



140 Acres with Oceanfront and Lakefront - Bramham Island



Jason Zroback
BC Landpro Group
jason@landquest.com
1 (604) 414-5577

Jamie Zroback
BC Landpro Group
jamie@landquest.com
1 (604) 483-1605

Richard Osborne
Personal Real Estate Corporation
rich@landquest.com
(604) 328-0848



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140 Acres with Oceanfront and Lakefront

Bramham Island - Slingsby Channel

PROPERTY DETAILS

Listing Number:	24061
Price:	\$995,000
Taxes (2023):	\$1,448.50

SIZE

140 acres ~ 4,800± ft oceanfront

DESCRIPTION

This 140-acre property on Bramham Island is the site of an old homestead originally settled in 1919. The old house and garden have been reclaimed by the forest, but the rusty remains of an old wheelbarrow and axe cut stumps attest to its history. Years ago, this was a thriving part of the coast and there was even a post office serving the scattered hand loggers and fishermen.

Today most of the surrounding lands have been protected in parks and ecological reserves, leaving this last remaining unique fee-simple holding for over 20 kilometres in any direction as a conservator's or homesteaders' dream.

On the north shore of Bramham Island, fronting on Slingsby Channel, the property boasts about 4,800 feet of oceanfront including a very sheltered bay with deep water moorage at the northeast corner of the property. The sunny point on the west side of this bay is the site of the old homestead and post office and a small gravelly beach graces the northern side of the homestead point. A small stream flowing into the head of the bay from the

lake has potential to generate hydro power. The 1,500± m long lake, at an elevation of 12.4 m, provides lots of room to land a float plane and 500± m of lakefront to enjoy leaves plenty of room for floatplane access. The topography is undulating with 3 other small lakes within or intersecting the property boundaries.

It has never been logged, and has an estimated total of 4,000-5,000 m³ of old growth cedar, located mainly along the northern shoreline of Slingsby Channel. The owners have chosen not to harvest this timber as it has ecological value standing, but there is plenty of opportunity to mill lumber for building.

The property is strategically located for an eco-tourism facility or private retreat. Burnett Bay, with its phenomenal 3.5 km long brown sand beach and outstanding surfing, is only 6 km to the north. To the east a similar distance Slingsby Channel joins Schooner Channel at Nakwakto Rapids—the fastest tidal surge in the world. Tremble Islet in the middle of the rapids is well named as the tidal current literally shakes the ground at peak velocity of up to 17 knots. Beyond Nakwakto Rapids the channel splits into a maze of over 200 kilometres of sheltered inlets, sounds and lagoons. At the heads of these many waterways are key salmon spawning rivers and streams. This means that every year the returning salmon swim right by the property to reach their home rivers.

The property is just 40 km from Port Hardy with its airport and highway access, providing a convenient jumping off point and supply hub. Access by boat is inside the protection of Vancouver Island as Slingsby Channel is the last protected waters



before the open swells of Cape Caution when heading north.

With world-class boating, fishing, kayaking and eco-tourism opportunities at your doorstep, this property promises an unparalleled experience. We expect the lake will offer excellent trout fishing, but we haven't had a chance to fish it yet. The photos show the owners Beaver float plane on the lake.

This quote is from an article in Pacific Yachting by Rick Hudson about Bramham Island. *"There is a feeling of quiet solitude about the area that suggests you are far from the madding crowd (to quote Thomas Hardy) and have reached your place of Zen. Stay on that path and enlightenment will surely follow."*

The buyer will be responsible to determine timber volume and quality.

LOCATION

Across Queen Charlotte Strait from the Northern tip of Vancouver Island on the north shore of Bramham Island fronting Slingsby Channel about half a mile east of the Fox Islands.

DIRECTIONS

Contact Listing Agent.

AREA DATA

Bramham Island is in the Queen Charlotte Strait region of the southern Central Coast of British Columbia on the north side of the entrance to that strait. Slingsby Channel is on the north of the island and Schooner Channel is on the east. To the west of the island are open waters of Queen Charlotte Sound and Queen Charlotte Strait. The island is approximately 23 km² in size (or 5,683 acres) with several freshwater lakes and consists mostly of low-lying hills.

VEGETATION

Property is treed with large cedars.

RECREATION

Boating, fishing, hiking, whale watching, kayaking, paddleboarding, fishing, and hunting. Experiencing mother nature at its best.

HISTORY

Bramham Island was named by Captain Pender of the Beaver in about 1866 after Bramham Park, a West Yorkshire estate owned by the Lane-Fox family, a prominent line that boasted a baronetcy, several members of British Parliament, and a High Sheriff of York. As an interesting historical aside, in the 1400s a battle at nearby Bramham Moor decided who would be the next King of England. What the connection was between Captain Pender and the Fox Lanes seems unclear but note that the islands just to the north of Bramham are named the Fox Group.

MAP REFERENCE

51° 4'58.93"N and 127°34'52.80"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

INVESTMENT FEATURES

Remote property with oceanfront, lakefront, timber, and conservancy values.

SERVICES

None.



IMPROVEMENTS

None.

ZONING

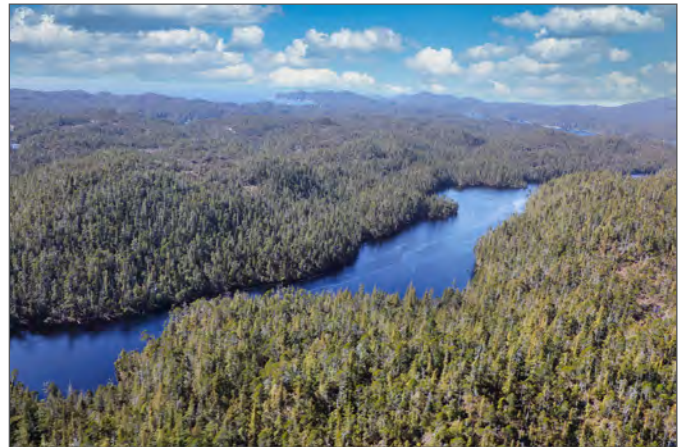
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Regional District of Mount Waddington Bylaw No. 21, 1972

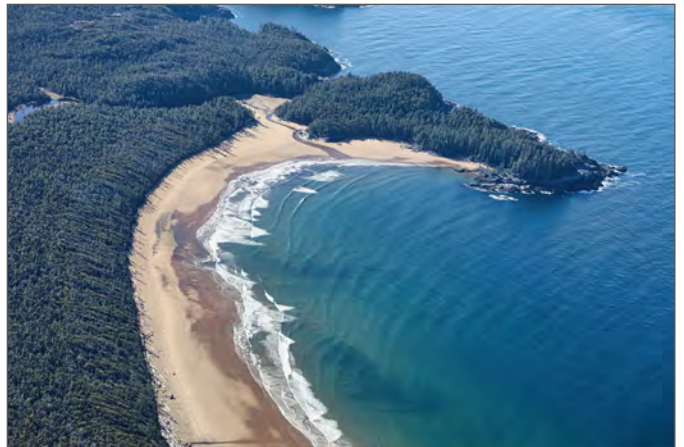
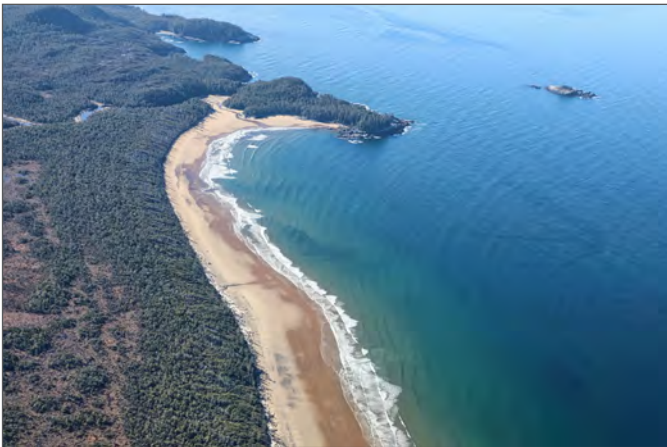
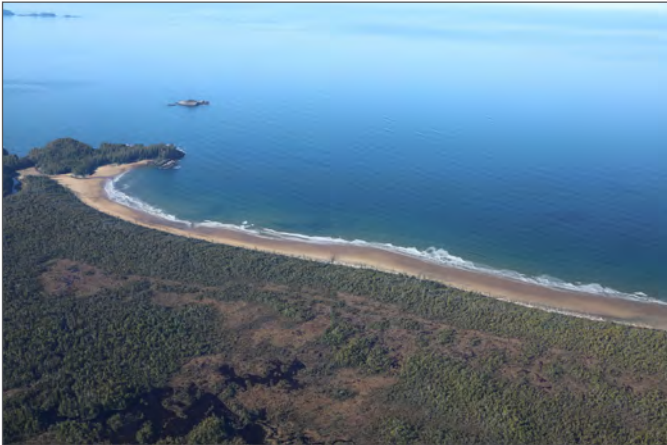
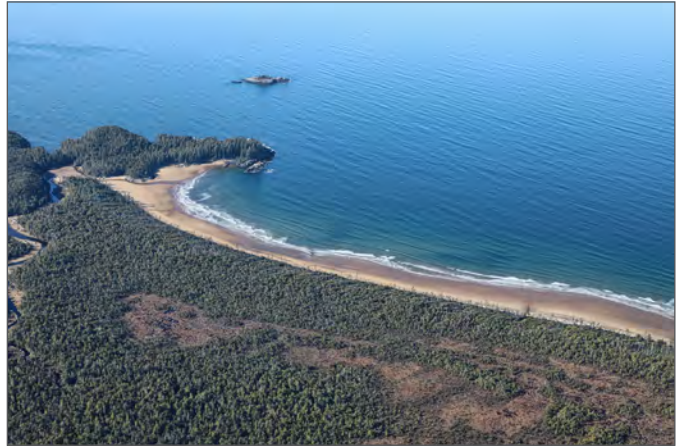
Additional zoning information can be found on the Regional District of Mount Waddington website.

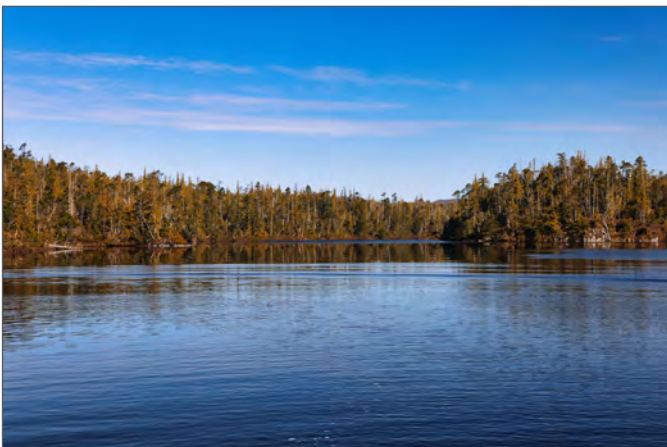
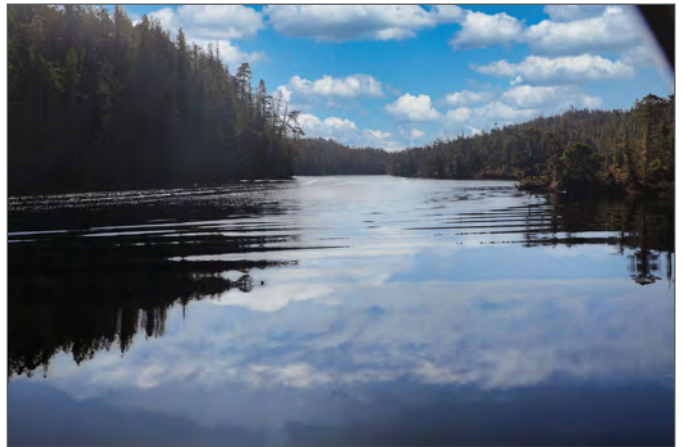
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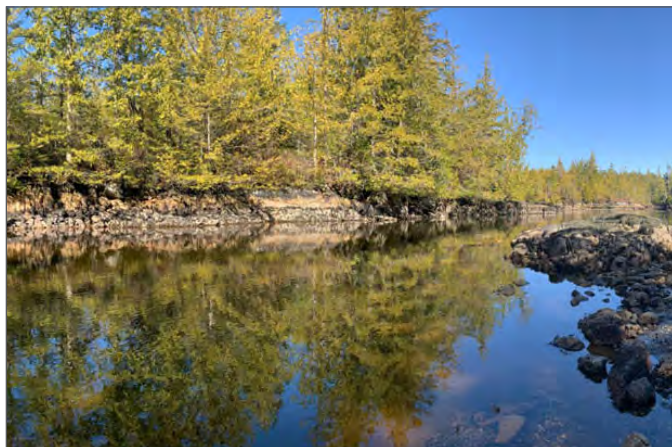
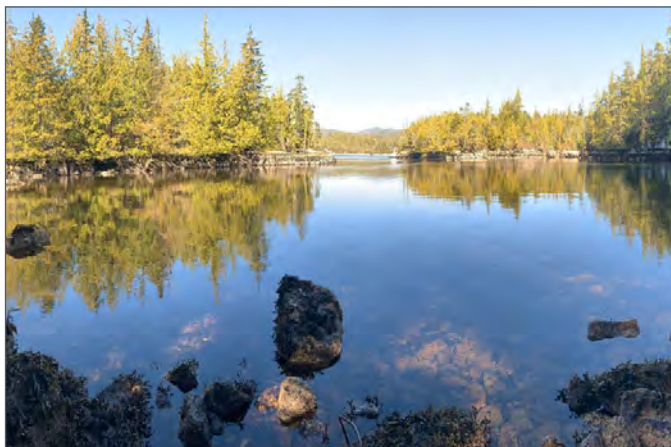
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PID 000-301-477



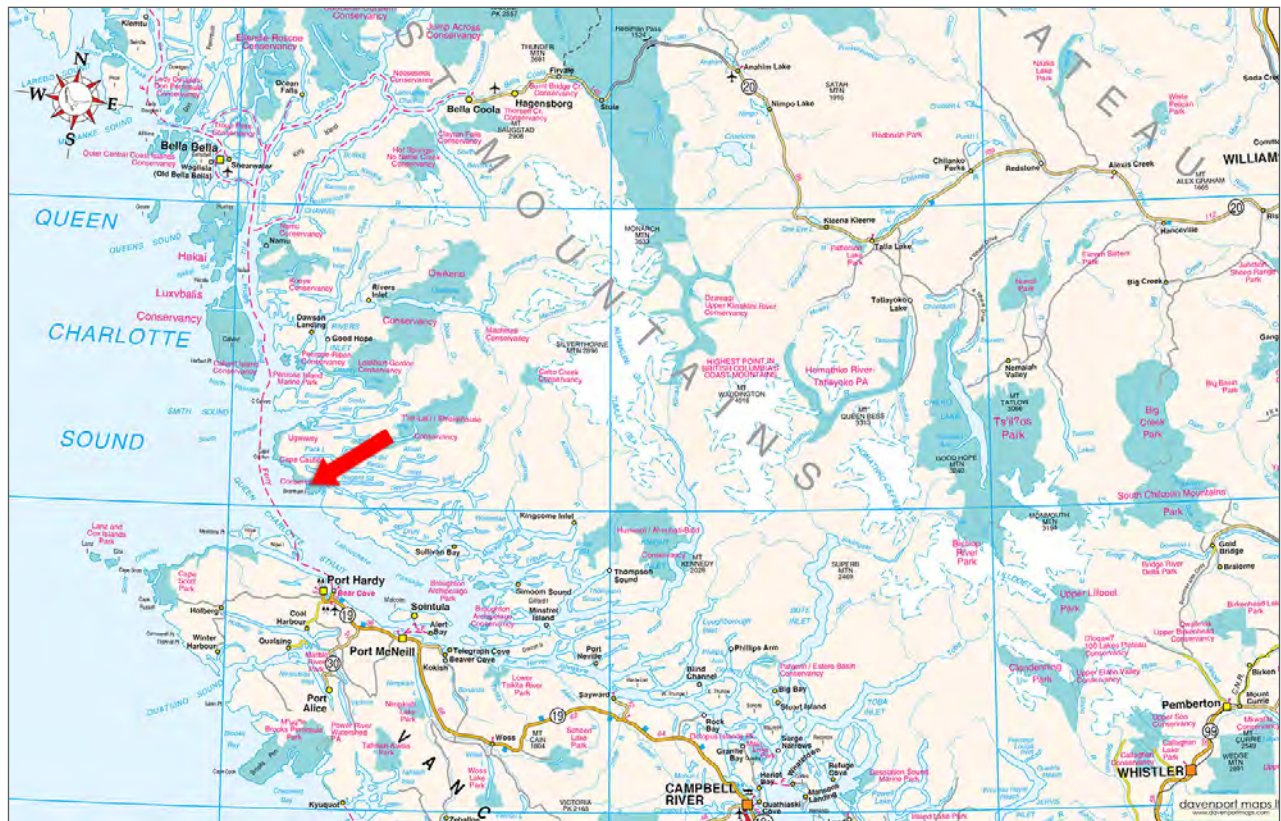


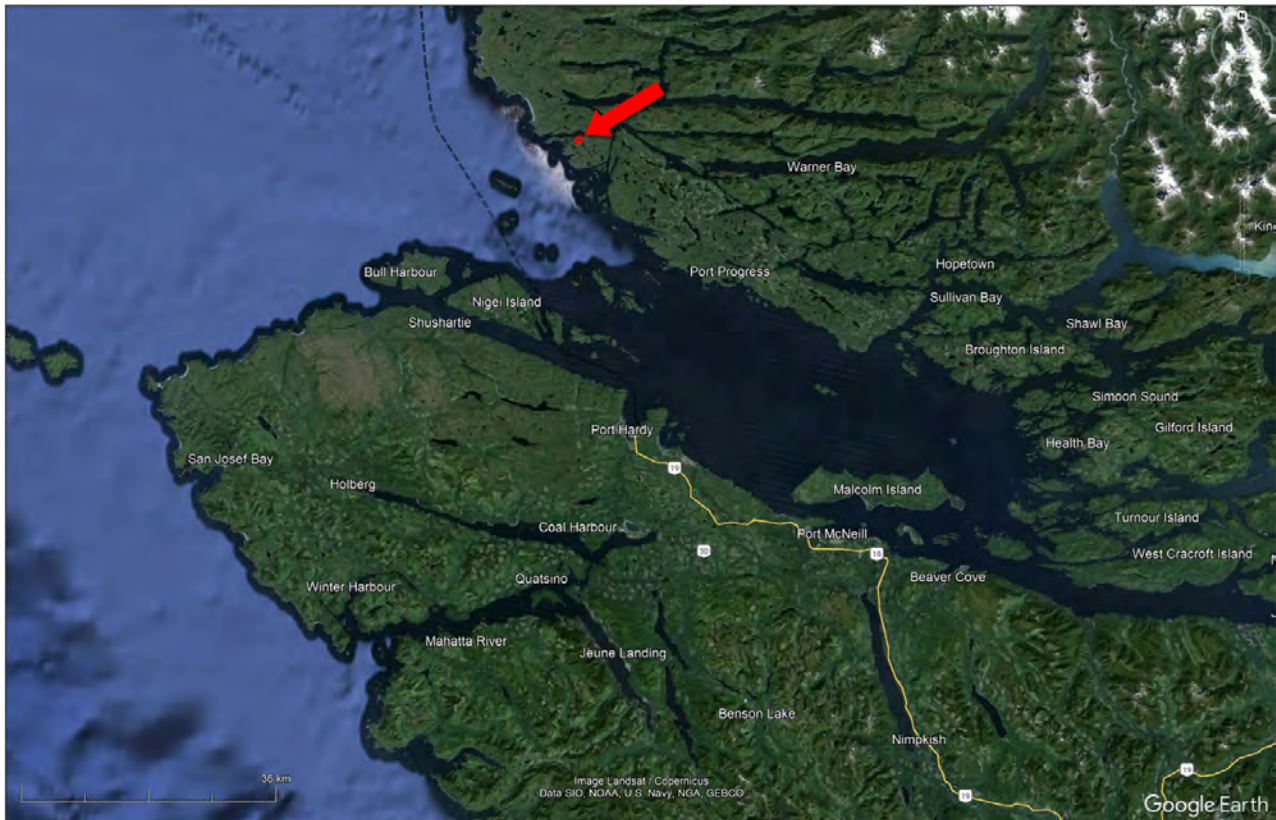


















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Jason Zroback

BC Landpro Group
jason@landquest.com
1 (604) 414-5577



Jamie Zroback

BC Landpro Group
jamie@landquest.com
1 (604) 483-1605



Richard Osborne

Personal Real Estate Corporation

Founder
rich@landquest.com
(604) 328-0848

LandQuest® Realty Corporation
101 - 313 Sixth Street
New Westminster, BC V3L 3A7

Phone: (604) 664-7630 Fax: (604) 516-6504
Toll Free: 1-866-558-5263 (LAND)

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