



ARIZTO

Property information prepared:

Lot 1 241 Queen Victoria Street , Motueka

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 **Lot 1 241 Queen Victoria Street, Motueka** (“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.



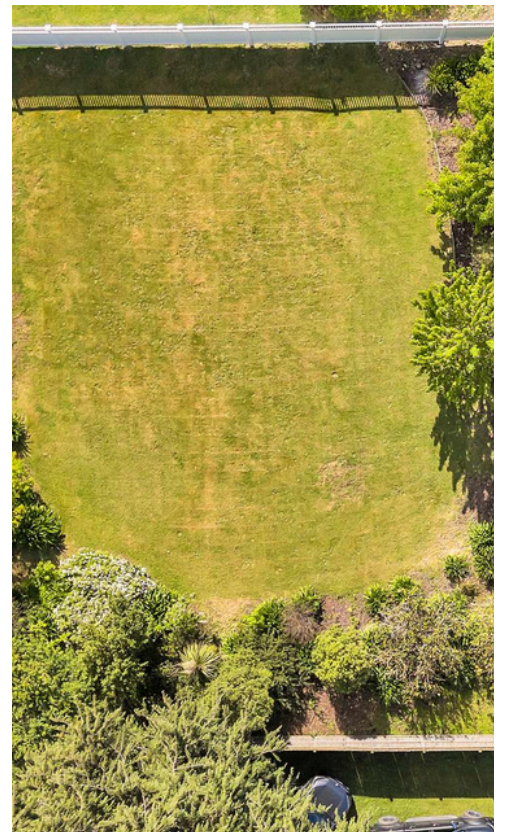
ARIZTO

Property Information

Property Address	Lot 1 241 Queen Victoria Street, Motueka
Certificate of Title	1239871
Legal Description	Lot 1 DP 617892
Zoning	Rural 1
Size of Land (sqm)	851sqm
Power	To the boundary
Water	The Lower Moutere Water Scheme to the boundary
Internet	Fibre to the boundary



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The Property



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The Property



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The Property



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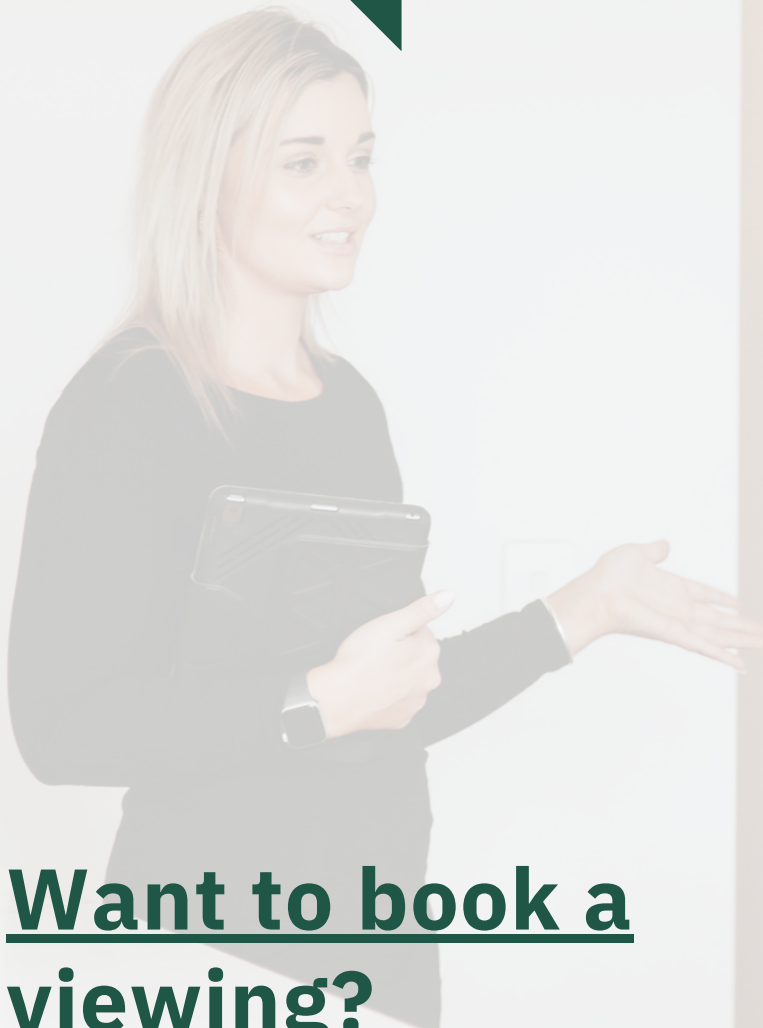
Priced at:
Offers Over \$419,000

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





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Priced at:
Offers Over \$419,000

**Want to book a
viewing?**

Electra Trewavas
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**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 1239871
Land Registration District Nelson
Date Issued 30 September 2025

Prior References
174554

Estate Fee Simple
Area 851 square metres more or less
Legal Description Lot 1 Deposited Plan 617892
Registered Owners
Sarah Ann Hammon and Gareth Stuart Hammon

Interests

11485425.3 Mortgage to TSB Bank Limited - 9.7.2019 at 2:24 pm
13357647.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 30.9.2025 at 2:32 pm
Subject to a right to convey water over part marked D and E and a right to convey electricity and telecommunications over part marked F all on DP 617892 created by Easement Instrument 13357647.3 - 30.9.2025 at 2:32 pm
Appurtenant hereto is a right of way created by Easement Instrument 13357647.3 - 30.9.2025 at 2:32 pm
The easements created by Easement Instrument 13357647.3 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right (in gross) to convey water over part marked C and D on DP 617892 in favour of Lower Moutere Water Scheme Limited created by Easement Instrument 13357647.4 - 30.9.2025 at 2:32 pm
The easements created by Easement Instrument 13357647.4 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Covenant Instrument 13357647.6 - 30.9.2025 at 2:32 pm

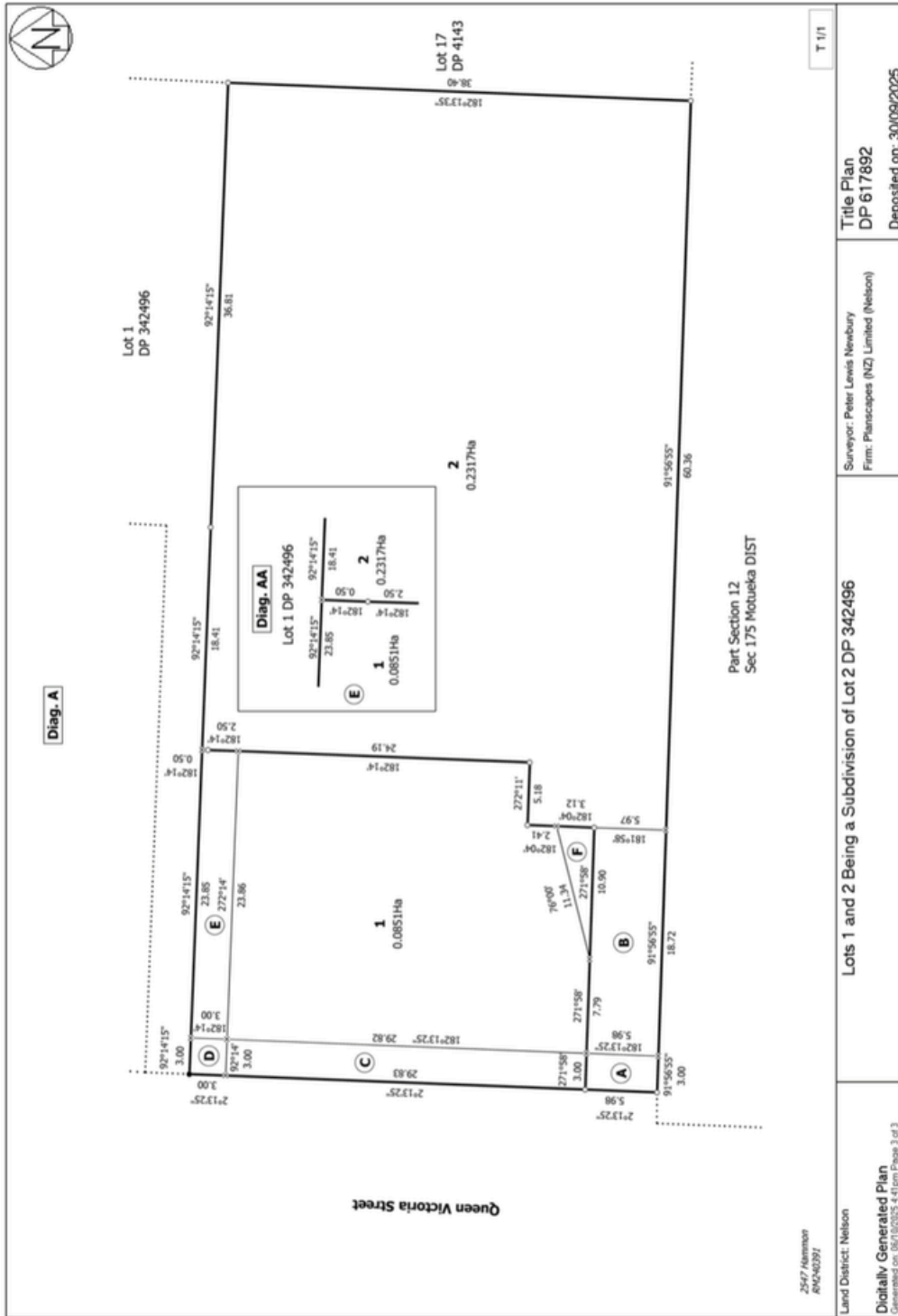
Certificate of Title



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Identifier

1239871





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Our Team



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