



ARIZTO



Property information prepared for:
6 Blackburn Close, Richmond

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 property at **6 Blackburn Close** “the Property”) and has been prepared by Smarter Real Estate (“the Advisors”) for **Cara & Nigel Kilpatrick** (“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	6 Blackburn Close, Richmond
Certificate of Title	1063121
Legal Description	Lot 5 DP 576917
Zoning	Residential
Capital Value	\$1,150,000
Annual Rates	\$4015.63
Size of Land (sqm)	450m2
Size of Dwelling (sqm)	183m2
Age of Home	2023
Living Area	Open plan kitchen / dining / living - Separate lounge
Bedrooms	3 Bedrooms
Bathrooms	Main Bathroom with separate toilet + Tile ensuite in master
Other Rooms	Separate lounge + Separate laundry
Insulation	Fully Insulated
Waste	Mains
Water Supply	Mains
Internet	Fibre
Heating	Ducted heatpump throughout
Water Heating	Electric
Power	On grid
Foundations	Concrete slab
Roof	Coloursteel long run iron
Exterior Cladding	Resene Rockote over 50mm EPS with cavity + Linea Board
Joinery	Double glazed, Thermally broken aluminum
Fencing	Partially fenced
External Features	Two decks for outdoor entertaining space, landscaped low maintenance gardens, garden shed for storage, water tanks for stormwater run off slow dispersion.



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The Chattels

Wall oven / cook top , dishwasher, rangehood, fixed floor coverings, curtains, blinds, light fittings, ducted heat pump, smoke detectors, garage door opener, heat towel rails

Interior extras

Wardrobes with built in cabinetry, Smeg appliances, extra height ceiling in kitchen / dining / living, TV outlets in living and lounge, Ducted heat pump, Separate Laundry with storage, large storage/ Linen cupboard in hall, Separate toilet, Tile shower in ensuite, Modern down lights, Double tracked curtains with sheer and block out curtains and Chimney installed when built for a gas fire, if someone wished to install one.

Garage, Large Ceiling storage area with lighting, fully lined and insulated

Tenancy Details

Vacant Possession



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Fully landscaped and low maintenance grounds. Two separate decks north and west of the living area accessed via large sliding doors. Large Slider window off the dining room was installed to give future option for built in bench seating, adding to the indoor outdoor flow. Garden shed for plenty of extra storage and water tanks catch the stormwater over flow, then disperse it slowly over the coming days to help eliminate excess water in the area.





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**Priced at:
Enquiries over \$1,149,000**

**Want to book a
viewing?**

Taylor Mant
Licensed Salesperson

027 625 3533
taylor.m@arizto.co.nz

Arizto Real Estate (Smarter Real Estate) Licensed REAA 2008





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Certificate of Title



**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 1063121
Land Registration District Nelson
Date Issued 19 August 2022

Prior References
NL95/27

Estate Fee Simple
Area 450 square metres more or less
Legal Description Lot 5 Deposited Plan 576917
Registered Owners
Nigel Robert Kilpatrick and Cara Julie Kilpatrick

Interests

Subject to a right of way, and a right to drain water and sewage over part marked E on DP 576917 created by Easement Instrument 12486343.4 - 19.8.2022 at 3:45 pm

Appurtenant hereto is a right of way, a right to drain water and sewage, and a right to convey water, electricity and telecommunications created by Easement Instrument 12486343.4 - 19.8.2022 at 3:45 pm

The easements created by Easement Instrument 12486343.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey telecommunications over part marked E on DP 576917 in favour of Chorus New Zealand Limited created by Easement Instrument 12486343.6 - 19.8.2022 at 3:45 pm

The easements created by Easement Instrument 12486343.6 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Covenant Instrument 12486343.9 - 19.8.2022 at 3:45 pm (Limited as to duration)

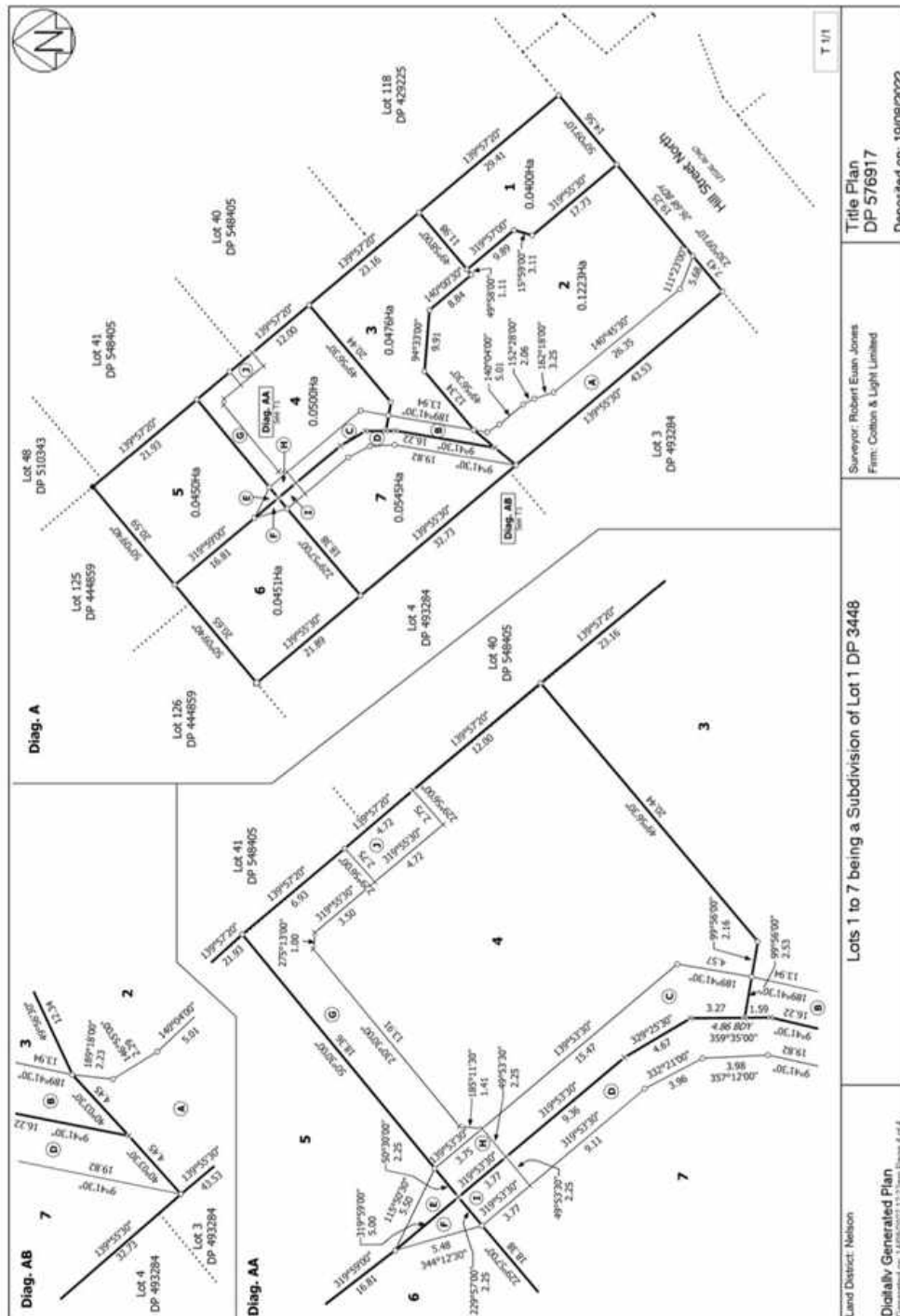
Land Covenant in Covenant Instrument 12486343.10 - 19.8.2022 at 3:45 pm (Limited as to duration)

12486343.11 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 19.8.2022 at 3:45 pm

Fencing Covenant in Transfer 12560958.2 - 19.9.2022 at 12:45 pm



Identifier 1063121





2,130 X 015



Current Rating Year (2024/2025)

[View in Map](#)

Valuation 19620-77304
No.

Location 6 Blackburn Close, Nelson

Legal LOT 5 DP 576917
Description

Certificate 1063121
of Title

Ward No. 1

Zone 9B

Use 91

Category RD202B

TORAS 111000

Property 0.0450
Area
(hectares)



Current Rating Valuation

As valued at 1 September 2021

Land Value \$470,000

Improvements Value \$680,000

Capital Value \$1,150,000

Nature of Improvements [DWG OI](#)

New Rating Valuation

As valued at 1 September 2021

New Land Value \$470,000

New Improvements Value \$680,000

New Capital Value \$1,150,000

New Nature of Improvements



Rates Information

Current	2024/2025
Rating Year	

Current Year Rates Instalments

Instalment	\$1,003.91
1.	

Instalment	\$1,003.91
2.	

Instalment	\$1,003.91
3.	

Instalment	\$1,003.90
4.	

Current	\$4,015.63
Year's	
Rates	

Previous	\$2,856.95
Year's	
Rates	



Property GPI

8/22/24, 8:37 AM

General Property Information

General Property Information: 1962077304

Property

Valuation No	1962077304
Location	6 Blackburn Close, Nelson
Legal Description	LOT 5 DP 576917
Area (Hectares)	0.0450

Rates

Government Valuation

Land	470,000
Improvements	680,000
Capital Value	1,150,000

Current Rates Year 2024 to 2025

Planning/Resource Management

18/01/23	MARGINAL/TEMPORARY CONSENT EXEMPTION CE220004 : To construct a new dwelling which will breach allowable site coverage : Decision Notified 6/12/22 (Found on related property: 1962077300)
2/12/21	RESOURCE CONSENT 215186 : Subdivision of Lot 1 into 7 allotments with one allotment amalgamated with Lot 118 DP 429225 : Section 224 Issued 16/08/22 (Found on related property: 1962077300)
	RESOURCE CONSENT 225263 : To construct a new dwelling which will breach allowable site coverage : Cancelled 28/10/22 (Found on related property: 1962077300)

Building

2/11/22	BUILDING CONSENT 220590 : Dwelling : CODE COMPLIANCE CERT ISSUED /12/2023
17/03/21	BUILDING CONSENT 210068 : Drainage : Lapsed 14/05/22 (Found on related property: 1962077300)
23/07/10	BUILDING CONSENT 100567 : Internal alterations, remove internal walls add new steel beam : CODE COMPLIANCE CERT ISSUED 18/05/11 (Found on related property: 1962077300)
22/10/02	BUILDING CONSENT 021137 : New ensuite, revamp bathroom, extend dining, verandah roof : Code Compliance Certificate issued 21/01/10 (Found on related property: 1962077300)
2/02/96	BUILDING CONSENT 960075 : NEW CARPORT : Code Compliance Certificate issued 20/05/97 (Found on related property: 1962077300)



Property GPI

8/22/24, 8:37 AM

General Property Information

- 23/08/95 BUILDING CONSENT 950927 : INSTALL FIREPLACE : Code Compliance Certificate issued 28/08/95
(Found on related property: 1962077300)
- 3/08/93 BUILDING PERMIT 22559 INSTALL SWIMMING POOL : APPROVED AS SUBMITTED
(Found on related property: X1962077300)
- 19/10/92 BUILDING PERMIT P21443 REPLACE SEPTIC TANK & SEWER DRAIN : APPROVED
(Found on related property: X1962077300)
- 19/02/88 BUILDING PERMIT F019190 DEMOLISH/ ERECT SLEEPOUT : APPROVED
(Found on related property: X1962077300)
- PIM APPLICATION 210068T : Drainage : Territorial Planning Check Completed 16/03/21
(Found on related property: 1962077300)
- PIM APPLICATION 220590T : Dwelling : Territorial Planning Check Completed 12/12/22

Licences

No information located

Sewer and Drainage

No information located

Land and Building Classifications

No information located

Transport

No information located

Special Land Features

No information located

Swimming Pools

Swimming Pool or Spa SW0483 : C Osborne :: Pool Removed 25/11/19
(Found on related property: 1962077300)

Swimming Pool or Spa SW0485 : Broadgreen Limited :: Pool Removed 1/09/22
(Found on related property: 1962077300)

SWIMMING POOL COMPLIANCE ACHIEVED 25/11/19 - REINSPECTION DUE 25/11/22
(Found on related property: X1962077300)

Other

9/01/18 LIM APPLICATION L180009L180009 : LAND INFORMATION MEMORANDUM



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Property GPI

8/22/24, 8:37 AM

General Property Information

(Found on related property: 1962077300)

29/01/10 LIM APPLICATION L100023L100023 : LAND INFORMATION MEMORANDUM
(Found on related property: 1962077300)

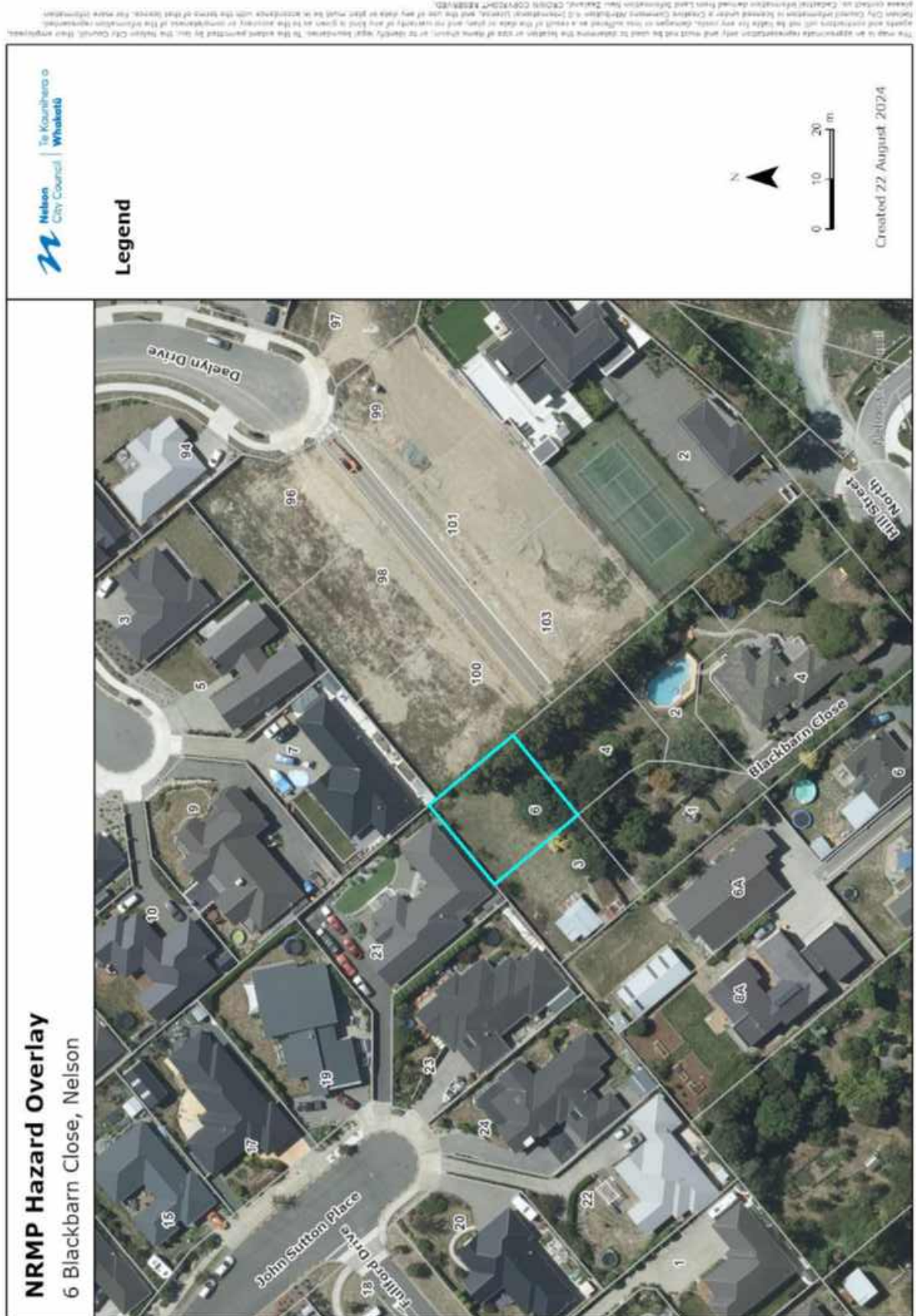
18/12/09 LIM APPLICATION L090327L090327 : LAND INFORMATION MEMORANDUM
(Found on related property: 1962077300)

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Aerial Map





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Our Team



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