

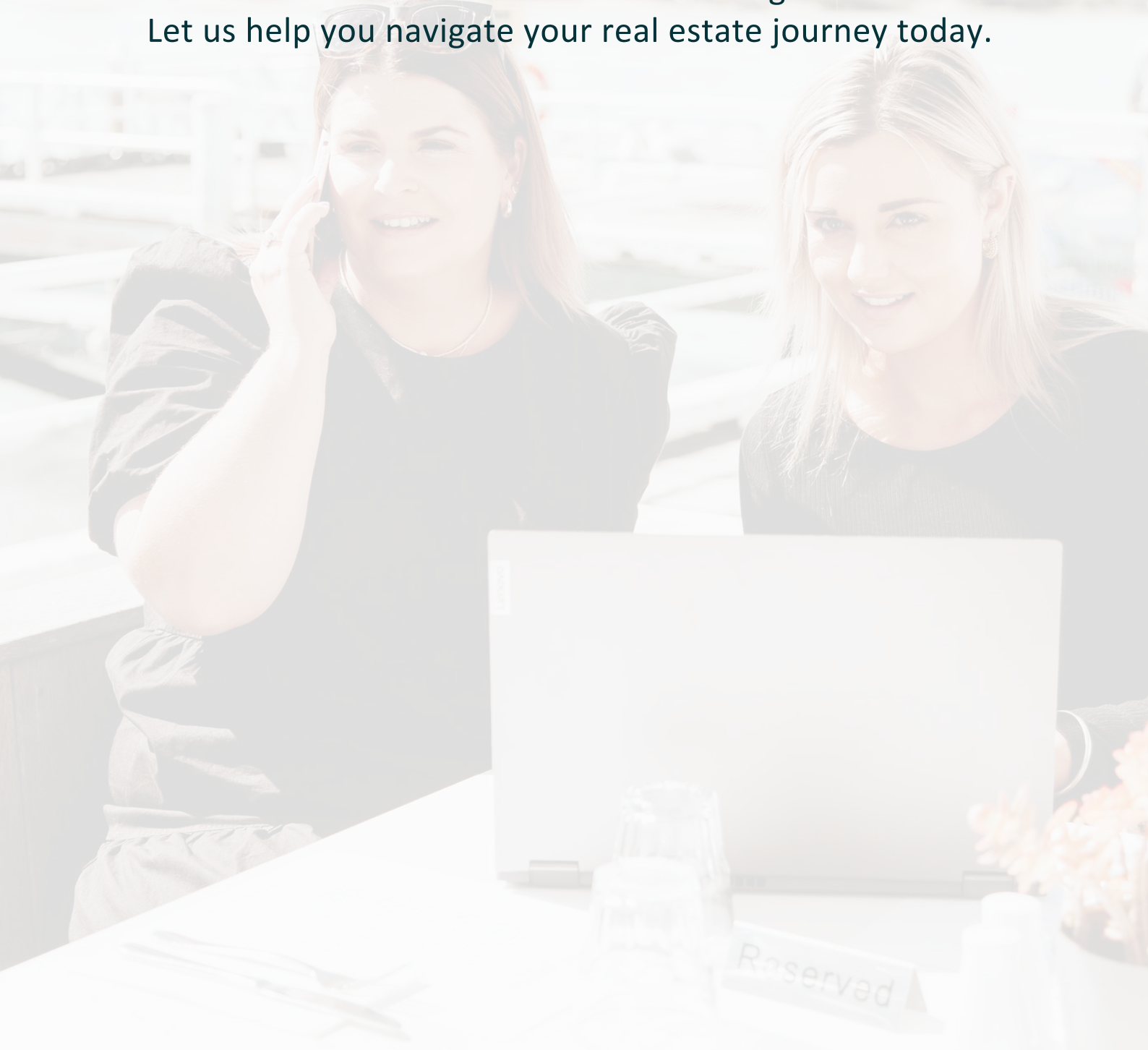


ARIZTO

Property information prepared:
791 Neudorf Road, Upper Moutere

About Us

Welcome to the new era of Smarter Real Estate! We are very excited to have joined Arizto Real Estate which is making waves across New Zealand and now with our launch into the Nelson/Tasman Region. With many years of experience, we have come together collectively with the aim to change the common perspective of the real estate industry by providing a straightforward and professional quality service that locals can trust. It's time for a change and for the better! Let us help you navigate your real estate journey today.





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Notice of Disclaimer

To be read before reading the contents of the Memorandum

This Information Memorandum (the “Memorandum”) is in relation to the advertised property at **791 Neudorf Road, Upper Moutere** (“the Property”) and has been prepared by Smarter Real Estate (“the Advisors”) for **Rowan Fredick Reader and Elizabeth Kathleen Reader** (“the owner”) on the basis of information provided to the Advisors by the Owner. This Memorandum is for use solely by selected parties in considering their interest in making an offer to acquire the property.

This Memorandum has been prepared solely to assist interested parties in deciding whether to express their interest in the assets and then making their own evaluation of the property and its assets. This Memorandum does not purport to contain all information that a prospective purchaser may require. In all cases, interested parties should conduct their own investigation, analysis and verification of the data contained in this Memorandum and the property. Neither the delivery of this Memorandum nor any contractual agreement concluded thereafter shall under any circumstances create any implication that there has been no change in the affairs or prospects of the property since the date of this Memorandum or since the date as at which any information contained in this Memorandum is expressed to be applicable.

The Advisors have not independently verified any of the information contained in this Memorandum. None of the Advisors or Owners make any representation or warranty as to the accuracy or completeness of the information contained in this Memorandum and none of the Advisors or Owners shall have any liability for any statements, opinions, information or matters (express or implied) arising out of, contained in or derived from, or for any omissions from, or failure to correct any information in this Memorandum, or any other written or oral communications transmitted to any recipient of this Memorandum in relation to the property.

Retention of this Memorandum will constitute acceptance by the recipient and readers of these terms and conditions and any recipients who do not accept any of the terms and conditions should return the Memorandum to the Advisors immediately.



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Property Information

Property Address	791 Neudorf Road, Upper Moutere
Certificate of Title	761497
Legal Description	Lot 2 Deposited Plan 505095
Zoning	Rural 2
Capital Value	\$520,000
Annual Rates	\$2,445.71
Size of Land (sqm)	8912sqm
Size of Dwelling (sqm)	Proposed 100 sqm with a 50sqm deck
Age of Home	Build in process





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Property Information

Currently a consented new build is in progress.

The new build and property consists of the following:

- 100m² of interior footprint and 50m² of exterior roofed over decking, with level access from the lounge/kitchen and bedroom 1, plus a second bedroom/study included, bathroom, laundry zone and storage room. Back door entrance with good area of covered decking. 2.550m high stud throughout home.
- The Owners have future plans of adding more bedrooms with a future addition.
- Exterior cladding will be a mix of horizontal bevel back weatherboard and vertical Shiplap natural weatherboard.
- Deck areas will be in Kwila.
- Interior linings will be a mix of Plywood ceilings in the lounge and deck area and Gib board elsewhere, whilst all walls will be painted Gib board.
- Double glazed windows/doors in proposed colour "Slate" to match roof.
- Insulation will be highly specified, being walls at R3.6 and ceilings at R6.2.
- Heating will be via a wood burner (Osburn 1600).
- The wood burner sits in the lounge adjacent to the HWC and will be connected via a wetback system.
- Floor coverings will be wool carpet and sheet vinyl in the bathroom and kitchen zone.
- Water supply is via a 30,000 litre tank which is fed by the Dovedale water scheme (1,000 litres/day). An additional 30,000 litre tank will be installed to collect rainwater off the roof. This water will be used specifically for drinking water and bathroom vanity tap supply.
- Fire fighting will be provided via an in-house sprinkler system.
- A Kitchen PC Sum of \$25,000.00 is included.
- The driveway will be concreted from the gate to the house. A turn area/parking will be created.
- A fruit tree orchard has been established with 15 trees in total (fenced off separately).
- Property comes with a duck pond, vegetable patch and potting shed, already well established and fenced off.

The Property



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The Property



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The Property



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The Property



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The Property



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Outdoor entertaining Area

The vendors have created a fantastic outdoor entertaining area with a great outdoor kitchen/BBQ area, fantastic for entertaining



The Property



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Grounds

A 30m2 storage shed with concrete floor and sectional door with loft storage zone above, is included. - A fruit tree orchard has been established with 15 trees in total (fenced off separately). - Property comes with a duck pond, vegetable patch and potting shed, already well established and fenced off. - Property is well fenced/gated with 3 good usable zones for stock. Fruit trees include apricot, apples, peaches, cherry, pear, blueberries, citrus and lemon.

Pictured below is the pond area with the tinkering shed and chicken coop.



The Property



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Grounds

Vendor supplied photos of the beautiful pond that the wildlife enjoys. Located next to the chicken coop at the bottom of the property.



The Property



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Priced at:
Offers Over \$1,149,000

**Want to book a
viewing?**

Tiana Ferguson
Licensed Salesperson

027 752 8561
tiana.f@arizto.co.nz

Arizto Real Estate (Smarter Real Estate) Licensed REAA 2008





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Priced at:
Offers Over \$1,149,000

**Want to book a
viewing?**

Electra Trewavas
Licensed Salesperson

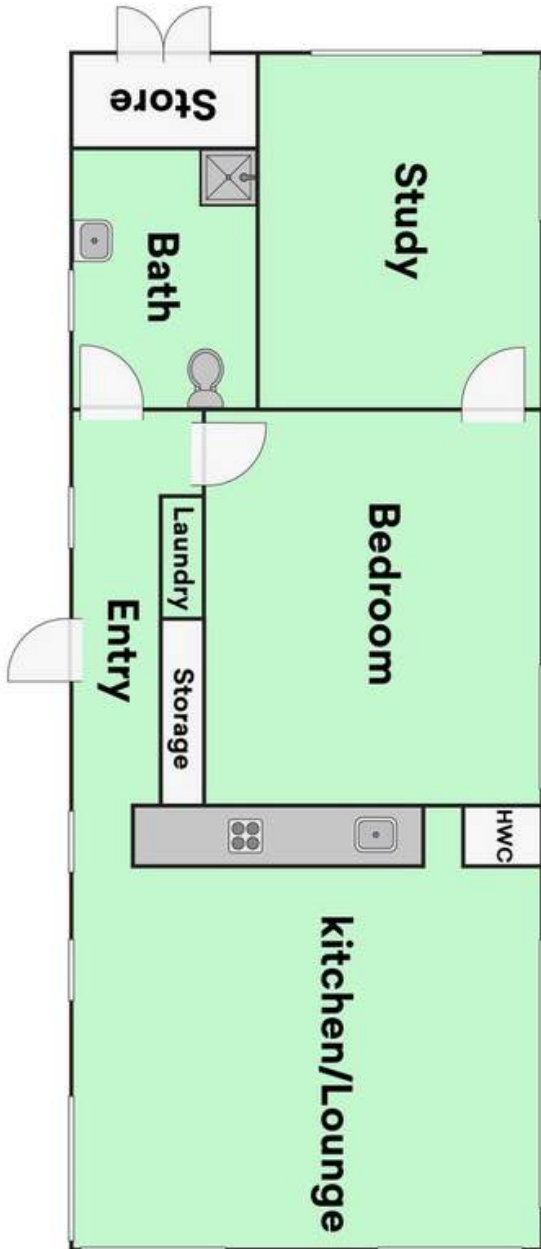
021 025 73438
electra.t@arizto.co.nz

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Floor Plan



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791 Neudorf Road

Disclaimer: drawings are approximate and for illustration purposes only. We take no responsibility for omissions and errors. All dimensions are measured internally, and floor areas reflect this. Measurements should be verified by the buyer.



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**



R. W. Muir
Registrar-General
of Land

Identifier 761497
Land Registration District Nelson
Date Issued 03 March 2017

Prior References
NL9B/745

Estate Fee Simple
Area 8912 square metres more or less
Legal Description Lot 2 Deposited Plan 505095
Registered Owners
Rowan Fredrick Reader and Elizabeth Kathleen Reader

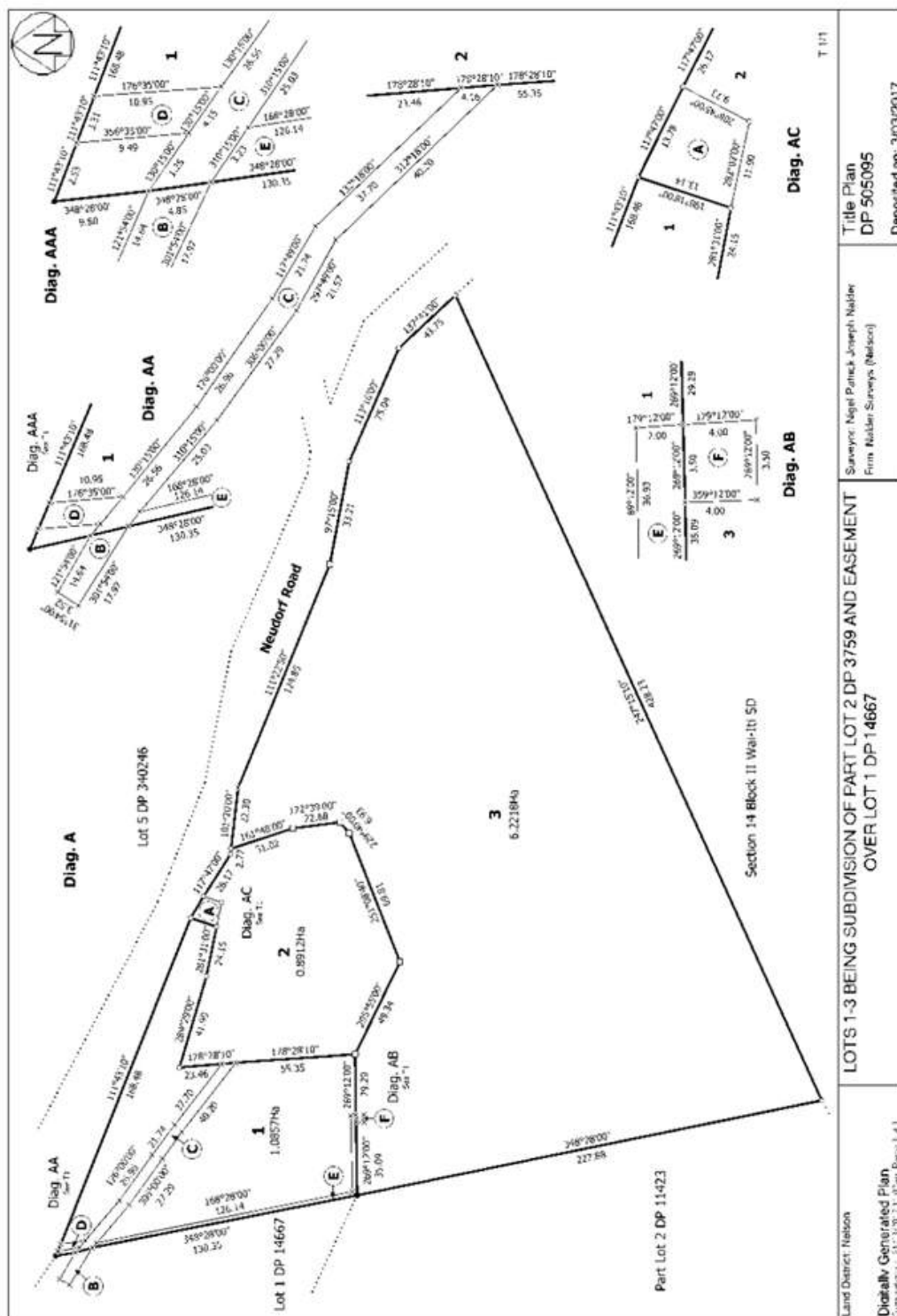
Interests

Subject to a right of way and right to drain water over part marked A on DP 505095 and right to emit noise from hail cannons and other farming activities/equipment, odour from farming activities, and drift from agricultural and horticultural sprays over the within land created by Easement Instrument 10665773.4 - 3.3.2017 at 3:44 pm

Appurtenant hereto is a right to convey electricity, telecommunications and computer media created by Easement Instrument 10665773.4 - 3.3.2017 at 3:44 pm

The easements created by Easement Instrument 10665773.4 are subject to Section 243 (a) Resource Management Act 1991 10838002.3 Mortgage to ASB Bank Limited - 3.8.2017 at 11:29 am

761497



General Property Information



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Property Summary

19/03/2024

This information has been compiled from Tasman District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1928091907	LOT 2 DP 505095	791 Neudorf Road	Neudorf	0.8912

Rates Information

Rates are charged in four instalments for the period commencing 1 July and ending 30 June each year. Please note that if this property is a contiguous property, its rates will change if sold separately. Also note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

Annual Rates	Current Instalment
\$2,445.71	\$611.43

Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2366c/\$CV	360,000	\$851.76
Uniform Annual General Charge	\$290.00/property	1	\$290.00
WaimeaComDam-Env&ComBen-Distri	\$65.45/property	1	\$65.45
Dovedale Water Sup-1st 2m3/day	\$904.28/1m3/day	1	\$904.28
Shared Facilities Rate	\$60.21/property	1	\$60.21
Mapua Rehabilitation Rate	\$5.09/property	1	\$5.09
Museums Facilities Rate	\$70.68/property	1	\$70.68
District Facilities Rate	\$133.08/property	1	\$133.08
Regional River Works - Area Z	0.0128c/\$LV	360,000	\$46.08
Stormwater: General Drainage	0.0053c/\$CV	360,000	\$19.08

Warm Tasman Rate

Warm Tasman Home Insulation Rate does not apply for this property.

Rating Valuation

Tasman District Council uses a capital value rating system. Please note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

Capital Value	Land Value	Improvements	Valuation Date
\$360,000	\$360,000	\$0	01/10/2020

New Rating Valuation

Rating valuations are currently under reassessment and are expected to be released in due course.

Water Meter Information

General Property Information



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Property Summary

19/03/2024

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Reticulated water: Water usage is charged in addition to rates payable. You should check that the vendor has the water meter read at possession time by requesting a special meter reading.

Water ID	Meter Reader Note	Meter Id	Read Date	Year to date	Last year units
WRDVD326		Restrictor		0	0

Services

This property is serviced under the following water, sewerage, and stormwater schemes.

Scheme or Supply	Service Provided
Dovedale Water Supply	Water Supply

Protected Trees

No protected trees have been found for this property.

Heritage Buildings

There are no heritage buildings on this property.

Wheelie Bins

No wheelie bin has been issued to this property.

Planning Zones

The following Planning Zones pertain to this property. Please refer to the [Tasman Resource Management Plan](#) or contact a Duty Planner for detailed information about what activities can take place in a zone.

Zone	Zone Description
Rural 2	The Rural 2 Zone covers land areas which have varying productive value and less versatile soils. The land in Rural 2 is more extensively farmed and zone subdivision and development rules primarily protect this capacity on a long-term basis.

General Property Information



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Consents

19/03/2024

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Building Consents

Please note that if a Code Compliance Certificate has not been issued, it is strongly advised that the process is completed in order to confirm that the work is in compliance with the Building Code.

Application Date	BC Number	Proposal	Status	CCC Issue Date
10/08/2021	211057	Construct new dwelling with Masport freestanding wood burner	CCC Refused	

Compliance Schedule

No Compliance Schedule records are available for this property.

Building Permits

No historical building permits have been found for this property.

Building Notes

No additional building notes have been found for this property.

Swimming Pools

No Swimming Pool records have been found for this property.

Resource Consents

The following Resource Consents are noted against the property. Consents for water, discharges or coastal permits must be transferred to the person undertaking the activity. A fee will apply.

Application Date	RC Number	Proposal	Status	Decision	Decision Date
27/09/2022	PB220055	Deemed Permitted Boundary Activity to construct a dwelling at 791 Neudorf Road, Neudorf which reduces the south-east internal boundary setback from 30 metres to 16.250 metres with Lot 3 n the Rural 2 Zone.	Consent Effective	Granted under Delegated Authority	15/11/2022
13/12/2017	PB170004	Construction of a dwelling 18 metres from the southern boundary with Lot 3 DP 505095	Deemed Permitted Boundary Activity Notice Issued	Granted under Delegated Authority	23/02/2018

General Property Information



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Consents

19/03/2024

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Planning Permits

No historical planning permits have been found for this property

Works and Land Entry Agreements

No Works and land Entry Agreement has been found for this property.

General Property Information



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Environmental Records

19/03/2024

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Environmental Health and Licences

No Environmental Health or Licence information has been found for this property.

Air Shed

This property does not sit within a controlled Air Shed.

Hazardous Activities and Industries List (HAIL)

No verified HAIL site has been found for this property. However, if the site or any adjacent site has been used for industrial, horticultural or agricultural purposes, we suggest you make further enquiries.

Potential Lead Paint Contamination of Dwellings, Buildings & Land

Any specific information in relation to contamination will be contained in the HAIL part of the Property summary, otherwise the Council has no specific information in relation to this property.

Lead is a highly toxic substance that was a key ingredient in household paint.

Any building or dwelling built before or during the 1960's is likely to have used lead-based paint at some time. Soil surrounding these buildings has potential to be contaminated by heavy metals contained in the paint.

Landowners are responsible for ensuring the safe management of lead paint removal for protecting human health and the environment.

Wetlands

Council has no record of wetlands on this property.

Pest Inspection History

The Tasman-Nelson region has a Regional Pest Management Strategy for the control of declared pest plants, animals and organisms. The responsibility for the control of pests lies with the land occupier or owner. No pests have been recorded on this property.

Significant Native Habitats



Council has been compiling biodiversity reports (also called Ecological Property Reports or reports on Significant Native Habitats) for the past eight years and where these exist they are available. However, no report has been lodged on this property.



Aerial Map



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 State Highway Roads
 Road Boundaries

 Valuation Boundaries
 Parcel



Aerial Photo Map

The information displayed is a schematic only and serves as a guide. It has been compiled from Tasman District Council records and is made available in good faith but its accuracy or completeness is not guaranteed.

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Scale: 1:1,500
Tuesday, 19 March 2024

Original Sheet Size 210x297mm



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