



ARIZTO



Property information prepared for:
135 Bensemenn Road, Upper Moutere



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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 **135 Bensemman Road** (“the Property”) and has been prepared by Smarter Real Estate (“the Advisors”) for **Stuart Gibson** (“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	135 Bensemman Road, Upper Moutere
Certificate of Title	216511
Legal Description	Lot 1 DP 352842
Zoning	Rural 2
Capital Value	\$865,000
Annual Rates	\$2757.60
Size of Land (sqm)	4.9049ha
Size of Dwelling (sqm)	83m2
Age of Home	2015
Living Area	Open plan kitchen / dining / lounge
Bedrooms	2 Bedrooms
Bathrooms	Family bathroom
Other Rooms	Laundry room off carport
Insulation	Fully Insulated
Waste	Septic Tank & field
Water Supply	Rainwater tanks
Internet	Satellite
Heating	Woodburner
Water Heating	Gas califont
Power	Full off grid solar system with batteries
Foundations	Concrete Slab
Roof	Long Run Iron
Exterior Cladding	Long Run Iron
Joinery	Aluminum double glazed
Fencing	Fully fenced Paddocks
External Features	Simple established gardens, Vegetable garden, fenced paddocks, Container / storage shed, concrete patio area off main living space , off parking for the caravan, boat or trailer.



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The Chattels

Stove, fixed floor coverings, light fittings, smoke detectors, woodburner, Solar panels and batteries, container shed, water pumps, back up generator, electric fence & solar units

Interior Features

Wardrobes in all bedrooms, carpet & wood look laminate flooring throughout, modern kitchen with breakfast bar, timber ceilings throughout

Tenancy Details

Vacant Possession



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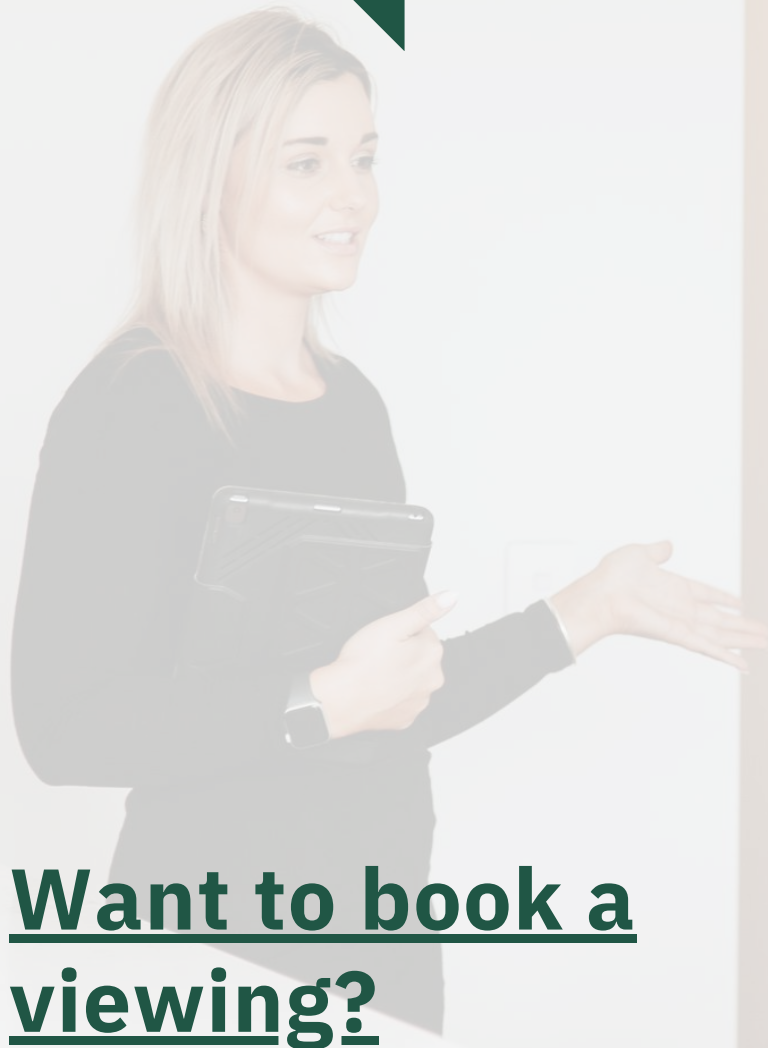
Just over 4ha of rolling fenced grassland perfect for grazing stock. Electric fences set up on solar are in place. There is a small pond at the bottom of the property. Elevated with beautiful views out to Tasman Bay. Concrete patios create gorgeous outdoor living spaces.





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**Priced at:
Enquiries Over \$929,000**



**Want to book a
viewing?**

Taylor Adlam
Licensed Salesperson

027 625 3533
taylor.a@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 216511
Land Registration District Nelson
Date Issued 09 March 2006

Prior References
160794

Estate Fee Simple
Area 4.9049 hectares more or less
Legal Description Lot 1 Deposited Plan 352842
Registered Owners
Stuart McCrae Gibson

Interests

281716.3 Forestry Right pursuant to the Forestry Rights Registration Act 1983 to Graham Hosie Term of 35 years from and inclusive of 1.8.1984 - 13.9.1988 at 10.45 am

345099.1 Forestry Right pursuant to the Forestry Rights Registration Act 1983 to Queen Street Forestry Company Limited and to Richard John Bensemman and Susan Mary Bensemman in shares for a term expiring on 1.7.2025 - 12.1.1995 at 11.09 am

Appurtenant hereto is a right to convey electricity, telecommunications and computer media created by Easement Instrument 6715622.1 - 12.1.2006 at 9:00 am

Appurtenant hereto is a right of way and a right to convey telecommunications created by Easement Instrument 6780765.3 - 9.3.2006 at 9:00 am

The easements created by Easement Instrument 6780765.3 are subject to Section 243 (a) Resource Management Act 1991

6847208.1 Mortgage to ASB Bank Limited - 3.5.2006 at 9:00 am





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Floor Plan



Disclaimer: drawings are approximate and for illustration purposes only. We take no responsibility for omissions and errors. All dimensions are measured internally, and floor areas reflect this. Measurements should be verified by the buyer.



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135 Bensemann Road, Upper Moutere



Property GPI



Property Summary

11/09/2025

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)
1936021402	LOT 1 DP 352842	135 Bensemman Road	Upper Moutere	4.9049

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
\$2757.60	\$689.40

Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2141c/\$CV	865,000	\$1,851.97
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	510,000	\$77.52
Stormwater: General Drainage	0.0054c/\$CV	865,000	\$46.71

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
\$865,000.00	\$510,000.00	\$355,000.00	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
\$865,000.00	\$510,000.00	\$355,000.00	01/09/2023



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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.



Environmental Records

11/09/2025

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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.



Property GPI



Consents

11/09/2025

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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	CCC Issue Date
19/01/2024	130058A	B2 Durability Modification	Granted and Issued	
25/01/2013	130058	New 2 bedroom cottage with woodburner	Code Compliance Certificate Issued	19/01/2024

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.



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Property GPI



 State Highway Roads
 Road Boundaries

 Valuation Boundaries
 Parcel



Aerial Photo Map

The information displayed is a schematic only and serves as a guide.
It has been compiled from Tasman District Council records and is made available in good faith
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Scale: 1:5,000
Thursday, 11 September 2025

Original Sheet Size 210x297mm



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Our Team



027 625 3533

taylor.a@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



027 752 8561

tiana.f@arizto.co.nz

Arizto Real Estate (Smarter Real Estate) Licensed REAA 2008