



ARIZTO

Property information prepared for:
739 Tadmor-Glenhope Road, Tapawera

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, **739 Tadmor-Glenhope Road, Tapawera** (“the Property”) and has been prepared by Smarter Real Estate (“the Advisors”) for **Kelly Lenora Russell and Kieren Arlyn Wills** (“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	739 Tadmor-Glenhope Road, Tapawera
Certificate of Title	NL3C/541
Legal Description	Lot 3 Deposited Plan 7855
Zoning	Rural 2
Capital Value	\$950,000
Annual Rates	\$2926.69
Size of Land (ha)	8.3568
Size of Dwelling (sqm)	150
Age of Home	Relocated to site 1987
Living Area	1 Living Area
Bedrooms	3 Bedrooms
Bathrooms	1 Bathroom
Other Rooms	Storage Room
Insulation	Ceiling and Underfloor
Sewage	Septic
Water Supply	Rain Water Collection (50,000L), UV Filters
Internet	Satellite
Heating	Wood Burner, Heat Transfer, HRV System
Water Heating	Gas
Foundations	Piles
Roof	Iron
Exterior Cladding	Weatherboard
Joinery	Single Glazed Wooden Joinery
External Features	Landscaped Gardens, Lawn Area, Fruit Trees, Cattle Yards, Chicken Run, Fenced Paddocks, Firewood Trees, Natives, 3 Bay Implement Shed/Workshop, Hay Shed, Off-Street Parking



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The Chattels

Blinds, Curtains, Dishwasher, Extractor Fan, Fixed Floor Coverings, Rangehood, Light Fittings, Garden Shed, Heated Towel Rail(s), Heat Transfer System, Wall/Under Bench Oven, Cooktop, Kitchen Waste Disposal

The Property



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Kitchen & Dining

Light-filled and generously proportioned, the kitchen forms the true heart of the home. Warm timber cabinetry, excellent storage, and a central island provide both functionality and a natural gathering point for family and friends. Large windows frame leafy garden views and flood the space with sunshine, while the adjoining dining area enjoys a bright, relaxed setting. Complete with quality appliances and durable tiled flooring, this is a practical and welcoming space designed for everyday living.





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The Property

Living Room

The generously proportioned living room is a spacious and inviting setting designed for both relaxation and connection. High ceilings enhance the sense of openness, while large windows frame the private rural views and draw in natural light. French doors open seamlessly to sunny wrap-around decking the perfect spot to unwind and soak in beautiful evening sunsets. A wood burner adds cosy charm in winter, and the flexible layout offers plenty of room to relax or entertain with ease.



The Property



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Bedrooms

The three bedrooms are generously sized have carpet flooring and curtains. Each enjoying peaceful outlooks through large windows. The main bedroom offers a spacious retreat with beautiful hill views, while additional rooms provide flexibility for family, guests, or working from home. High ceilings enhance the sense of space, creating light and comfortable rooms to unwind at the end of the day.



The Property



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Bathroom, Laundry, Storage Room

The bathroom and laundry have been thoughtfully combined into a bright, functional space designed for everyday ease. Modern cabinetry, generous bench space, and excellent storage are complemented by natural light from large windows. A separate glass shower adds practicality, while the integrated laundry keeps everything conveniently in one well-appointed area.





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The Property

Grounds and Exterior Features

Privately positioned and surrounded by established greenery, the home enjoys a peaceful setting with beautiful hill backdrops. Wrap-around decking extends the living outdoors, offering sunny spaces to relax, entertain, and take in the natural surroundings.

The grounds provide ample room to spread out, with expansive lawn areas ideal for children, pets, or further landscaping potential. A substantial shed with covered lean-to adds exceptional versatility perfect for storage, hobbies, workshop space, or housing vehicles and equipment. A lifestyle of space, privacy, and practicality awaits.



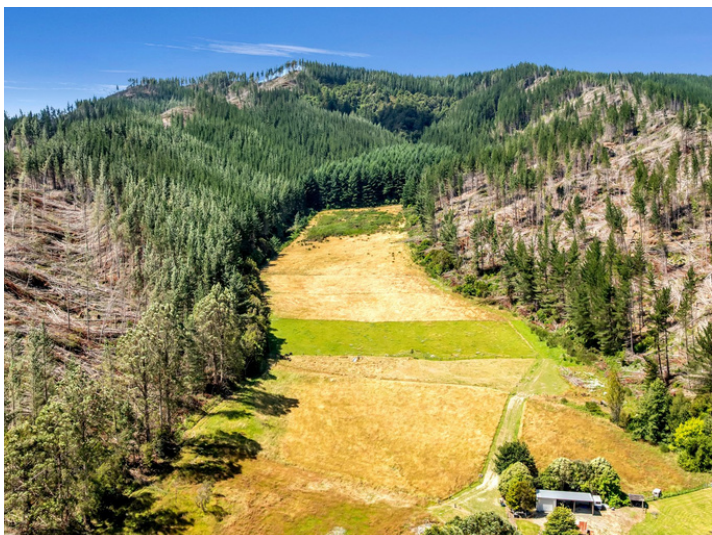
The Property



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Grounds and Exterior Features

The property is divided into ten paddocks currently used to graze horses. There are multiple established fruit trees including Apples, Pears, Quince, Plums, Peaches, Almond, Walnut, Feijoa, Grapes, Gooseberry, Blueberries, Loquat, Fig, Boysenberries and Blackberries.





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**For Sale:
Offers Over \$895,000**

**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



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**For Sale:
Offers Over \$895,000**

**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





**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 **NL3C/541**

Land Registration District **Nelson**

Date Issued 28 July 1971

Prior References

NL2B/1042

Estate Fee Simple
Area 8.3568 hectares more or less
Legal Description Lot 3 Deposited Plan 7855

Registered Owners

Kelly Lenora Russell and Kieren Arlyn Wills

Interests

Fencing Provision in Transfer 135492 - 12.4.1972 at 11.44 am
9511806.2 Mortgage to Westpac New Zealand Limited - 11.9.2013 at 4:56 pm
13016751.1 Variation of Mortgage 9511806.2 - 28.5.2024 at 10:40 am

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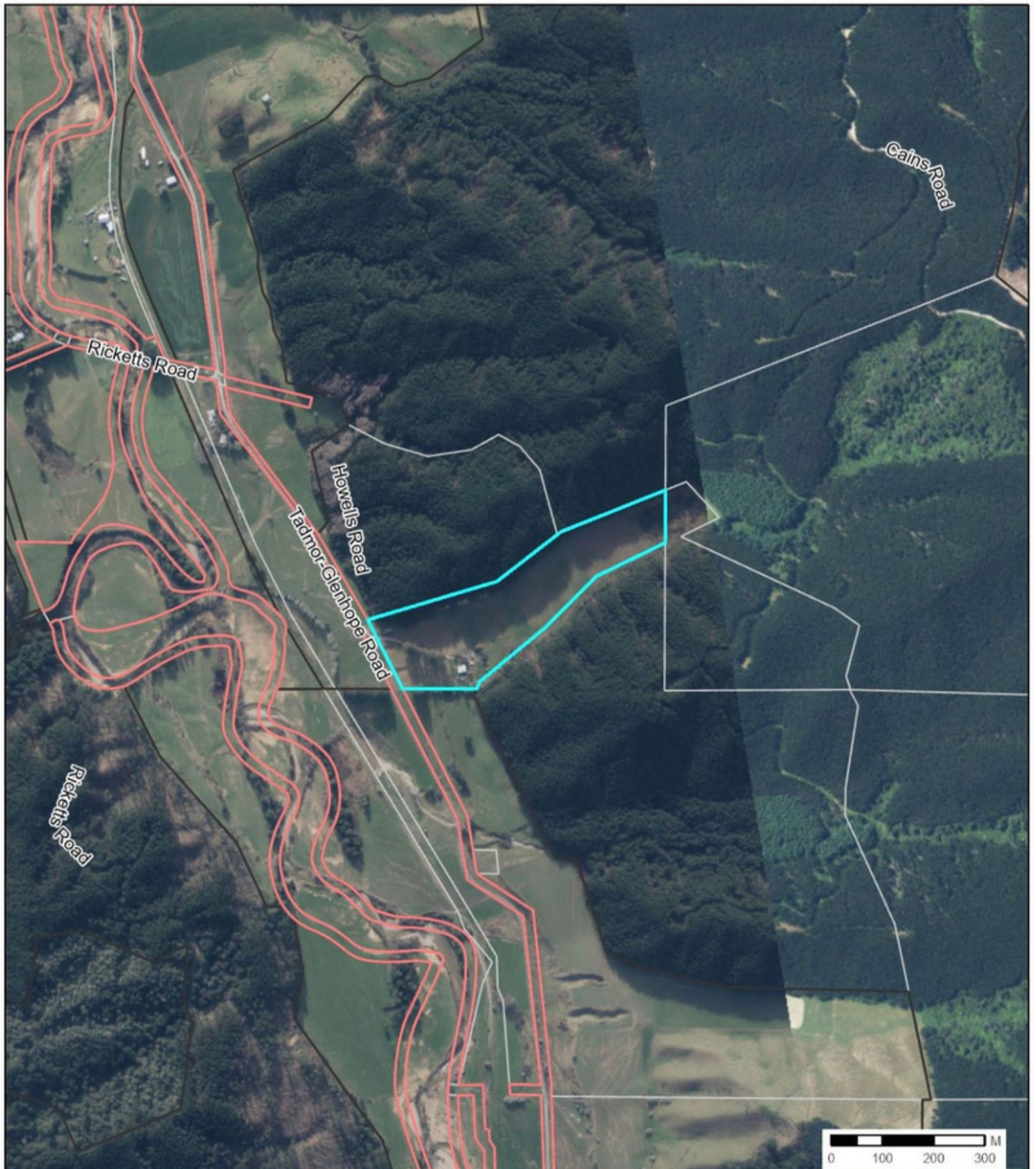
NL3C/541

Summarise this file X

Aerial Map



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



General Property Information



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Property Summary

19/02/2026

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)
1925026800	LOT 3 DP 7855 BLK III TADMOR SD	739 Tadmor-Glenhope Road	Tadmor-Glenhope	8.3567

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
\$2926.69	\$731.68

Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2141c/\$CV	950,000	\$2,033.95
Uniform Annual General Charge	\$413.00/Pty	1	\$413.00
WaimeaComDam-Env&ComBen-Distri	\$81.80/Pty	1	\$81.80
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	395,000	\$60.04
Stormwater: General Drainage	0.0054c/\$CV	950,000	\$51.30

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
\$950,000.00	\$395,000.00	\$555,000.00	01/09/2023

New Rating Valuation

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
\$950,000.00	\$395,000.00	\$555,000.00	01/09/2023



Property Summary

19/02/2026

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Water Meter Information

No Water Meter information is available for this property

Services

No Services are available for this property

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.



Consents

19/02/2026

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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
19/10/2015	151062	Install a new F/S Firenzo Lady Kitchener RU Leg wood burner	Code Compliance Certificate Issued	21/12/2015
24/08/1994	941379	TO BUILD GARAGE	Lapsed under BA2004 s 52	

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
08/06/1992	K001380	Schooner log fire
23/07/1986	D062731	Resite dwelling
24/02/1986	D028801	Erect temporary dwelling
07/06/1985	0068902	Erect Calf Shed (Plans on file are illegible)
15/10/1982	0040892	Resite Shed
19/03/1979	I004994	Erect Cowshed

Building Notes

This property has the following building notes on file.

Date	Building Note Type	Subject	Notes
06/11/2014			Insulation installed under a Warm Tasman rates loan.

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
12/04/2010	100237	Construct a Bore	Consent Effective	Granted under Delegated Authority	20/04/2010



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Consents

19/02/2026

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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.



Environmental Records

19/02/2026

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.

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.