



ARIZTO

Property information prepared:
72a Tudor Street, Motueka

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 **72a Tudor Street, Motueka** (“the Property”) and has been prepared by Smarter Real Estate (“the Advisors”) for **Robert Harding** (“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.



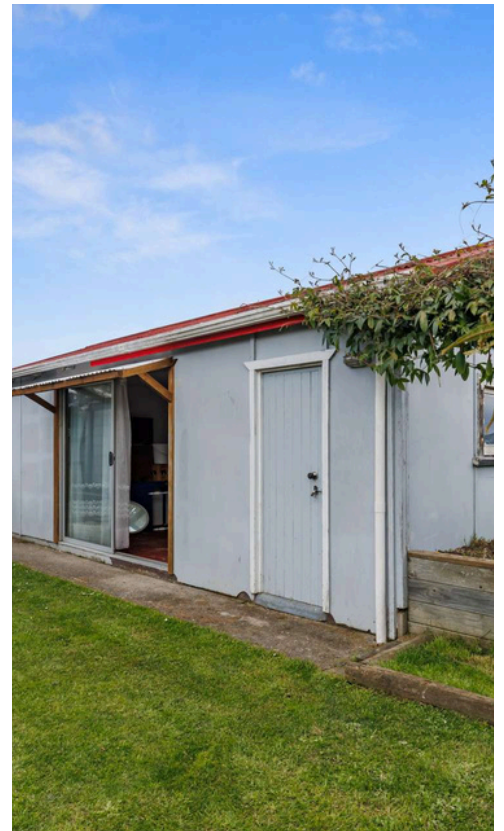
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Property Information

Property Address	72a Tudor Street, Motueka
Certificate of Title	NL7A/1202 & NL7A/1204
Legal Description	Lot Deposited Plan
Zoning	Residential
Capital Value	\$340,000
Annual Rates	\$2789.40
Size of Land (ha)	Cross Lease 1/2 share in 809sqm
Size of Dwelling (sqm)	40
Age of Home	1980s
Living Area	Open plan kitchen and lounge
Bedrooms	One plus sleepout
Bathrooms	One bathroom
Other Rooms	Separate sleepout/hobby room
Insulation	Ceiling, Walls, Underfloor foil
Wastewater	mains
Water Supply	Bore
Internet	Fibre Optic
Heating	Heatpump
Water Heating	Electric
Foundations	Wooden piles
Roof	Colour Steel
Exterior Cladding	Hardi plank
Joinery	Aluminum, single glazed
Fencing	Fully fenced
External Features	Large deck off living area
Parking	Carport and additional off-street parking



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The Chattels

Fixed Floor Coverings, Drapes, Curtains, Light Fittings

Tenancy Details

Vacant Possession

The Property



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Kitchen/Dining

North facing, open plan kitchen, dining and lounge offers an open space with great sun and access onto the north facing entertainers deck.



The Property



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Bathroom

The main bathrooms offers a shower, vanity and toilet with lino flooring. The laundry is tucked behind the bathroom door with room for a front loader/ top loader washing machine.



The Property



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Master Bedroom

The large double bedroom has carpet flooring and curtains with a built in double wardrobe.



The Property



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Sleepout

The separate sleepout/hobby room is a large double room with a large walk-in wardrobe space. An awesome space to make a home office or for the overflow of guests.



The Property



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Outdoor Entertaining

The large north facing deck is fantastic for entertaining and allows for all day sun on the private and fully fenced back section.



The Property



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Gardens

The spacious yard offers usable lawn and gardens and plenty of room for the vegetable gardens including a feijoa tree.



The Property



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Additional Photos

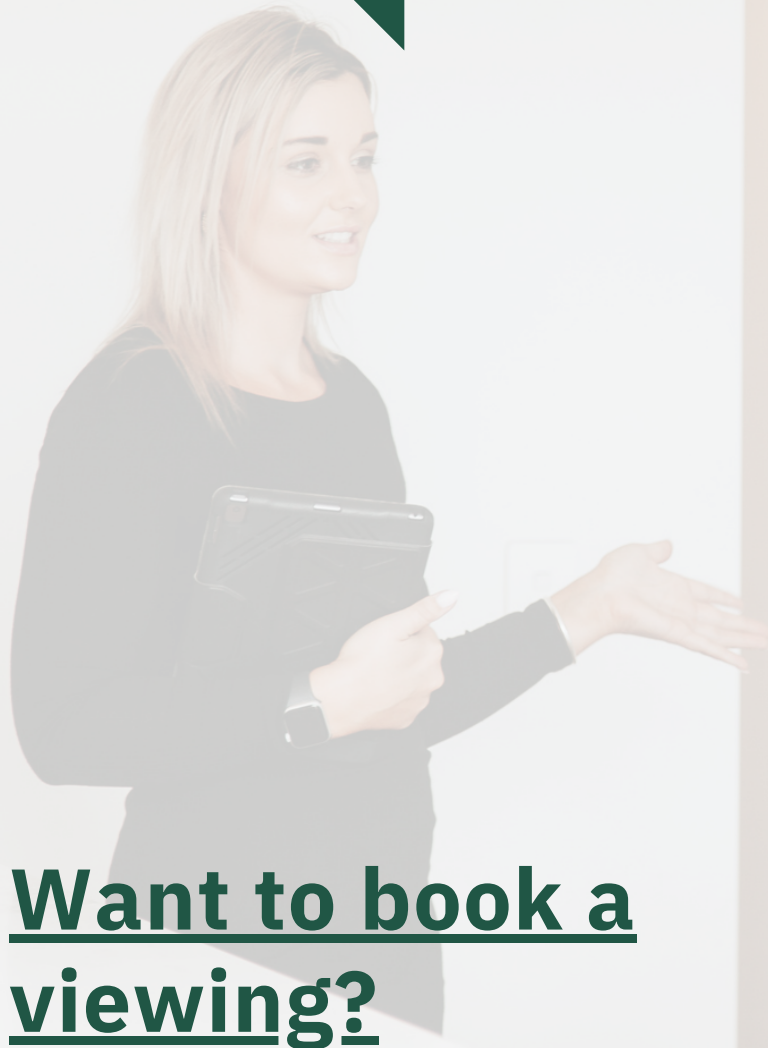
The entrance to the home has a covered patio with access from the carport.





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Priced at:
Offers Over \$349,000



**Want to book a
viewing?**

Tiana Ferguson
Licensed Salesperson

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

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Priced at:
Offers Over \$349,000

**Want to book a
viewing?**

Electra Trewavas
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Arizto Real Estate (Smarter Real Estate) Licensed REAA 2008



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

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




R.W. Muir
Registrar-General
of Land

Identifier **NL7A/1202**
Land Registration District **Nelson**
Date Registered 23 October 1984 12:00 am

Prior References
NL101/246

Estate	Leasehold	Instrument	L 244800.4
		Term	999 years commencing on 24.5.1984

Legal Description Flat 2 Deposited Plan 11784 and Accessory
Building Flat 2 Deposited Plan 11784

Registered Owners
Robert William Cook-Harding

Interests
10723675.2 Mortgage to Bank of New Zealand - 24.3.2017 at 9:09 am





**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 **NL7A/1204**

Land Registration District **Nelson**

Date Issued 23 October 1984

Prior References

NL101/246

Estate Fee Simple - 1/2 share

Area 809 square metres more or less

Legal Description Lot 24 Deposited Plan 3661

Registered Owners

Robert William Cook-Harding

Interests

Fencing Agreement in Transfer 40305

244800.4 Lease of Flat 2 and Accessory Building Flat 2 DP 11784 Term 999 years commencing on 24.5.1984 CT
NL7A/1202 (L/H) issued - 23.10.1984 at 2.20 pm

244800.5 Lease of Flat 1 and Accessory Building Flat 1 DP 11784 Term 999 years commencing on 24.5.1984 CT
NL7A/1203 (L/H) issued - 23.10.1984 at 2.20 pm

10723675.2 Mortgage to Bank of New Zealand - 24.3.2017 at 9:09 am



General Property Information



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Property Summary

16/09/2024

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)
1955022900B	FLAT 2 DP 11784 HAVING 1/2 INTEREST IN 8 09 SQ METRES BEING LOT 24 DP 3661	72A Tudor Street	Motueka	0.0000

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
\$2789.40	\$697.35

Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2043c/\$CV	340,000	\$694.62
Uniform Annual General Charge	\$394.00/property	1	\$394.00
Wastewater - 1st Pan	\$766.93/pan	1	\$766.93
WaimeaComDam-Env&ComBen-Distri	\$107.09/property	1	\$107.09
Motueka Firefighting WaterSupp	\$95.74/property	1	\$95.74
Refuse/Recycling Rate	\$152.54/property	1	\$152.54
Shared Facilities Rate	\$65.86/property	1	\$65.86
Mapua Rehabilitation Rate	\$4.53/property	1	\$4.53
Museums Facilities Rate	\$79.35/property	1	\$79.35
District Facilities Rate	\$139.34/property	1	\$139.34
Motueka Community Board	\$15.36/property	1	\$15.36
Regional River Works-Area X	0.0338c/\$CV	340,000	\$114.92
Stormwater UDA	0.0468c/\$CV	340,000	\$159.12

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
\$340,000.00	\$200,000.00	\$140,000.00	01/09/2023

New Rating Valuation

General Property Information



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16/09/2024

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Rating values are reviewed triennially. If the valuation of this property is going to change in the next rating year, it will show below as the New Capital Value. Please note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

New Capital Value	New Land Value	New Improvements Value	New Valuation Date
\$340,000.00	\$200,000.00	\$140,000.00	01/09/2023

Water Meter Information

No Water Meter information is available for this property

Services

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

Scheme or Supply	Service Provided
Stormwater UDA	Stormwater
Tasman Waste Water	Wastewater

Protected Trees

No protected trees have been found for this property.

Heritage Buildings

There are no heritage buildings on this property.

Wheelie Bins

This property has had the following wheelie bin(s) delivered.

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2415069	08/06/2015	72A Tudor Street, Motueka

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
Residential	The Residential Zone primarily provides for residential dwellings. Small-scale home businesses, community activities and facilities may also be appropriate where they are compatible with the residential environment

General Property Information



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Consents

16/09/2024

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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
23/06/1994	941030	TO ATTACH ALUMINIUM CONSVERTORY ON EXISTING DECK	Code Compliance Certificate Issued	26/09/1994

Compliance Schedule

No Compliance Schedule records are available for this property.

Building Permits

The NZ Building Act came in to force on 1 July 1992. From that date, the issue of building permits ceased and they were replaced with building consents. Under the old permit system there was no requirement for Council to keep or provide records of building work. While Council generally holds records of permits issued, often little or no information is available regarding results of building inspections. Should an evaluation of the building be required, an independent qualified person should be consulted.

Date	Permit Number	Notes
29/08/1980	J062693	Extend dwelling

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

No Resource Consent records are on record for this property.

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

16/09/2024

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.

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 holds no records of a wetland being on this property. However please note that the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 creates conditions relating to works carried out around natural inland wetlands regardless of whether they have been mapped by Council or not.

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.



- | | |
|---------------------|----------------------|
| State Highway Roads | Valuation Boundaries |
| Road Boundaries | Parcel |







ARIZTO

Our Team



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