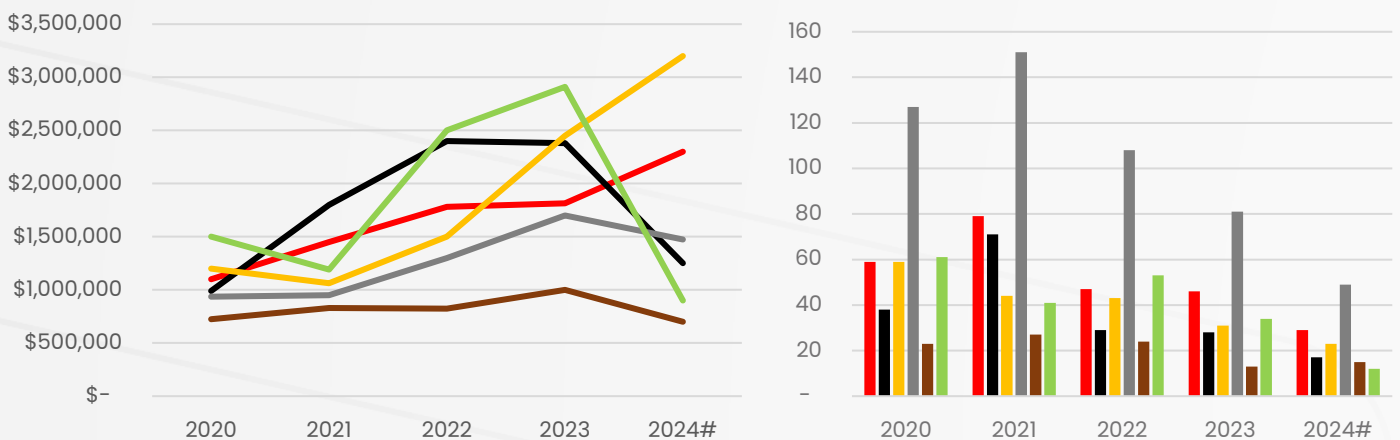
Overview

Tamworth, and its surrounding areas, is rich in rural acreage land; whether solely for residential or farming purposes. This report encompasses land sales of 50 acres and above in the following local government areas (LGA): Armidale, Tamworth, Gunnedah Shire, Uralla Shire, Liverpool Plains Shire, and Walcha Council. The number of acreage land over 50 acres sold has declined significantly in 2024, which has been in a declining pattern in the past 5 years, in all LGAs. The peak number of sales were in 2021 for Tamworth, Armidale, and Gunnedah; and 2020 for Liverpool and Walcha.

Land >50 Acres

Median Price

Sales Volume



Median price for land with more than 50 acres has shown an upward trend in the past four years to 2023 in all LGAs in Tamworth and surrounds. 2024# have shown notable fluctuations in median price, due to low stock. Walcha and Gunnedah Shire have shown a significant decline in median price for 2024#, however there were only 12 and 17 sales each. In contrast Armidale and Liverpool Shire reached peak prices, however based on only 29 and 23 sales each.

— Armidale Regional Council Median
 — Gunnedah Shire Council Median
 — Liverpool Plains Shire Council Median
— Tamworth Regional Council Median
 — Uralla Shire Council Median
 — Walcha Council Median

Significant Projects 2025 onwards

Oven Mountain Pumped Hydro Energy Storage Project (1.9B)

The Oven Mountain project is a 600MW renewable energy initiative located in the New England Renewable Energy Zone near the Macleay River in northern New South Wales. Currently in the planning stages, it aims to support grid stability and align with New South Wales's clean energy goals.



Commence Date: 08/09/2025
Completion Date: 06/10/2028
Current Status: Feasibility studies
DA SSI-12422997
Ownership Oven Mountain Pumped Pty Ltd

Lambruk Solar Farm (750M)

The Lambruk Solar Project is a 500MW solar farm with a 300MW Battery Energy Storage System (BESS) located near Loomberah, 15km southeast of Tamworth, NSW. It will power 180,000 homes annually and reduce CO2 emissions by 600,000 tonnes. The 30-project will provide grid stability, create 350 construction jobs, and deliver long-term economic benefits to the region.



Commence Date: 08/09/2025
Completion Date: 06/10/2028
Current Status: Feasibility studies
DA SSD-67436209
Ownership Venn Energy

Sales Overview 2024

Known as an agricultural hub, Tamworth and its surrounds features vast farmlands dedicated to livestock and crop production. Table 1, titled Recent Sales provides examples of Farm/Rural, Residences or Vacant Land over 50 acres in 2024[#] sales in each of the local government area. These sales are not exhaustive and was chosen due to its recent time frame and high sales price.

In 2024[#], Tamworth LGA recorded 49 over 50 acres sales, which is a -39.5% decline between 2023 and 2024[#]. Of these 49 sales 63.3% is affordable, with a final sale prices of less than \$1,999,999. 24.5% of sales are in the premium market, sold at \$2,900,000 and above. This creates an opportunity in Tamworth, and a similar trend is evident in other LGAs such as Gunnedah (17 sales in 2024, with 58.8% in the affordable price range and 17.6% in the premium), Uralla (15 sales in 2024, with 80.0% in the affordable price range and 13.3% in the premium), and Walcha (12 sales in 2024, with 58.3% in the affordable price range and 33.3% in the premium). On the other hand, Armidale and Liverpool Plains establishes itself as a more premium market. Armidale recorded 29 sales in 2024, with 34.5% in the affordable price range and 44.8% in the premium. Liverpool Plains had 23 sales in 2024, with 39.1% in the affordable price range and 60.9% in the premium. Overall, there are opportunities for buyers with various budgets.

Examples of Recent Sales in 2024

LGA	Address	Sale Date	Sale Price	Area (Ha)	Bed	Bath	Car
Armidale Regional Council	353 Glenshiel Road	24/05/2024	\$15.0M	704.778	N/A	N/A	N/A
	267 Inverinate Road	24/04/2024	\$10.56M	734.8	3	2	N/A
	225 Fassifern Road	24/04/2024	\$5.85M	882.75	N/A	N/A	N/A
Gunnedah Shire Council	343 Rossmar Park Road	01/03/2024	\$7.5M	816.674	3	1	1
	524 Glencoe Road	19/03/2024	\$4.64M	373.04	N/A	N/A	N/A
	331 Bando Road	25/06/2024	\$2.68M	267.6	4	2	2
Liverpool Plains Shire Council	520 Harrisons Plains Road	22/02/2024	\$10.87M	628.6	N/A	N/A	N/A
	555 Glasston Road	12/04/2024	\$10.41M	1075	N/A	N/A	N/A
	390 Glasston Road	12/04/2024	\$10.41M	324.6	N/A	N/A	N/A
Tamworth Regional Council	3402 Oxley Highway	23/02/2024	\$8.48M	260.9	N/A	N/A	N/A
	Old Wallabadah Road	05/04/2024	\$6.5M	618	N/A	N/A	N/A
	Glenbrook Road	04/06/2024	\$4.75M	518	N/A	N/A	N/A
Uralla Shire Council	183 Lindfield Road	14/06/2024	\$3.4M	624.619	N/A	N/A	N/A
	77 Jacksons Road	17/05/2024	\$2.38M	49.25	2	1	1
	1522 Hillview Road	19/03/2024	\$1.7M	202.7	4	2	2
Walcha Council	Lakes Road	24/04/2024	\$30.0M	1331.4	N/A	N/A	N/A
	522 Oaklands Road	12/03/2024	\$4.7M	336.197	4	2	N/A
	1007 Bark Hut Road	12/02/2024	\$4.6M	551.7	N/A	N/A	N/A



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*Sales market data and key indicators encapsulates aggregate property market conditions within the Local Government Areas of Armidale, Gunnedah, Liverpool Plains, Tamworth, Uralla, and Walcha. *2024 encapsulates sales transactions for 01/01/2024 – 30/10/2024 only. Source: APM Pricefinder, Cordell Connect database, SQM Research, Esri ArcGIS. © Copyright PRD 2024.