



ARIZTO

Property information prepared:
3A Mickell Road, Brooklyn

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 3a Mickell Road, Brooklyn (“the Property”) and has been prepared by Smarter Real Estate (“the Advisors”) for (“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.



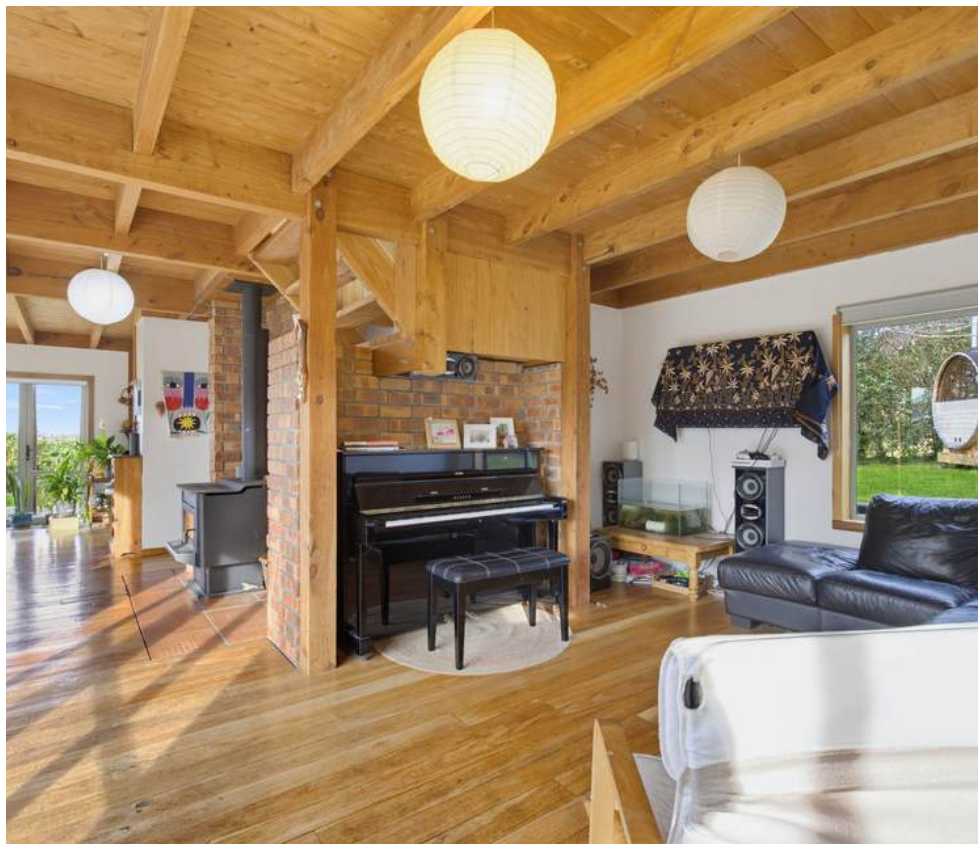
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Property Information

Property Address	3A Mickell Road, Brooklyn
Certificate of Title	NL8B/642
Legal Description	Lot 2 Deposited Plan 13434
Zoning	Residential
Rates	2753.59
Capital Value	\$800,000
Size of Land (sq)	2538
Size of Dwelling (sqm)	140
Age of Home	1997
Living Area	Open plan kitchen, dining and lounge
Bedrooms	Four-bedroom, Sleepout + Self Contained Sleepout
Bathrooms	Two-bathroom
Insulation	Wall, Ceiling
Wastewater	Septic tank (one for the main house and another for the sleepout)
Water Supply	Bore
Internet	Broadband
Heating	Wood Burner
Water Heating	Electric and wetback
Foundations	Concrete foundation
Roof	Couragated Iron
Exterior Cladding	Stucco/Plaster
Joinery	Single Glazed, Aluminum Joinery
External Features	Expansive lawns, Decking, Vegetable beds, Sauna, Fruit Trees
Garaging/Parking	Double Garage, ample off street parking



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The Chattels

Fixed Floor Coverings, Blinds, Dishwasher, Extractor Fan, Wall Oven + Hob, Light Fittings, Smoke Alarms, Wood Burner, Rangehood, Laundry Tub, Tunnel House

Tenancy Details

Vacant Possession

The Property



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Kitchen & Dining

Designed as the heart of the home, the country-style kitchen showcases timber benchtops, quality appliances including a Bosch dishwasher, Parmco wall oven and Fisher & Paykel cooktop, along with ample storage and generous preparation space. The adjoining dining area enjoys picturesque rural views and opens directly onto the sun-soaked north-facing deck, creating seamless indoor-outdoor flow for relaxed entertaining and everyday living.



The Property



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Lounge and Multi-Purpose Room

Rich in warmth and character, the spacious lounge showcases polished timber floors, exposed timber beams and a striking brick feature wall centred around a Fisher wood burner with wetback. Filled with natural light, the space flows effortlessly through to the north-facing deck, creating an inviting setting for both everyday living and entertaining. Adjoining the main lounge, a generous multi-purpose room offers exceptional flexibility, whether you're seeking a second living area, games room, children's playroom, home office or a spacious fifth bedroom, with direct access to its own outdoor deck.



The Property



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Bedrooms 1, 2

The upstairs bedrooms offer peaceful retreats, each showcasing striking timber-lined ceilings that add warmth, character and a sense of space. The generous master bedroom captures picturesque rural views, while Bedroom 2 enjoys its own private north-facing patio, providing the perfect spot to step outside and enjoy the morning sun. Filled with natural light, both rooms create comfortable and inviting spaces to relax and unwind.



The Property



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Bedrooms 3,4

Bright and inviting, Bedrooms 3 and 4 continue the home's warm character with beautiful timber-lined ceilings and picturesque outlooks. Well-proportioned and filled with natural light, these versatile rooms provide comfortable spaces for family, guests, or can easily be adapted as a home office or hobby room to suit your lifestyle.



The Property



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Main Bathroom & Laundry

Designed with everyday practicality in mind, the spacious family bathroom features a separate shower, built-in bath and skylight that fills the space with natural light.

Downstairs, the separate laundry offers external access, a laundry tub and an adjoining guest toilet, creating a functional layout that caters effortlessly to busy family living.



The Property



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Self Contained Sleepout

Providing outstanding versatility, the fully self-contained sleepout is ideal for accommodating extended family, guests or independent teenagers, while also lending itself to a home office or hobby space. Featuring a kitchenette, private bathroom, gas hot water and its own septic system, it offers comfortable, self-sufficient living with a range of lifestyle possibilities.



The Property



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Sleepout

Adding even more versatility to the property, the separate sleepout offers a flexible space that could be utilised as a hobby room, art studio, home gym, games room or additional storage to suit your lifestyle.



The Property



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Grounds / Outdoor Living

Offering the space and serenity that only a lifestyle property can provide, the expansive grounds are designed to be enjoyed year round. Established gardens, a tunnel house and an abundance of fruit trees including passionfruit, kiwifruit, lemon, lime and mandarin create a productive and picturesque setting. The separate sleepout provides a versatile space for hobbies, creative pursuits or additional storage, while the handcrafted barrel sauna offers the perfect place to relax and unwind, all framed by sweeping rural views.



The Property



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Garaging/Parking

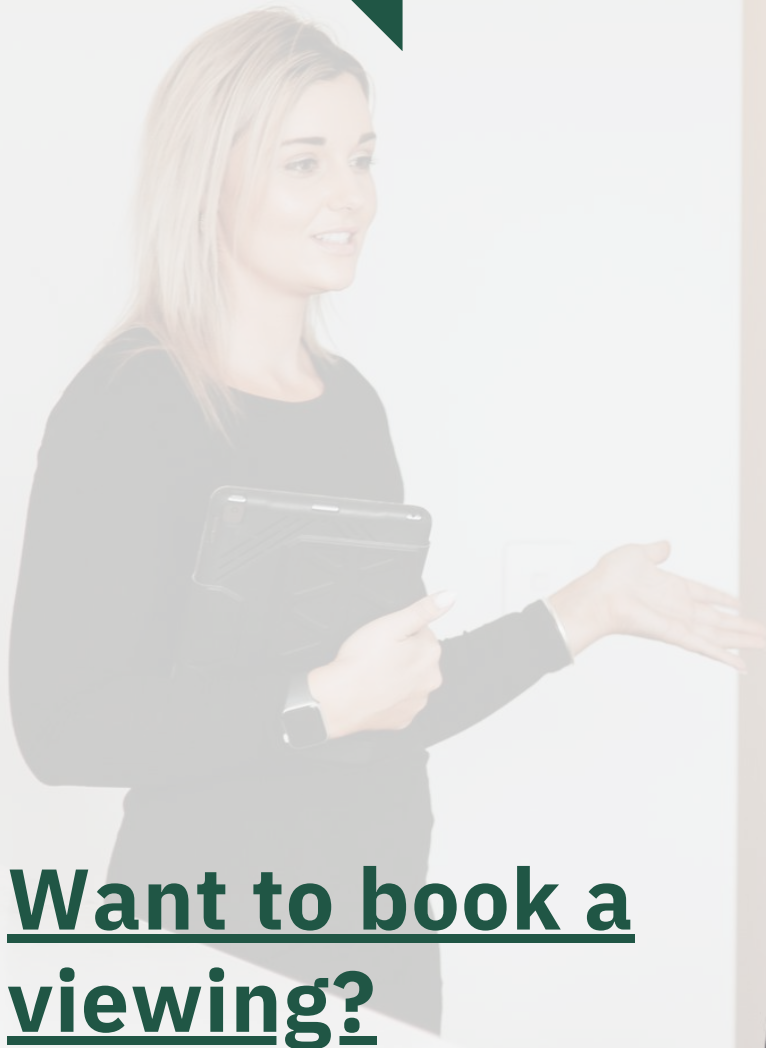
Completing the property's practical appeal, the powered double garage with a concrete floor provides secure parking, workshop space and excellent storage. A generous driveway and extensive off-street parking offer ample room for multiple vehicles, trailers, boats or a campervan, making it ideal for families and those embracing the lifestyle on offer.





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**Priced at:
Deadline Sale
12pm 7th August 2026
(unless sold prior)**



**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



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**Priced at:
Deadline Sale
12pm 7th August 2026
(unless sold prior)**

**Want to book a
viewing?**

Mikayla Kopa
Licensed Salesperson

027 863 2455
mikayla.kopa@arizto.co.nz

Arizto Real Estate (Smarter Real Estate) Licensed REAA 2008





COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Search Copy



Identifier NL8B/642
Land Registration District Nelson
Date Issued 24 February 1988

Prior References

NL8A/1064

Estate Fee Simple
Area 2538 square metres more or less
Legal Description Lot 2 Deposited Plan 13434

Proprietors
Simon James Rees and Melanie Sara Smith

Interests

270464.3 Fencing Provision - 9.7.1987 at 1.40 pm
Subject to a right to drain water over part marked F on DP 487347 created by Easement Instrument 10113329.2 - 30.7.2015 at 11:38 am
The easements created by Easement Instrument 10113329.2 are subject to Section 243 (a) Resource Management Act 1991
10443535.3 Mortgage to ASB Bank Limited - 27.5.2016 at 4:49 pm

NL8B/642

The map shows a subdivision of land into six lots, with a seventh lot (7) located to the north. The lots are numbered 1 through 6. Lot 1 is 1225 m², Lot 2 is 2535 m², Lot 3 is 1200 m², Lot 4 is 2046 m², Lot 5 is 957 m², and Lot 6 is 1197 m². The map also shows Mickells Road, Linden Place, and Motueka River West Bank Road. A north arrow is located in the top right corner. The map is titled 'SUBDIVISION OF PT. LOT 2 DP. 1600' and 'Lots 1-6 Barring'. The map is dated 12/20/2010 and is a copy of the original plat.

General Property Information



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Property Summary

01/07/2026

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)
1933068206	LOT 2 DP 13434 BLK III MOTUEKA SD	3A Mickell Road	Brooklyn	0.2538

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
\$2753.59	\$688.39

Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2141c/\$CV	800,000	\$1,712.80
Uniform Annual General Charge	\$413.00/Pty	1	\$413.00
WaimeaComDam-Env&ComBen-Distri	\$77.02/Pty	1	\$81.80
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
Motueka Community Board	\$15.62/Pty	1	\$15.62
Regional River Works - Area Z	0.0152c/\$LV	440,000	\$66.88
Stormwater: General Drainage	0.0054c/\$CV	800,000	\$43.20

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
\$800,000.00	\$440,000.00	\$360,000.00	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.

General Property Information



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New Capital Value	New Land Value	New Improvements Value	New Valuation Date
\$800,000.00	\$440,000.00	\$360,000.00	01/09/2023

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

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

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2406585	08/07/2015	3A Mickell Road, Brooklyn

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
Residential	The Residential Zone primarily provides for residential dwellings. Small-scale home businesses, community activities and facilities may also be appropriate where they are compatible with the residential environment

General Property Information



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Consents

01/07/2026

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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
13/02/2018	180117	Construct sleepout	CCC Refused	
13/02/2018	180117P	Construct sleepout	PIM application formally received	
28/03/2017	170282	Install new F/S Fisher Hammer Wood Burner	Code Compliance Certificate Issued	24/05/2017
18/04/2000	000558	Extend Dwelling and Bedroom Above	Code Compliance Certificate Issued	14/01/2016
26/09/1997	971561	Construct Garage	Code Compliance Certificate Issued	15/02/2000
13/09/1994	941480	Erect Dwelling	Code Compliance Certificate Issued	28/10/1997

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.



Consents

01/07/2026

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General Property Information



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Environmental Records

01/07/2026

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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.

Aerial Map



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





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