



ARIZTO

Property information prepared for:
325 Forest Creek Road, Stanley Brook

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, **325 Forest Creek Road, Stanley Brook** (“the Property”) and has been prepared by Smarter Real Estate (“the Advisors”) for **Adrianus Wouterius Leegwater and Martha Leegwater** (“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	325 Forest Creek Road, Stanley Brook
Certificate of Title	86688
Legal Description	Lot 5 Deposited Plan 303269
Zoning	Rural 2
Capital Value	\$1,010,000
Annual Rates	\$3,064.47
Size of Land (ha)	33.7650
Size of Dwelling (sqm)	114
Age of Home	2021
Living Area	Open-Plan Living
Bedrooms	2
Bathrooms	2
Other Rooms	Separate Laundry
Insulation	Fully Insulated
Sewage	Septic
Water Supply	Rainwater (60,000l)
Heating	Woodburner
Water Heating	Woodburner on Wetback, Electric
Foundations	Piles
Roof	Colorsteel
Exterior Cladding	Fraemohs Solid Timber
Joinery	Double Glazed
External Features	Expansive Decking, Vegetable Boxes, Re-generating Pines, Apprx 4.5ha Native Bush
Garaging	Shed (54m2), Off-Street Parking



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The Chattels

Blinds, Curtains, Rangehood, Cooktop/Hob, Fixed Floor Coverings, Light Fittings, Woodburner, Sun Awning.



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The Property

Kitchen & Dining

The heart of the home is a light-filled open-plan kitchen and dining area, where warm timber interiors and expansive windows frame stunning rural and mountain views. Sliding doors on either side provide seamless access to the outdoor entertaining spaces, creating an effortless indoor-outdoor flow. The modern kitchen is thoughtfully designed with generous bench space, quality appliances and abundant storage. Positioned to take in the picturesque outlook, it's a space where preparing meals is just as enjoyable as sharing them.





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The Property

Living

The inviting living room is a warm and welcoming space, enhanced by beautiful natural timber finishes and an abundance of natural light. A centrally positioned woodburner creates a cosy focal point, while large windows frame breathtaking rural and mountain vistas. Sliding doors open onto the deck, providing seamless indoor-outdoor flow and making the most of the spectacular surroundings. Designed for both everyday comfort and entertaining, this generous living area is the perfect place to relax with family and friends while enjoying the ever-changing landscape beyond.





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The Property

Bedrooms

The home offers two generously sized bedrooms, each featuring built-in wardrobes, warm timber finishes, and large picture windows that capture stunning rural and mountain views. Filled with natural light, these peaceful retreats provide a relaxing place to unwind while making the most of the spectacular outlook. Comfortable and well-proportioned, both bedrooms offer practical storage and flexibility for family members or guests, with the picturesque scenery creating a beautiful backdrop to everyday living.





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The Property

Sleep-Out

A separate sleep-out provides valuable additional accommodation, offering a versatile space for guests, teenagers, a home office, hobby room, or creative studio. Bright and welcoming, it enjoys a peaceful setting with a large window framing picturesque rural and mountain views.



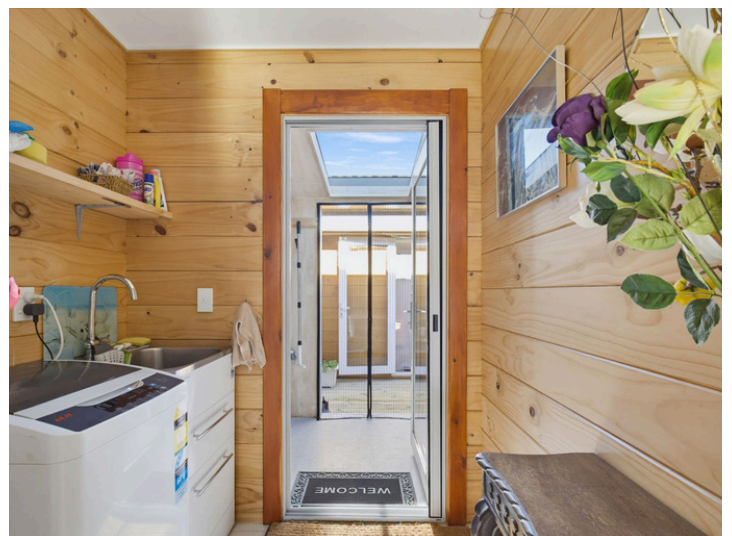
The Property



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Bathrooms / Laundry

The home is well equipped with two modern bathrooms, thoughtfully designed to cater to family living. One features a shower, vanity, and toilet, while the second offers the luxury of a freestanding bath, separate shower, vanity, and toilet, perfect for relaxing after a long day. The separate laundry provides a practical workspace with built-in cabinetry, excellent storage, and convenient outdoor access, making everyday household tasks simple and efficient.





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The Property

Grounds and Exterior Features

Positioned to make the most of its spectacular elevated setting, the home enjoys breathtaking panoramic views across rolling farmland, native hills, and mountain ranges. Expansive wrap-around decking provides the perfect space for outdoor entertaining or simply relaxing and taking in the scenery. A large two-bay shed offers excellent storage and workshop space, while the home is fully off-grid, powered by a comprehensive solar system that provides sustainable, self-sufficient living. Ample off-street parking completes this exceptional rural lifestyle property.



The Property



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Additional Grounds and Exterior Photos

Set on 33 hectares, including approximately 4.5 hectares of native bush, this elevated lifestyle property enjoys breathtaking panoramic views, exceptional privacy, and a peaceful rural setting. A well-positioned skid site provides the perfect space for additional shedding, storage, or future development.

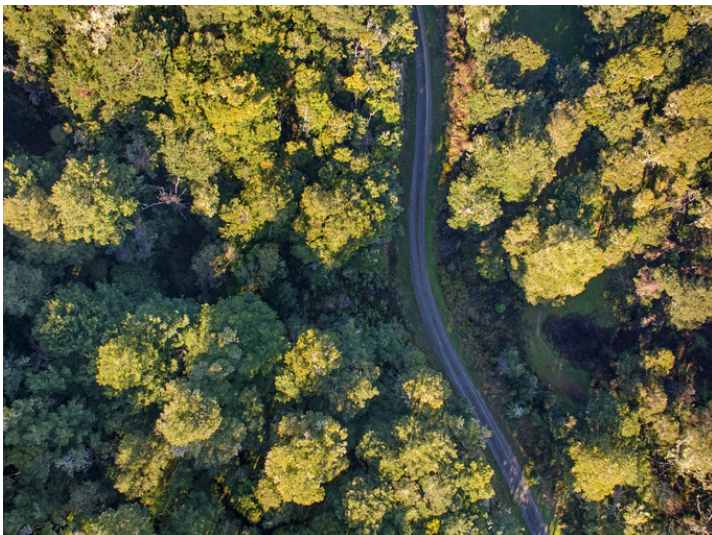


The Property



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Additional Grounds and Exterior Photos



The Property



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Additional Grounds and Exterior Photos





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**For Sale:
Offers Over \$995,000**

**Want to book a
viewing?**

Electra Trewavas
Licensed Salesperson

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

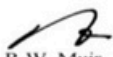
Arizto Real Estate (Smarter Real Estate) Licensed REAA 2008



**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 86688
Land Registration District Nelson
Date Issued 23 April 2003

Prior References
12912

Estate Fee Simple
Area 33.7650 hectares more or less
Legal Description Lot 5 Deposited Plan 303269
Registered Owners
Adrianus Wouterius Leegwater and Martha Leegwater

Interests

Certificate of Title



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Identifier

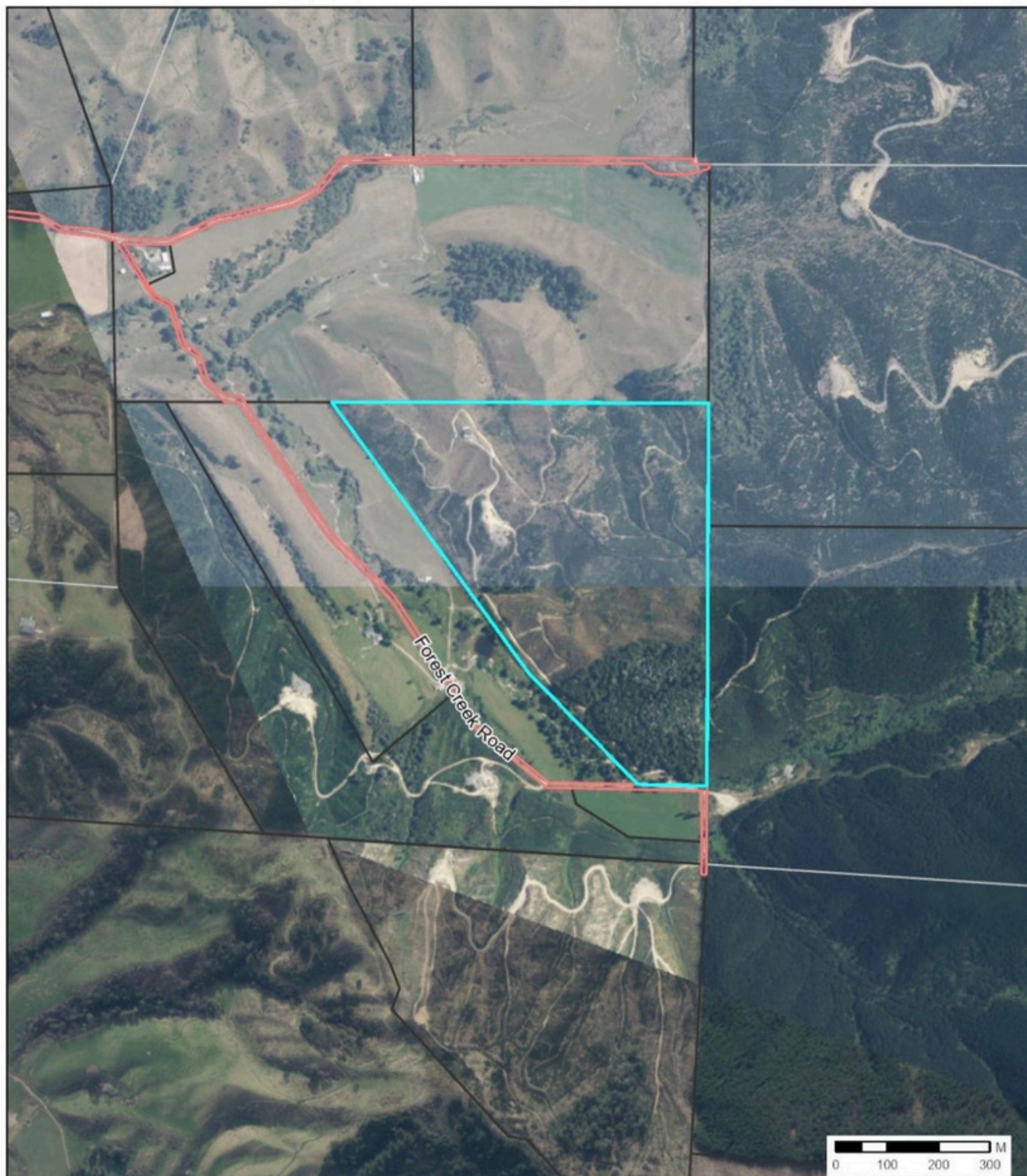
86688

Approvals I hereby certify that this plan was approved by the Tasman District Council pursuant to Section 223 of the Resource Management Act 1991 on the 18th day of February 2001 subject to the consanguineous conditions set out hereon and for the purposes of Section 223(1)(a) of the Resource Management Act 1991 that all of the conditions of the subdivision consent have been complied with to the satisfaction of the said Council. <i>[Signature]</i> Authorised Officer		AMALGAMATION CONDITIONS (1) That Lots 1 & 5 hereon be held in the same certificate of title (2) That Lots 2, 3 & 4 hereon be held in the same certificate of title ID No: 10178		CLASS OF SURVEY: LOT 3 - II REMARKS TO ISSUE Lots 1 & 5 12412 Lots 2, 3 & 4 17313 Total Area 90.8640 ha Composed in S.A.T. HL 20/127, HL 22/85		Section 173(2) of the Resource Management Act 1991 provides that a person who is a registered proprietor of land is entitled to apply to the Registrar of Land for a certificate of title in respect of the land. (a) The survey to which this plan relates is a survey of land in accordance with the Survey Act 1988 and the Survey Regulations. (b) The survey is accurate and has been made in accordance with the Survey Act 1988 and the Survey Regulations. Signed <i>[Signature]</i> Date 21.1.01		Plan No: 2782.5 34.35 Reference Plan: 120462, 120463, 120464, 120465, 120466, 120467, 120468, 120469, 120470, 120471, 120472, 120473, 120474, 120475, 120476, 120477, 120478, 120479, 120480, 120481, 120482, 120483, 120484, 120485, 120486, 120487, 120488, 120489, 120490, 120491, 120492, 120493, 120494, 120495, 120496, 120497, 120498, 120499, 120500, 120501, 120502, 120503, 120504, 120505, 120506, 120507, 120508, 120509, 120510, 120511, 120512, 120513, 120514, 120515, 120516, 120517, 120518, 120519, 120520, 120521, 120522, 120523, 120524, 120525, 120526, 120527, 120528, 120529, 120530, 120531, 120532, 120533, 120534, 120535, 120536, 120537, 120538, 120539, 120540, 120541, 120542, 120543, 120544, 120545, 120546, 120547, 120548, 120549, 120550, 120551, 120552, 120553, 120554, 120555, 120556, 120557, 120558, 120559, 120560, 120561, 120562, 120563, 120564, 120565, 120566, 120567, 120568, 120569, 120570, 120571, 120572, 120573, 120574, 120575, 120576, 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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: 1:10,000
Friday, 3 July 2026

Original Sheet Size 210x297mm

General Property Information



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Property Summary

03/07/2026

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)
1925048400	LOT 5 DP 303269	325 Forest Creek Road	Stanley Brook	33.7650

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
\$0.00	\$0.00

Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2218c/\$CV	1,010,000	\$2,162.41
Uniform Annual General Charge	\$429.00/Pty	1	\$413.00
WaimeaComDam-Env&ComBen-Distri	\$76.69/Pty	1	\$81.80
Shared Facilities Rate	\$74.92/Pty	1	\$73.55
Mapua Rehabilitation Rate	\$3.66/Pty	1	\$4.35
Museums Facilities Rate	\$74.34/Pty	1	\$70.02
District Facilities Rate	\$142.53/Pty	1	\$138.68
Regional River Works - Area Z	0.0134c/\$LV	435,000	\$66.12
Stormwater: General Drainage	0.0059c/\$CV	1,010,000	\$54.54

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
\$1,010,000.00	\$435,000.00	\$575,000.00	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
\$1,010,000.00	\$435,000.00	\$575,000.00	01/09/2023



Property Summary

03/07/2026

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.

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

03/07/2026

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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
07/05/2020	200336	New dwelling and pole shed	Code Compliance Certificate Issued	22/09/2021

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
27/05/1997	NN970100	To remove gorse, manuka and broom from dissected hill slopes before establishing production tree crop.	Expired Regional Consent	Granted under Delegated Authority	29/05/1997
08/08/1986	NN880930	Storage	Expired Regional Consent	DEC	18/09/1989
08/08/1986	NN880931	Irrigation	Cancelled		18/09/1989

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.



ARIZTO



Consents

03/07/2026

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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.