

..... OFFERED AT **\$150,000,000**

300 ACRES FOR SALE

**3856 FIFTH SIDEROAD,
BRADFORD**

WWW.LACEBYREALESTATE.COM 



A rare 300 Acre land holding with unmatched potential in one of Ontario's most strategic and High-growth corridors. Sadlon Farm represents one of the largest assembled land holdings currently available in Canada, ideally situated for current use, large-scale residential or mixed-use planning. Located in Fast Growing Bradford West Gwillimbury, a key growth area in the Greater Golden Horseshoe. 45 minutes from the GTA and Minutes to Highway 400, future Bradford Bypass, GO Transit and regional transportation hubs.



416-707-8352



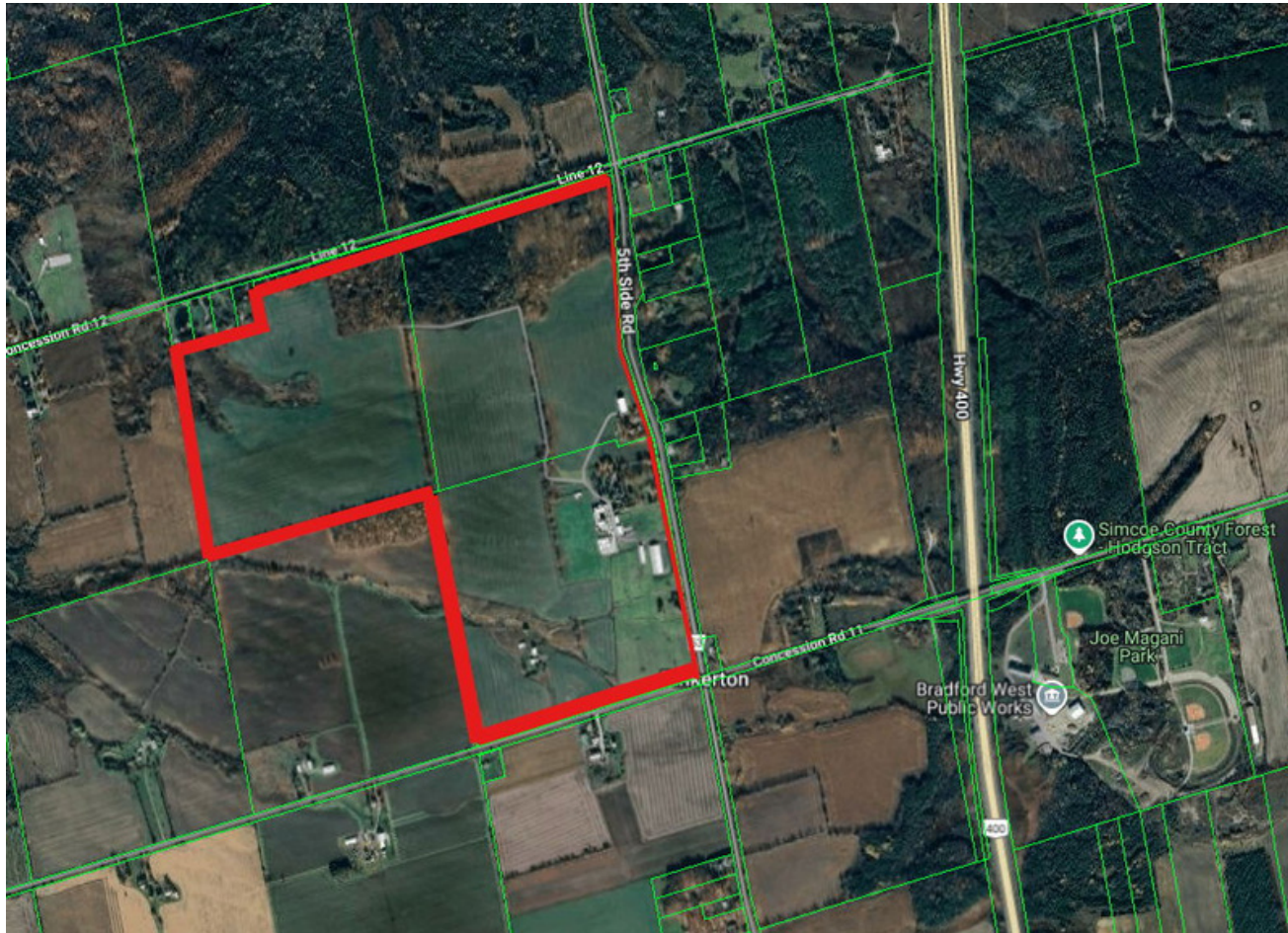
broker@stephaniesinclair.ca

TABLE OF CONTENTS

PAGE

Property Key Features	3
Primary Residence	4
Primary Farm	5
Secondary Residence	6
Rental Properties	7
Why Choose Bradford West Gwillimbury	8
Connectivity	9
Growth	10
Employment	11
Recreation	12
Schedule B Land Use	13
Schedule D-1 County and Greenbelt Features	14
Schedule D-2 Wetlands and Areas of Natural Interest	15
Schedule D-3 Source Protection	16
Map Of Bradford Bypass	17
Contact Information	18

PROPERTY KEY FEATURES



- TAX AMOUNT 2024
\$33,863.71
- Pending Development
Applications (Inquire)
- Zoned Res / Farm

- Three connecting parcels, with
three municipal road
frontages: Approx. 4,500 ft on
5th Sideroad, 1,840 ft on Line
11 and 1,325 ft on Line 12.
- Private internal road system.

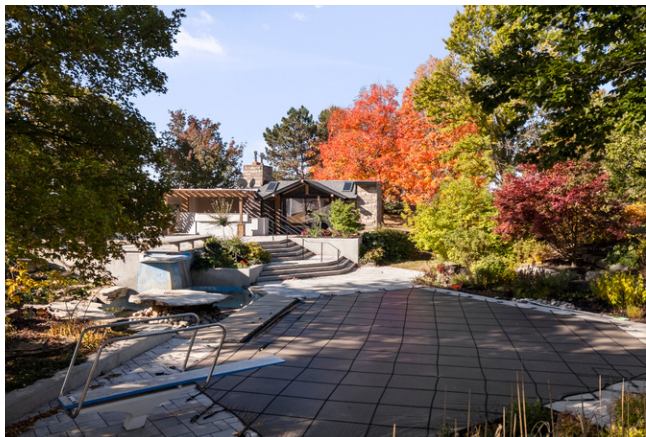
- 4 Residences, 2 Farms
- Includes .23 Acre parcel
across the road with water
access. GeoWarehouse
PIN 580460094

8000+ SQUARE FEET

.....

5 BEDROOM. 6 BATHROOM

PRIMARY RESIDENCE



FULLY OPERATIONAL
.....
MULTIPLE STORAGE BUILDINGS

PRIMARY FARM



RESTORED FARM HOUSE
.....
HEATED OUTBUILDING

SECOND RESIDENCE



LACEBY
REAL ESTATE



HOBBYFARM WITH FARMHOUSE
.....
3 BEDROOM BRICK BUNGALOW

RENTAL PROPERTIES

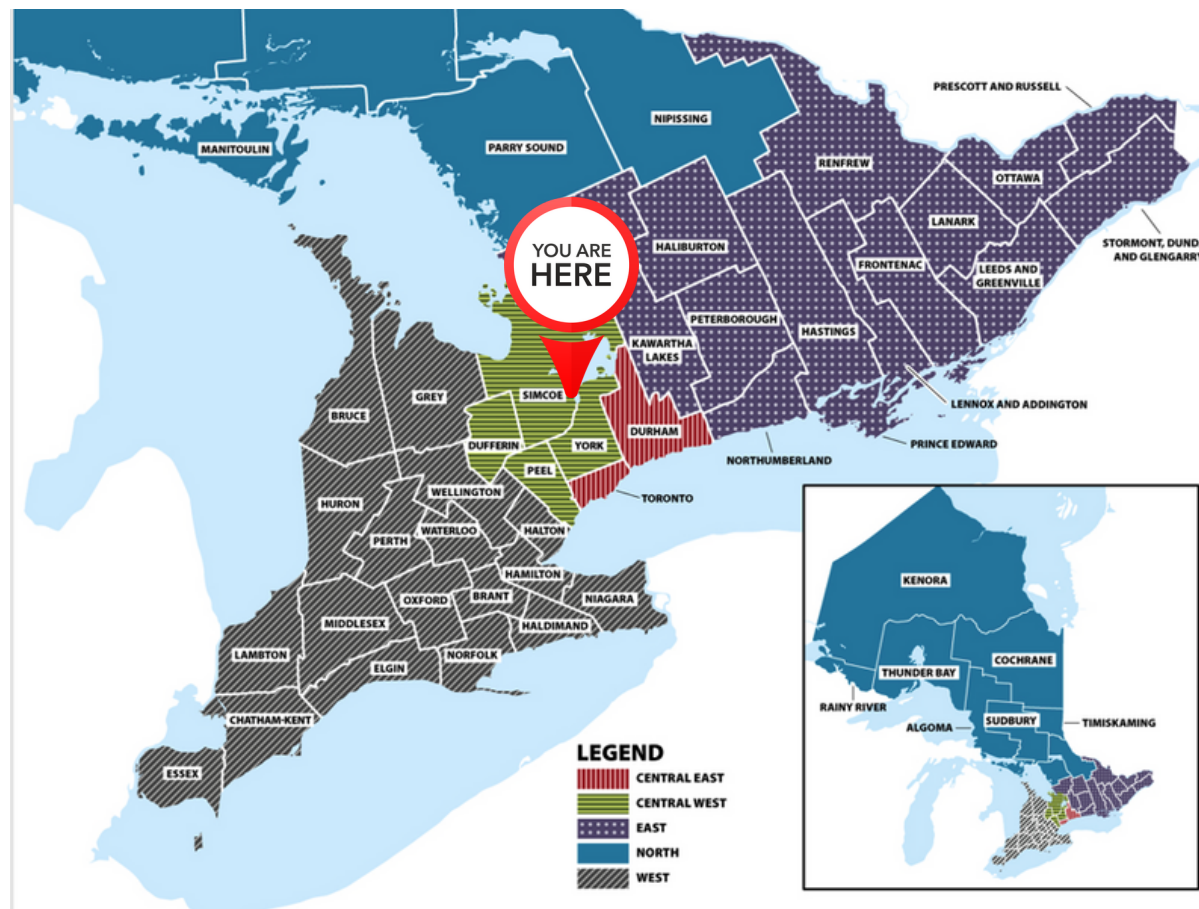


WHY INVEST IN BRADFORD WEST GWILLIMBURY?



Bradford
west
Gwillimbury





CONNECTION IN EVERY DIRECTION

South Simcoe is within the Toronto Census Metropolitan Area

1 Hour to Toronto or Cottage Country

Major Road Links: Highway 400 + County Roads

Coming Soon: Bradford Bypass linking 400 and 404

Rail Access: GO Transit Barrie Line (Bradford GO)

Town-wide, On-call Bus System



Bradford West Gwillimbury is still in an early- to mid-growth phase and is strongly positioned within the Golden Horseshoe, as a **next-wave growth community**.

Bradford West Gwillimbury has a robust growth rate and is projected to reach approximately **83,470 people by 2051**. This implies an increase of ~38,800 people and an average annual growth rate of ~2.1%.

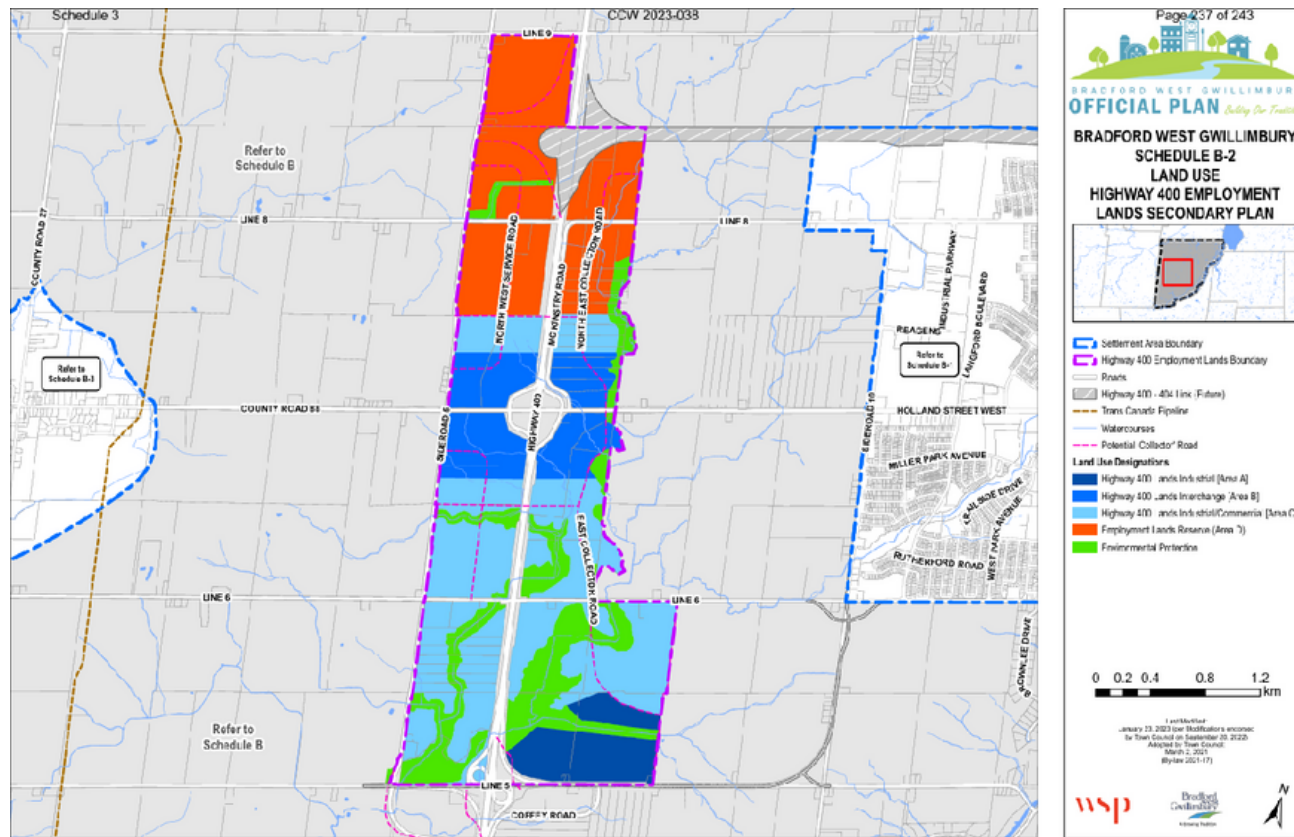
-Town of BWG.

Forecasts show mid-2026 to mid-2031 the town expects ~580 housing units per year.

-Town of BWG

Bradford West Gwillimbury annual growth rate was about 4% recently **outpacing the county** (~2.2%) **and provincial average** (~1.4%) -newmarkettoday.ca

The town has set a target of 3,440 new residences by 2031, which corresponds to a population target around ~58,030 - bradfordtoday.ca



EMPLOYMENT

3856 5th Sideroad, is located two concessions, north of the Bradford employment lands. Growth of employment lands and diversification beyond agriculture are key strategic elements of Bradford's official plan. The employment lands are concentrated along the Hwy 400 corridor – this gives them logistical access, visibility and industrial suitability. Employment in Bradford West Gwillimbury is projected to reach around **30,900 jobs by 2051** -Town of BWG. The town is actively attracting manufacturing and advanced industry investment (for example, a \$17.8 M investment by Toromont Industries Ltd. in 2024 to expand operations in BWG)



RECREATION

Bradford West Gwillimbury offers small-town charm, while still providing modern amenities.

100 acres of Park Land Spread over 29 parks, Recreation centres, sports fields and the Holland River and surrounding marshlands, conservation areas like the Scanlon Creek Conservation Area, make exploring the town fun for all.

Noteworthy facilities:

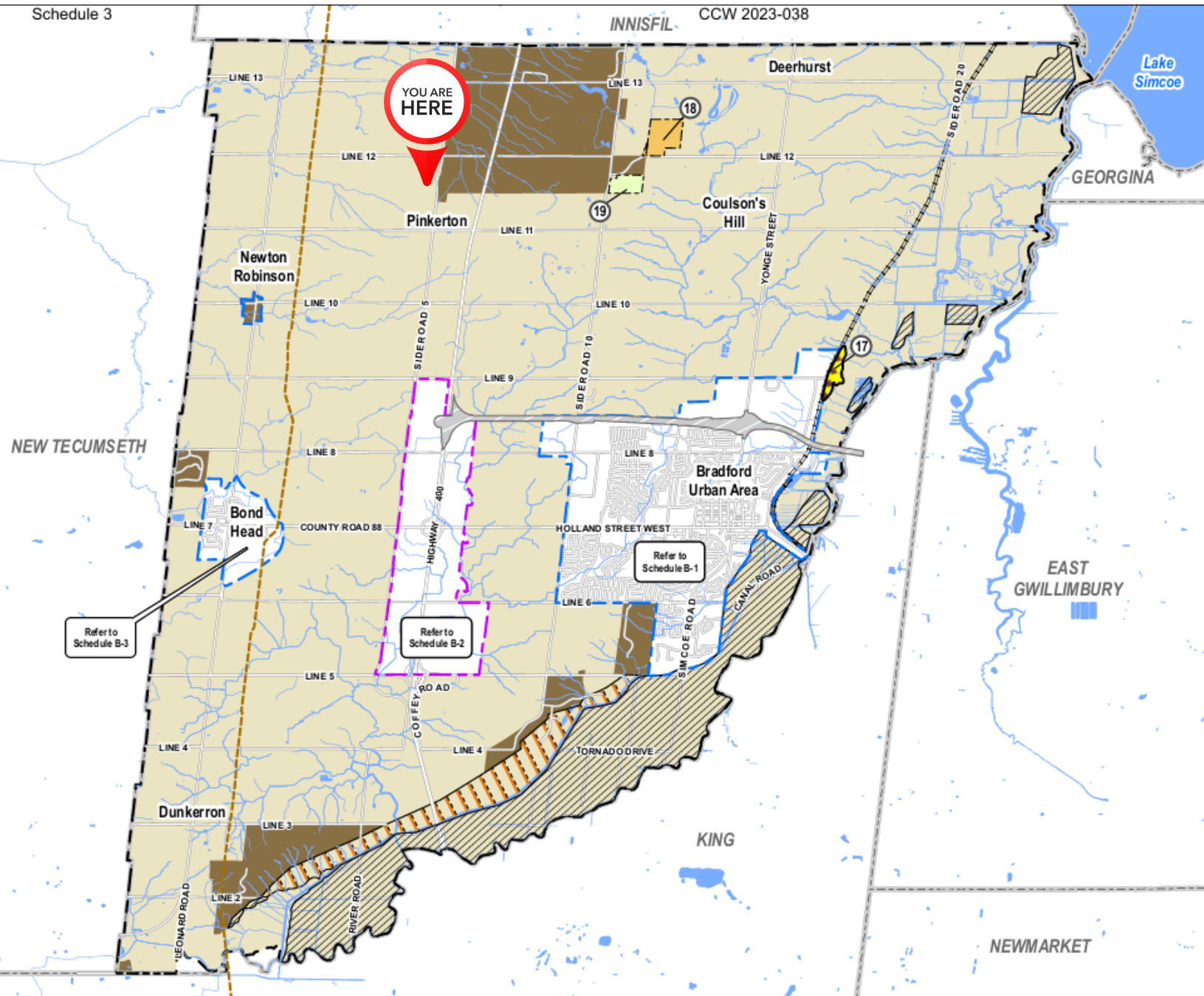
BWG Leisure Centre features Twin NHL-sized ice rink, an aquatics complex, Gymnasiums, fitness centre and multiple community service spaces.

Brand New Public Square in the heart of the Town covering roughly 6,000 m² and includes an open lawn, covered stage, water feature, trees & shrubs, seating, and large-scale event infrastructure.

Coming Soon a brand new **100 million Dollar** state-of-the-art Town Hall featuring administration offices and a centralized customer service centre.

A performing arts theatre / council chambers.

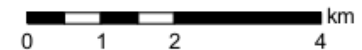
A multi-sport gymnasium and fitness centre and multi-purpose spaces, meeting rooms.



BRADFORD WEST GWILLIMBURY

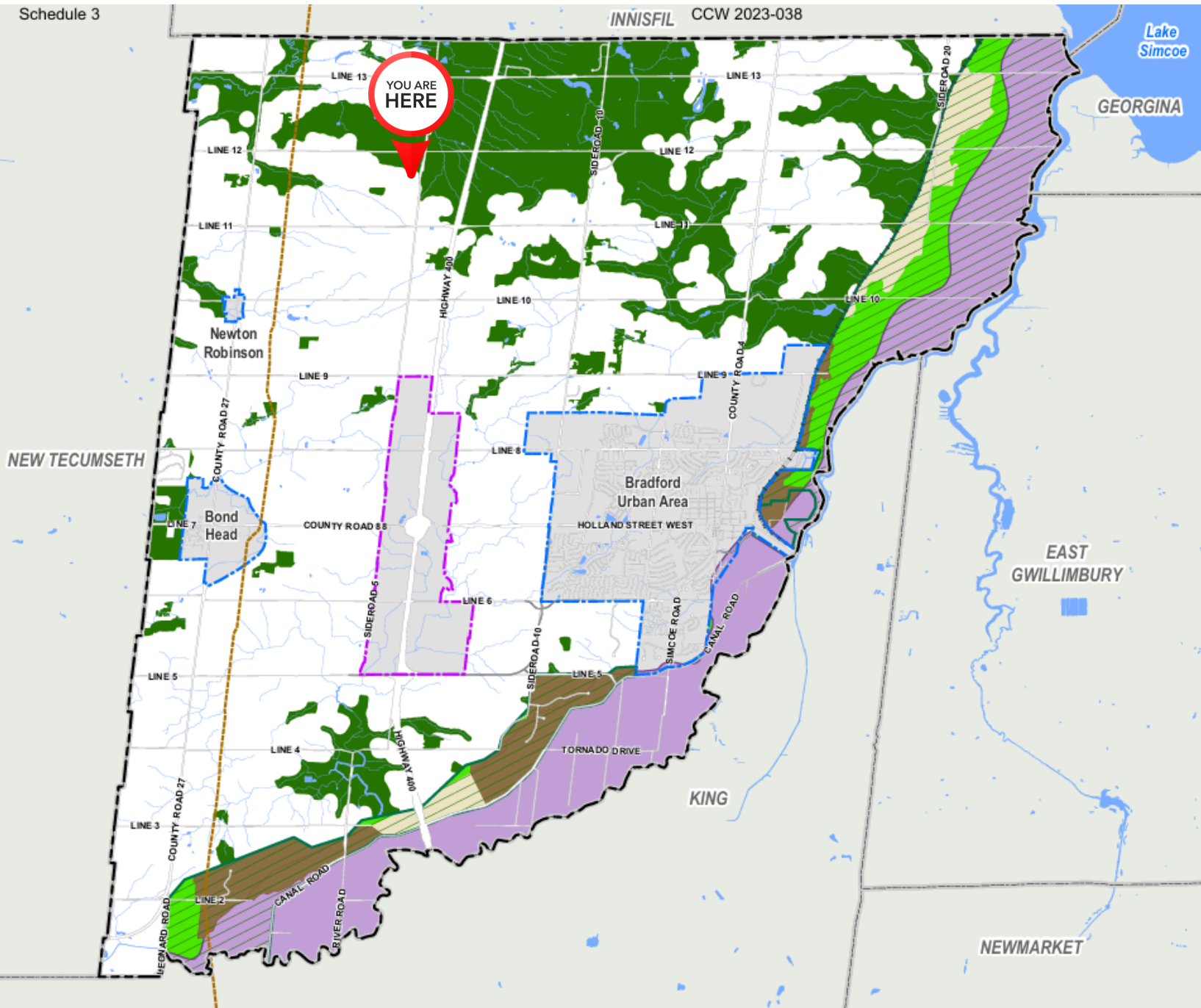
SCHEDULE B
LAND USE

- Bradford West Gwillimbury Boundary
 - Settlement Area Boundary
 - Highway 400 Employment Lands Boundary
 - Roads
 - Highway 400 - 404 Link (Future)
 - Railway
 - Trans Canada Pipeline
 - Watercourses
 - Marsh Protection Buffer
 - Marsh Agriculture
 - Special Policy Area 17
 - Special Policy Area 18 (Active and Approved Waste Disposal Site)
 - Special Policy Area 19 (Non-Decision Lands)
- Land Use Designations**
- Agricultural
 - Rural

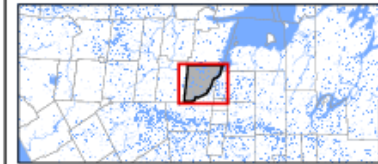


Last Modified:
January 23, 2023 (per Modifications endorsed
by Town Council on September 20, 2022)
Adopted by Town Council:
March 2, 2021
(By-law 2021-17)





**SCHEDULE D-1
 COUNTY & GREENBELT
 FEATURES**



- Bradford West Gwillimbury Boundary
- Settlement Area Boundary
- Highway 400 Employment Lands Boundary
- Roads
- Railway
- Trans Canada Pipeline
- Watercourses

**Land Use Designations (County of Simcoe
 Official Plan Schedule 5.1)**

Greenlands

**Greenbelt Plan (County of Simcoe Official
 Plan Schedule 5.3.3)**

Greenbelt Plan Area

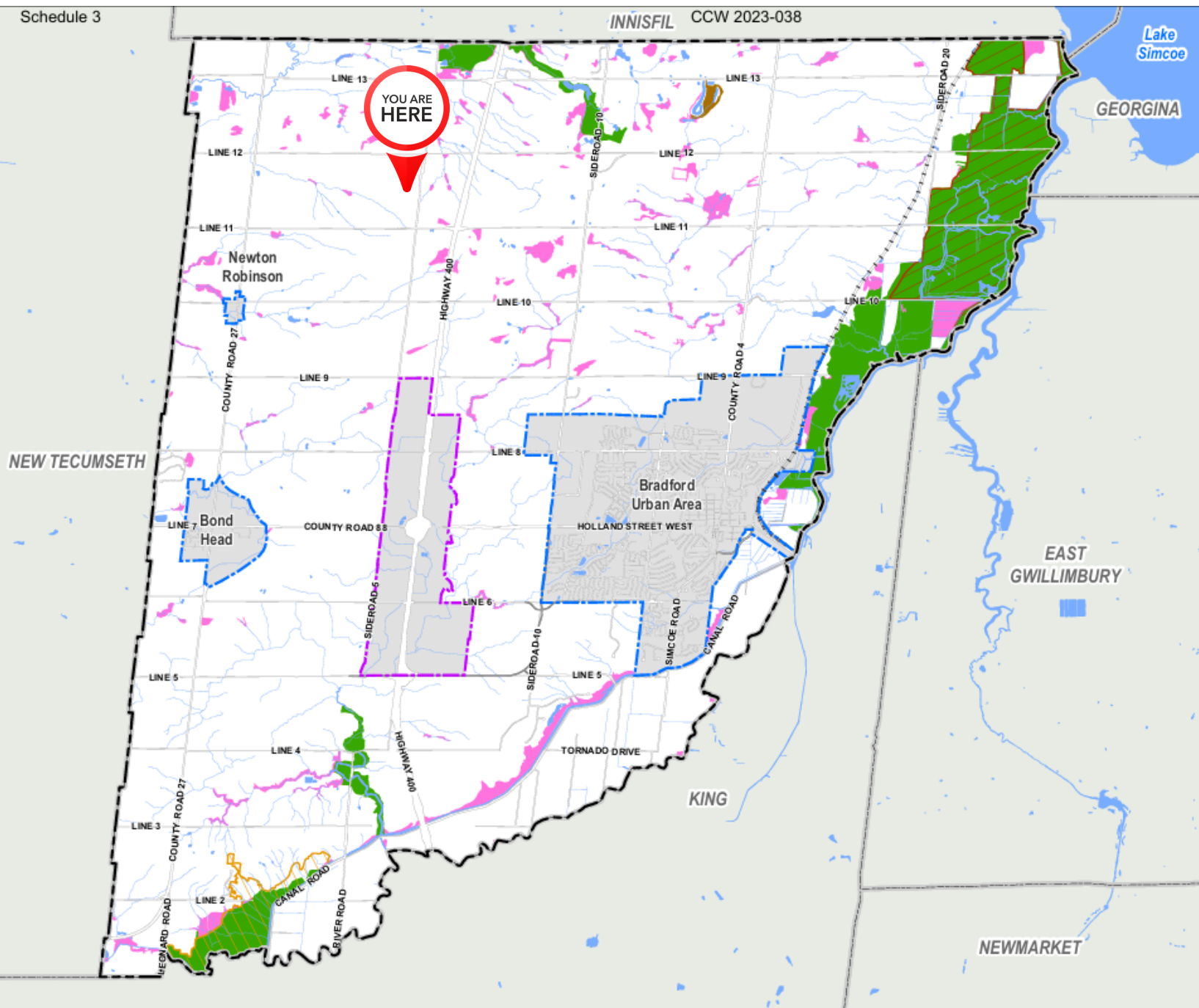
- Protected Countryside
- Greenbelt Natural Heritage System
- Holland Marsh (Specialty Crop Areas)
- Agricultural
- Rural

0 0.5 1 2 3 4 km



Last Modified:
 February 9, 2021
 Adopted by Town Council:
 March 2, 2021
 (By-law 2021-17)

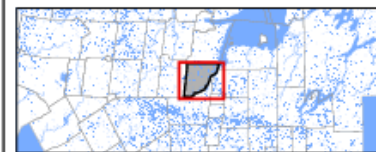




BRADFORD WEST GWILLIMBURY
OFFICIAL PLAN *Building Our Tradition*

BRADFORD WEST GWILLIMBURY

**SCHEDULE D-2
WETLANDS AND
AREAS OF NATURAL AND
SCIENTIFIC INTEREST**



- Bradford West Gwillimbury Boundary
- Settlement Area Boundary
- Highway 400 Employment Lands Boundary
- Roads
- Railway
- Watercourses

Evaluated Wetlands

- Provincially Significant
- Locally Significant
- Not evaluated per Ontario Wetland Evaluation System

Area of Natural and Scientific Interest - Provincial

- Holland River Marsh
- Pottageville Swamp

0 0.5 1 2 3 4 km



Last Modified:
February 9, 2021
Adopted by Town Council:
March 2, 2021
(By-law 2021-17)



SCHEDULE D-3
SOURCE PROTECTION

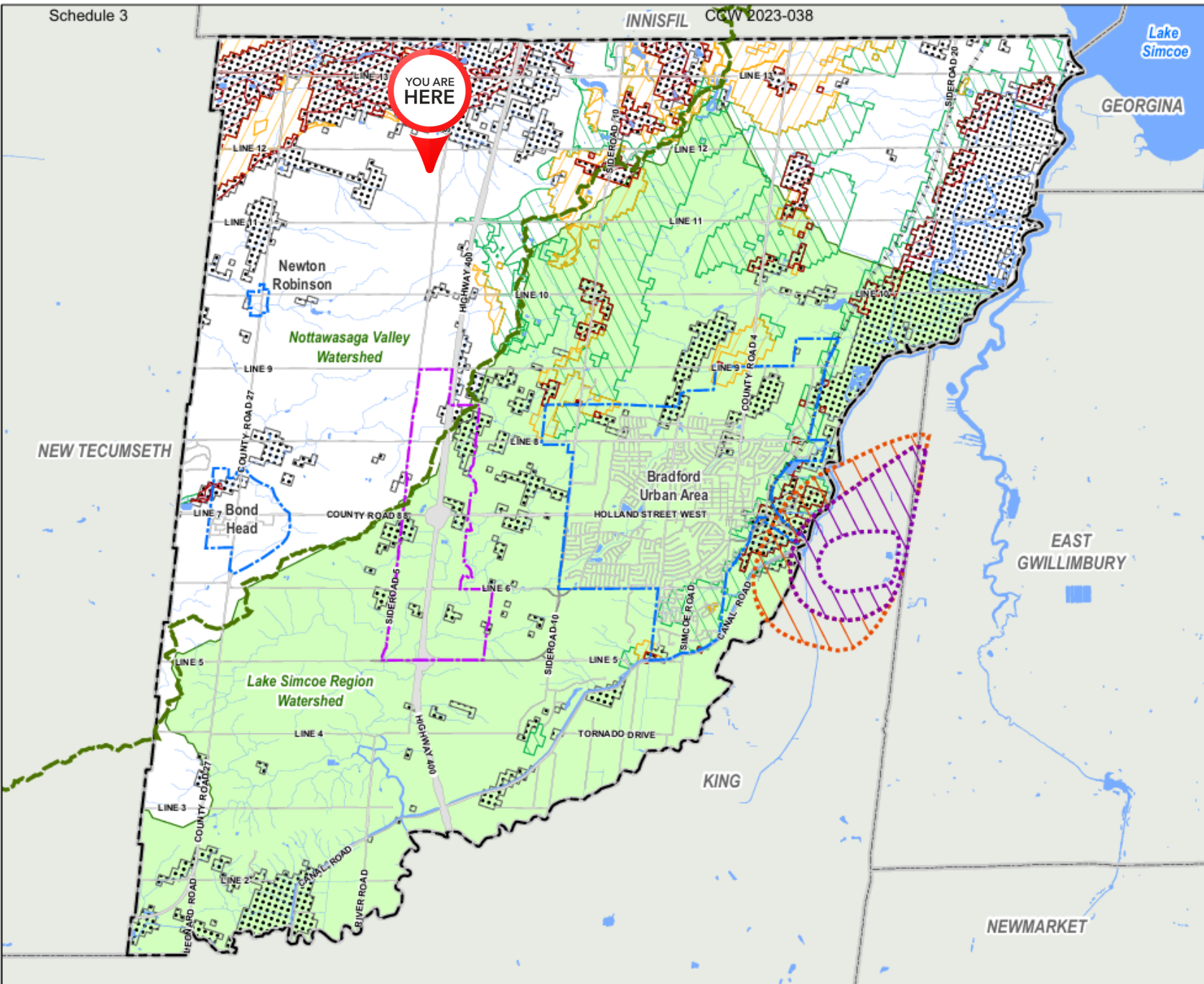


-  Bradford West Gwillimbury Boundary
-  Settlement Area Boundary
-  Highway 400 Employment Lands Boundary
-  Watershed Boundary
-  Roads
-  Railway
-  Watercourses
-  Highly Vulnerable Aquifer
- Significant Groundwater Recharge Area - Vulnerability Level**
 -  Low
 -  Medium
 -  High
- Wellhead Protection Area**
 -  Zone C1
 -  Zone D
 -  Wellhead Protection Area Q2

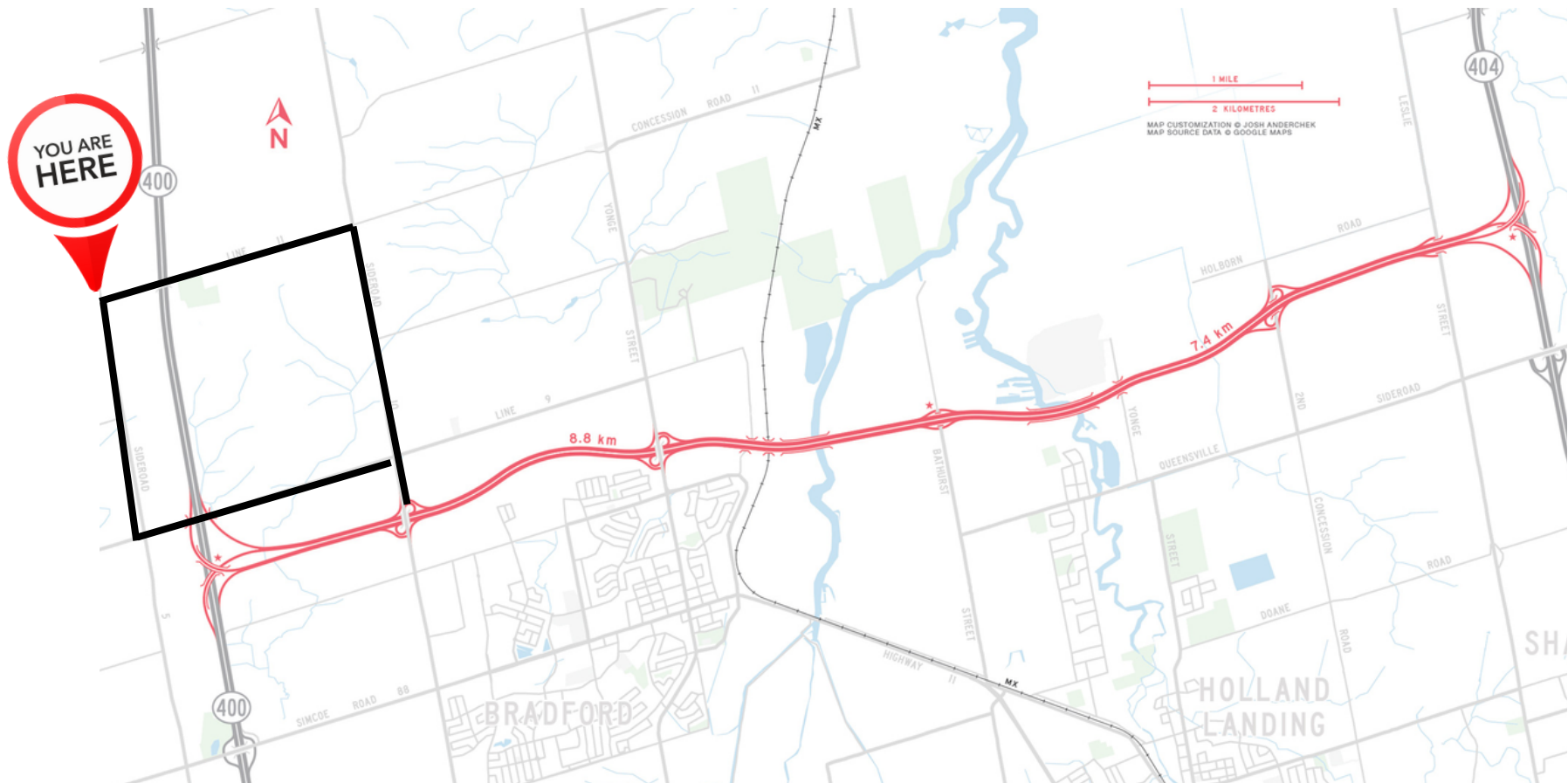
0 0.5 1 2 3 4 km



Last Modified:
 February 9, 2021
 Adopted by Town Council:
 March 2, 2021
 (By-law 2021-17)



BRADFORD BYPASS



Construction is currently underway on the interchange which is just **6km away from 3856 Fifth Sideroad**.

For More Information Contact:



Stephanie Sinclair, broker

T- 905-833-0033

2169 King Road
King City, ON

www.lacebyrealestate.com