



ARIZTO

Property information prepared for:
105 Redvale Road, Redwood Valley



ARIZTO

Who are we?

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 well established across 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.



Reserved



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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 **105 Redvale Road** “the Property”) and has been prepared by Smarter Real Estate (“the Advisors”) for Sharon and Paul Thredwell (“ 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.



ARIZTO

Property Information

Property Address	105 Redvale Road, Redwood Valley
Certificate of Title	662384
Legal Description	LOT 14 DP 476117
Zoning	Residential
Capital Value	\$1,070,000
Annual Rates	\$4226.68
Size of Land (sqm)	3051m2
Size of Dwelling (sqm)	212m2
Age of Home	2022
Living Area	Open plan kitchen / dining / lounge
Bedrooms	3 Bedrooms
Bathrooms	Family bathroom, Master with ensuite - Both tile
Other Rooms	Separate Lounge - Laundry in garage
Insulation	Ceiling and Floor
Waste	Galeo Scheme
Water Supply	Redvale Water Scheme and Rain Tanks
Internet	Fibre
Heating	Ducted Heat Pump
Water Heating	Electric HWC
Power	Mains connection
Foundations	Concrete Slab
Roof	Colour Steel
Exterior Cladding	Colour Steel and James Hardie Linea
Joinery	Aluminum Double Glazed
Fencing	Covered outdoor entertaining deck, expansive lawn, easy-care
External Features	landscaping, modern low-maintenance exterior, double garage, generous off-street parking, concrete driveway, established planting, and peaceful open outlook.



The Chattels

Dishwasher, light fittings, wall/under bench oven, smoke detectors, heat pump, extractor fan, rangehood, cooktop, fixed floor coverings, heated towel rail.

Interior Features

Designed for modern living, the home features a stylish open-plan kitchen complete with a generous scullery, quality appliances, and excellent storage. The spacious living and dining areas are enhanced by a light, contemporary colour palette and an abundance of natural light, creating a warm and inviting atmosphere. Two well-appointed bathrooms with tiled showers, a separate toilet, and a functional laundry located in the garage add everyday practicality, while contemporary finishes throughout complete this beautifully presented home.

Tenancy Details

Vacant Possession



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Grounds and Exterior Features

The outdoor spaces have been thoughtfully designed for both relaxation and low-maintenance living. A generous deck provides the perfect setting for entertaining or enjoying your morning coffee, while the expansive lawn offers plenty of space for children and pets to play. Easy-care landscaping complements the home's modern design, and the wide driveway, ample parking, and double garage provide excellent practicality. Positioned to capture the surrounding outlook, the property offers a peaceful setting with room to simply enjoy.





ARIZTO

Priced at:
Enquiries Over \$1,099,000

Contact us



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Arizto Real Estate (Smarter Real Estate) Licensed REAA 2008



**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 662384
Land Registration District Nelson
Date Issued 29 April 2015

Prior References
509069

Estate Fee Simple
Area 3051 square metres more or less
Legal Description Lot 14 Deposited Plan 476117

Registered Owners
Andrew John Shepherd

Interests

Subject to a right to drain sewage over part marked B on DP 476117 created by Easement Instrument 7622294.21 - 20.11.2007 at 9:00 am

Appurtenant hereto is a right to drain sewage created by Easement Instrument 7622294.21 - 20.11.2007 at 9:00 am

The easements created by Easement Instrument 7622294.21 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Deed 7622294.25 - 20.11.2007 at 9:00 am

Land Covenant in Easement Instrument 8659617.3 - 10.12.2010 at 1:46 pm

8903228.2 Variation of the conditions of the easement specified in/created by Easement Instrument 8659617.3 - 11.11.2011 at 9:37 am

9848633.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 29.4.2015 at 10:20 am

Appurtenant hereto is a right of way, a right to convey water, electricity, telecommunications and computer media and a right to drain water and sewage created by Easement Instrument 9848633.3 - 29.4.2015 at 10:20 am

The easements created by Easement Instrument 9848633.3 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 9848633.6 - 29.4.2015 at 10:20 am

Subject to a right to drain sewage over part marked B on DP 476117 created by Easement Instrument 10079764.1 - 12.6.2015 at 10:55 am

Fencing Covenant in Transfer 10334981.2 - 19.2.2016 at 10:26 am

12061087.1 Mortgage to Nelson Building Society - 19.3.2021 at 12:56 pm

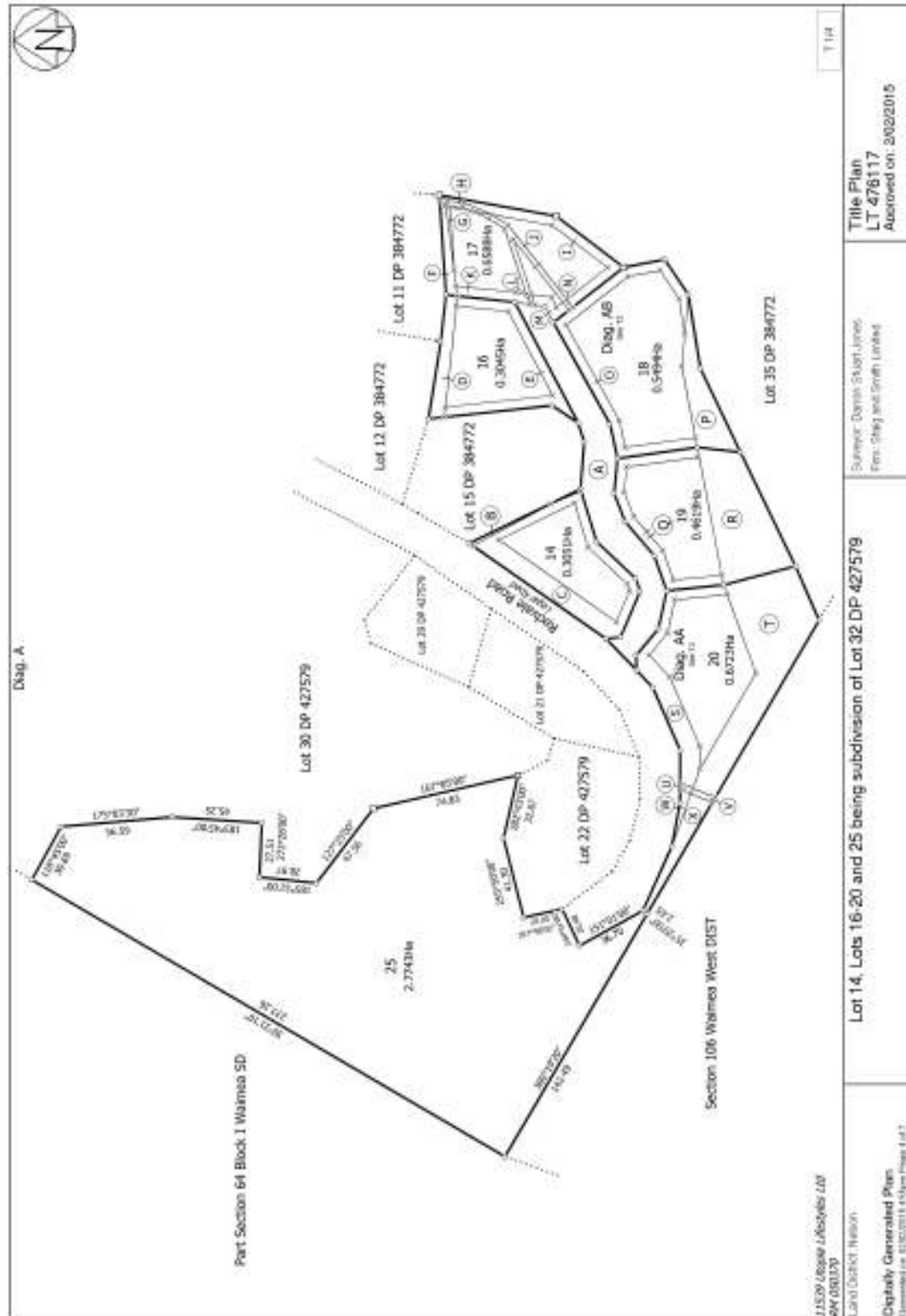


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Certificate of Title

Identifier

662384





Property GPI



Property Summary

23/03/2026

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)
1938076736	LOT 14 DP 476117	105 Redvale Road	Redwood Valley	0.3051

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
\$4226.68	\$1056.67

Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2141c/\$CV	1,070,000	\$2,290.87
Uniform Annual General Charge	\$413.00/Pty	1	\$413.00
WaimeaComDam-Env&ComBen-Distri	\$81.80/Pty	1	\$81.80
WaimeaComDam-Enviro&ComBen-ZOB	0.0074c/\$CV	1,070,000	\$79.18
Redwood Valley Water Supply	\$826.00/1m3/day	1	\$826.00
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
Regional River Works - Area Z	0.0152c/\$LV	380,000	\$57.76
Stormwater: General Drainage	0.0054c/\$CV	1,070,000	\$57.78

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
\$1,070,000.00	\$380,000.00	\$690,000.00	01/09/2023

New Rating Valuation



Property GPI



Property Summary

23/03/2026

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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
\$1,070,000.00	\$380,000.00	\$690,000.00	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
WRRDV389		RESTRICTOR		0	0

Services

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

Scheme or Supply	Service Provided
Redwood Valley 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.

Wheellie Bins

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

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2421801	05/09/2023	105 Redvale Road

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 3	The Rural 3 Zone covers a specific part of the Coastal Tasman Area. This area contains some land of high productive value, generally the more coastal areas, as well as land of lesser productive value, generally the more inland areas. The Rural 3 Zone rules have been developed to accommodate a level of rural residential development while still protecting the most productive land.



Consents

23/03/2023

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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
01/03/2022	220230	Construct new dwelling with internal access garaging	Code Compliance Certificate Issued	03/08/2023

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
05/07/2022	220547	Land use consent to construct a new dwelling in the Rural 3 Zone.	Consent Effective	Granted under Delegated Authority	01/09/2022
05/07/2022	220548	To vary Consent Notice 9848633.3 conditions H and O in relation to removing the requirements to provide a 23,000L tank for non-potable water, and to having structures within restricted building areas onsite	Consent Effective	Granted under Delegated Authority	01/09/2022

Planning Permits

No historical planning permits have been found for this property



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Property GPI



Consents

23/03/2026

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Works and Land Entry Agreements

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



Environmental Records

23/03/2026

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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 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, 17.7.5, 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.



- State Highway Roads

Road Boundaries

ValuationBoundaries

Parcel