



ARIZTO

Property information prepared for:
238 Eighty Eight Valley Road, Wakefield

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, **238 Eighty Eight Valley Road, Wakefield** (“the Property”) and has been prepared by Smarter Real Estate (“the Advisors”) for **Steven David Doreen and Kellie Suzanne Doreen** (“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	238 Eighty Eight Valley Road, Wakefield
Certificate of Title	893258
Legal Description	Lot 1 Deposited Plan 537299
Zoning	Rural 2
Capital Value	\$1,440,000
Annual Rates	\$4060.76
Size of Land (ha)	7.5301
Size of Dwelling (sqm)	280
Age of Home	1980
Living Area	2 Living Areas
Bedrooms	5 Bedrooms
Bathrooms	2 Bathrooms
Other Rooms	Separate Laundry, Two Separate Toilets
Insulation	Ceiling
Sewage	Septic
Water Supply	Well
Heating	Wood Burner, Heat Pump x3, Heat Transfer System
Water Heating	Electric, Solar and Wetback
Foundations	Piles
Roof	Iron
Exterior Cladding	Summerhill Stone
Joinery	Mix of Single and Double Glazed
External Features	Fruit Trees, Cattle Yards, Chicken Run, Fenced Paddocks, Firewood Trees, Vegetable Gardens, Stream, Workshop, Kiln/Storage, Multiple Outbuildings
Garaging	Covered Parking, Off-Street Parking



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The Chattels

Dishwasher, Heat Pump(s), Blinds, Curtains, Extractor Fan, Fixed Floor Coverings, Light Fittings, Oven + Hob, Rangehood, Heat Transfer System, Heated Towel Rail(s).



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The Property

Kitchen & Dining Room

The spacious open-plan kitchen and dining area is truly the heart of the home, offering a warm and inviting atmosphere with beautiful timber features, exposed beams, and an abundance of natural light. Designed with both functionality and connection in mind, the country-style kitchen boasts extensive timber cabinetry, generous bench space, a freestanding oven with gas cooktop, dishwasher, and breakfast bar, making it ideal for everyday family living and entertaining alike. The adjoining dining space enjoys peaceful garden views through large windows, while the thoughtful layout provides excellent flow and exceptional storage throughout, creating a welcoming space where family and friends can gather and make lasting memories.





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The Property

Living Room

The spacious main living room is warm and inviting, offering plenty of room for the whole family to relax and gather. Large windows fill the space with natural light, while the freestanding wood burner provides a cosy focal point during the cooler months. Adding to the home's flexibility, a second living area is located at the opposite end of the house, providing the perfect retreat for teenagers, guests, or those seeking their own private space.





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The Property

Master Bedroom with Ensuite

The generously sized master suite provides a peaceful retreat, with ample space to relax and unwind while enjoying tranquil garden views and an abundance of natural light. Complete with its own heat pump for year-round comfort, the master bedroom is complemented by a spacious ensuite featuring a shower-over-bath, vanity, heated towel rail and toilet, creating a private and functional sanctuary within the home.





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The Property

Bedrooms 2/3/4/5

The home offers four additional bedrooms, all generously proportioned and filled with natural light, providing comfortable accommodation for family and guests alike. Each room offers flexibility to suit a variety of needs, whether as children's bedrooms, guest rooms, home offices, hobby spaces, or creative retreats. Well-positioned throughout the home, these bedrooms ensure there is ample space for growing families and visitors to enjoy their own sense of privacy and comfort. (Bedroom 5 not pictured below)





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The Property

Main Bathroom & Laundry

The family bathroom is generously sized and well-appointed, featuring a large vanity with excellent storage, a bath with overhead shower, and plenty of natural light, creating a practical space for busy family living. A separate toilet is conveniently located off the hallway, while the spacious separate laundry offers extensive bench space, storage, and direct outdoor access. Adding to the home's functionality, there is also a separate shower room and a third toilet located off the laundry, providing added convenience.





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The Property

Grounds and Exterior Features

Designed to make the most of its peaceful rural setting, the home offers multiple outdoor entertaining areas, each providing their own unique space to relax and unwind. A covered patio and elevated timber deck flow seamlessly from the living areas, creating the perfect setting for family gatherings, summer barbecues, or simply enjoying your morning coffee while taking in the surrounding countryside views. Complementing this is a beautifully established courtyard area, offering a private and sheltered space to entertain guests or enjoy quiet moments amongst the mature gardens and tranquil surroundings.





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The Property

Grounds and Exterior Features

A standout feature of the property is the impressive collection of outbuildings, offering exceptional versatility and endless potential. The character-filled former hop kiln stands as a unique reminder of the area's rich history and provides substantial storage space across multiple levels. Complementing this is a workshop and additional shedding, ideal for tradespeople, hobbyists, storage or those seeking space for home-based business ventures. With ample parking, covered storage, and a variety of functional spaces, this property is perfectly suited to those wanting to embrace a true rural lifestyle with room to grow.



The Property



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Grounds and Exterior Features

The property is well set up for those seeking a lifestyle block or small-scale farming opportunity, featuring five fenced paddocks, cattle yards, and a round pen for horse training and exercising. With established infrastructure already in place, the property offers the flexibility to accommodate a range of livestock and equestrian pursuits, making it an ideal setting for those wanting to embrace a productive and rewarding rural lifestyle. Multiple fruit trees including apples, apricots, pears, peaches, feijoas and plums.



The Property



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Additional Exterior Photos





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**For Sale:
Deadline Sale Closing 12pm,
Tuesday 28th July (unless sold prior)**

**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



**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 893258

Land Registration District Nelson

Date Issued 05 December 2024

Prior References

846515 NL3D/1211

Estate Fee Simple

Area 7.5301 hectares more or less

Legal Description Lot 1 Deposited Plan 537299

Registered Owners

Steven David Doreen and Kellie Suzanne Doreen

Interests

9203084.1 Covenant pursuant to Section 108(2)(d) Resource Management Act 1991 - 9.10.2012 at 2:23 pm (affects part formerly Part 2 of Section 31 District of Wia-iti Hills contained in RT NL3D/1211)

Appurtenant to part formerly Lot 1 DP 526735 is a right to convey telecommunications and computer media created by Easement Instrument 11223810.3 - 12.11.2018 at 2:50 pm

The easements created by Easement Instrument 11223810.3 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant to part formerly Lot 1 DP 526735 is a right to convey electricity, telecommunications and computer media created by Easement Instrument 11223810.4 - 12.11.2018 at 2:50 pm

The easements created by Easement Instrument 11223810.4 are subject to Section 243 (a) Resource Management Act 1991

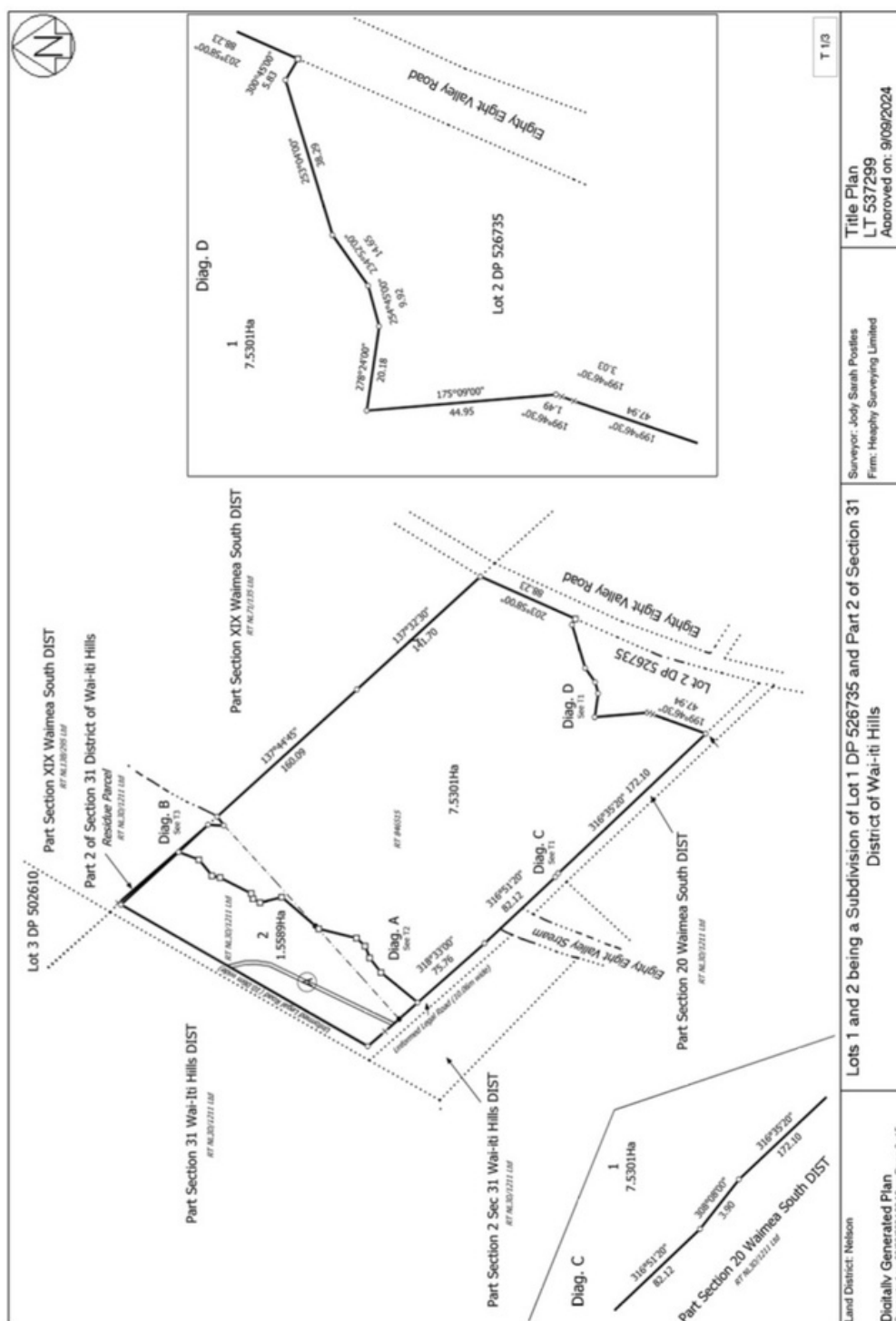
Appurtenant to part formerly Lot 1 DP 526735 is a right to emit noise from hail cannons and other farming activities and equipment, odour from farming activities and drift from agricultural and horticultural sprays created by Easement Instrument 11223810.5 - 12.11.2018 at 2:50 pm

The easements created by Easement Instrument 11223810.5 are subject to Section 243 (a) Resource Management Act 1991

13134761.9 Mortgage to ASB Bank Limited - 5.12.2024 at 12:13 pm

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893258



Aerial Map



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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 but its accuracy or completeness is not guaranteed.

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Scale: 1:5,000
Wednesday, 24 June 2026

Original Sheet Size 210x297mm

General Property Information



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Property Summary

24/06/2026

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)
1937025904	Lot 1 Deposited Plan 537299	238 Eighty Eight Valley Road	Wakefield	7.5301

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
\$4060.76	\$1015.19

Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2141c/\$CV	1,440,000	\$3,083.04
Uniform Annual General Charge	\$413.00/Pty	1	\$413.00
WaimeaComDam-Env&ComBen-Distri	\$77.02/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	780,000	\$118.56
Stormwater: General Drainage	0.0054c/\$CV	1,440,000	\$77.76

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
\$1,440,000.00	\$780,000.00	\$660,000.00	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
\$1,440,000.00	\$780,000.00	\$660,000.00	01/09/2023



Property Summary

24/06/2026

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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

24/06/2026

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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
11/10/2007	071392	Install solar water heating	Code Compliance Certificate Issued	21/03/2018
04/10/2007	071366	Replace failed septic tank system	Code Compliance Certificate Issued	20/05/2019
20/06/2007	070864	Alterations and extension to existing dwelling	Code Compliance Certificate Issued	12/03/2019
10/02/1999	990128	Installation of f/s log burner with wetback	Code Compliance Certificate Issued	10/03/1999

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
29/11/1989	044893	Build new granny flat
20/03/1979	I050000	Shed

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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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.