



Property information prepared: **402 Main Road, Riwaka** 



# **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.





## 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 **402 Main Road, Riwaka** ("the Property") and has been prepared by Smarter Real Estate ("the Advisors") for ("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.



## **Property Information**

Property Address 402 Main Road, Riwaka

Certificate of Title NL8B/1307

Legal Description Lot 1 Deposited Plan 13353

**Zoning** Residential

Capital Value \$580,000

Size of Land (sqm) 1065

Size of Dwelling (sqm) 130

Age of Home 1970s

Living Area Kitchen, dining which flows onto a sunny north facing lounge

Bedrooms Three double bedrooms

Bathrooms One-bathroom, separate toilet

Other Rooms Separate Laundry

Insulation Ceiling, walls and underfloor

Wastewater Mains

Water Supply Mains

Internet Fibre Optic

Heating Wood burner, Electric Underfloor Heating in lounge, hallway,

bathroom and toilet

Water Heating Electric- New hot water cylinder (located in kitchen)

Foundations concrete floor and foundations concrete blocks

Roof Colour Steel

Exterior Cladding Hardiplank

Joinery Single glazed, Aluminum

Fencing Fully Fenced

External Features Large north facing deck, spacious lawn, vege gardens

Parking Ample off-street parking













## **The Chattels**

Stove, Fixed Floor Coverings, Curtains, Rangehood, Laundry Tub

## **Tenancy Details**

**Vacant Possession** 

# **The Property**

### Kitchen/Dining

The kitchen offers excellent storage with ample cupboards and generous bench space, complemented by practical lino flooring. It flows seamlessly into the dining area, also finished in lino, before opening out to the sun-soaked, north-facing deck — perfect for easy indoor-outdoor living.







# **The Property**

## Lounge

The lounge is drenched with all day sun. It has carpet flooring and opens out to the wrap around sunny deck. The wood burner is located in the lounge.







# **The Property**

#### **Bedrooms**

All three bedrooms and all doubles with build in wardrobes. All bedrooms are finished with carpet and curtains. (Bedroom 3 has a open wardrobe)



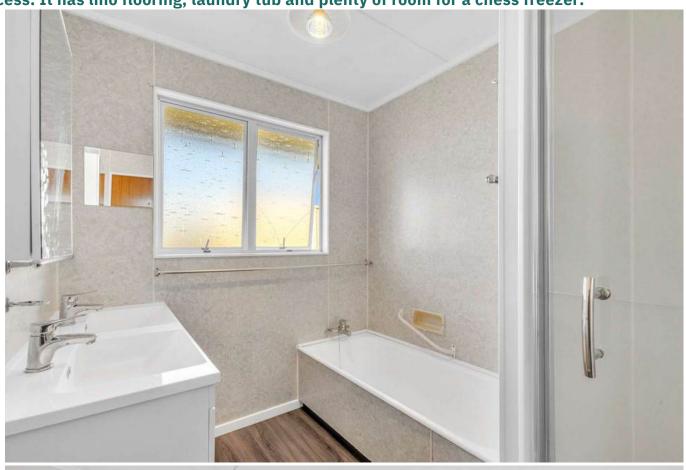






### **Bathroom/Laundry**

The bathroom has a shower, bath, vanity and lino flooring pus the added convenience of a separate toilet. It flows onto a separate toilet. The laundry is a large room with outdoor access. It has lino flooring, laundry tub and plenty of room for a chess freezer.







## **Outdoor Entertaining**









## Gardens









## Gardens









Priced at:
Offers Over \$595,000

# 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





Priced at:
Offers Over \$595,000

# Want to book a viewing?

Electra Trewavas
Licensed Salesperson

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

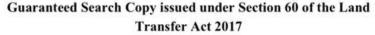
Arizto Real Estate (Smarter Real Estate) Licensed REAA 2008



## **Certificate of Title**



# RECORD OF TITLE UNDER LAND TRANSFER ACT 2017 FREEHOLD





R.W. Muir Registrar-Genera

Identifier NL8B/1307

Land Registration District Nelson

Date Issued 18 October 1988

**Prior References** 

NL139/9

Estate Fee Simple

Area 1065 square metres more or less
Legal Description Lot 1 Deposited Plan 13353

Registered Owners

Patrick Alan Bailey and Joanne Dawn Bailey

#### Interests

167987.1 Gazette Notice declaring the adjoining road to be a limited access road - 20.10.1975 at 1.41 pm

282602.6 Transfer creating the following easements - 18.10.1988 at 9.25 am

Type Servient Tenement Easement Area Dominant Tenement Statutory Restriction

Right of way Lot 3 Deposited Plan A DP 13353 Lot 1 Deposited Plan 2995 - CT NL8B/1308 13353 - herein

The easement created by Transfer 282602.6 is subject to Section 309(1)(a) Local Government Act 1974

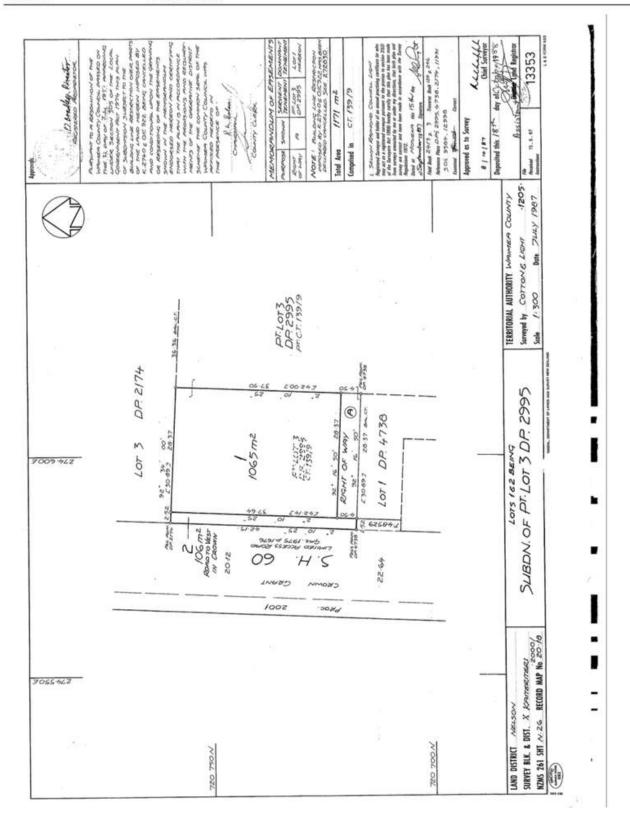
12504897.2 Mortgage to ASB Bank Limited - 18.7.2022 at 8:29 am



## **Certificate of Title**

Identifier

#### NL8B/1307







#### Property Summary

14/08/2025

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)
1933046402	LOT 1 DP 13353 BLK	402 Main Road	Riwaka	0.1065
	X KAITERITERI SD	Riwaka		

#### 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	
\$3966.19	\$991.55	

#### Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2141c/\$CV	580,000	\$1,241.78
Uniform Annual General Charge	\$413.00/Pty	1	\$413.00
Wastewater - 1st Pan	\$1007.50/pan	1	\$1,007.50
WaimeaComDam- Env&ComBen-Distri	\$81.80/Pty	1	\$81.80
Refuse/Recycling Rate	\$133.69/Pty	1	\$133.69
Shared Facilities Rate	\$73.55/Pty	1	\$73.55
Mapua Rehabilitation Rate	\$4.35/Pty	1	\$4.35
Museums Facilities Rate	\$70.02/Pty	1	\$70.02
District Facilities Rate	\$138.68/Pty	1	\$138.68
Motueka Community Board	\$15.62/Pty	1	\$15.62
Urban Wat.Supply- Serv Chge	\$542.60/meter	1	\$542.60
Regional River Works-Area X	0.0366c/\$CV	580,000	\$212.28
Stormwater: General Drainage	0.0054c/\$CV	580,000	\$31.32

#### 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
\$580,000.00	\$355,000.00	\$225,000.00	01/09/2023

#### **New Rating Valuation**





### **Property Summary**

14/08/2025

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.

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
\$580,000.00	\$355,000.00	\$225,000.00	01/09/2023

#### **Water Meter Information**

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
W15038		16MC208077	05/03/2025	0	251

#### Services

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

Scheme or Supply	Service Provided	
Tasman Waste Water	Wastewater	
Urban 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

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

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2403090	08/06/2015	402 Main Road Riwaka, Riwaka

#### **Planning Zones**

The following Planning Zones pertain to this property. Please refer to the <u>Tasman Resource Management Plan</u> 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





#### Consents

14/08/2025

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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	<b>CCC Issue Date</b>
25/05/2015	150525	Install New F/S Masport R1500 Wood Burner	Code Compliance Certificate Issued	26/07/2016

#### 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**

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.





#### **Environmental Records**

14/08/2025

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.

#### **Biodiversity Reports**

Council has been compiling biodiversity reports (also called Native Habitat Tasman reports or Ecological Assessment reports) for individual property owners. This survey of natural areas on private land aims to support proactive land management while also help Council meet its RMA responsibilities. However, no report has been lodged on this property.

Rules in the Tasman Resource Management Plan relating to clearance of indigenous vegetation and forests apply. These include 17.5.5, 17.6.5, 17.6.5, 17.8.5, 18.2.4, 18.5.2, 18.5.3, 28.2.2, and 31.1.6. These are available on the Council website. For further information, please contact Council's Biodiversity team at biodiversity@tasman.govt.nz.



# **Aerial Map**





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Original Sheet Size 210x297mm



# **Our Team**



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

Arizto Real Estate (Smarter Real Estate) Licensed REAA 2008



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

Arizto Real Estate (Smarter Real Estate) Licensed REAA 2008



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

Arizto Real Estate (Smarter Real Estate) Licensed REAA 2008