



ARIZTO



Property information prepared for:
20 Tui Road, Tapawera



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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 **20 Tui Road, Tapawera** “the Property”) and has been prepared by Smarter Real Estate (“the Advisors”) for Barbara Chilcott (“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	20 Tui Road, Tapawera
Certificate of Title	NL49/8
Legal Description	Section 3 village of Tui
Zoning	Residential
Capital Value	\$640,000
Annual Rates	\$2160.78
Size of Land (sqm)	1.6617
Size of Dwelling (sqm)	154m2
Age of Home	1930
Living Area	Open plan kitchen / dining - separate lounge
Bedrooms	3 - 4 bedrooms (fourth bedroom could also be separate living
Bathrooms	Family bathroom with separate toilet
Other Rooms	Larder / storage room
Insulation	ceiling
Waste	Septic tank
Water Supply	Rain water tanks
Internet	-
Heating	Woodburner in main living
Water Heating	Electric HWC
Power	Mains connection
Foundations	Piles
Roof	Long Run Iron
Exterior Cladding	Weatherboard
Joinery	Wooden single glazed
Fencing	Fully Fenced with paddocks & yards
External Features	Beautiful established landscaping, Patio off Lounge, vege patches, chicken coop.



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The Chattels

Stove, rangehood, fixed floor coverings, light fittings, curtains, blinds, home ventilation system, woodburner,

Interior Features

Built in wardrobes, separate laundry with storage, separate larder / storage space, separate lounge with additional separate living room or fourth bedroom, home ventilation system, woodburner in central kitchen / living zone.

Tenancy Details

Vacant Possession



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Grounds and Exterior Features



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Outside is where this property really settles into itself. There's a covered deck for long lunches and evenings, established landscaping, raised planter boxes, veggie gardens, a pergola-framed lawn and plenty of room for kids, pets or a few animals.

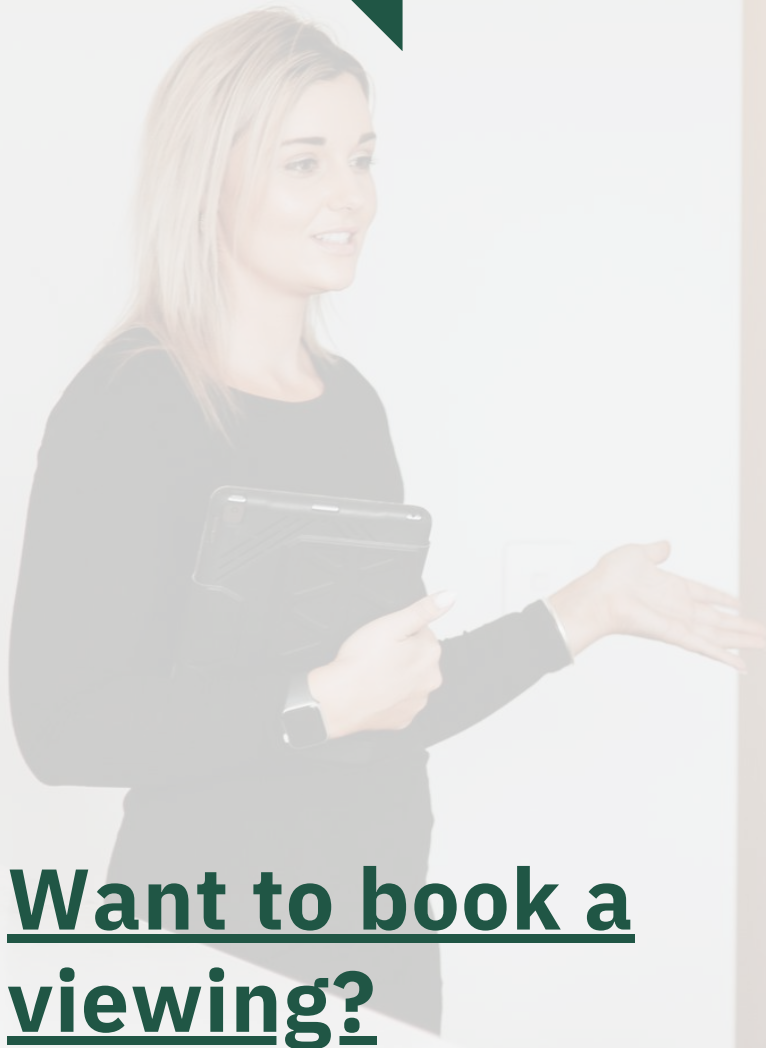
The large shed, carport with outdoor toilet and wide gravel forecourt give you excellent storage and parking, while the surrounding grounds and paddocks open up all sorts of possibilities.





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**Priced at:
Enquiries Over \$739,000**



**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 NL49/8
Land Registration District Nelson
Date Issued 23 January 1923

Prior References
NLPR99/7 WA 297

Estate Fee Simple
Area 1.6617 hectares more or less
Legal Description Section 3 Village of Tui
Registered Owners
Barbara Chilcott

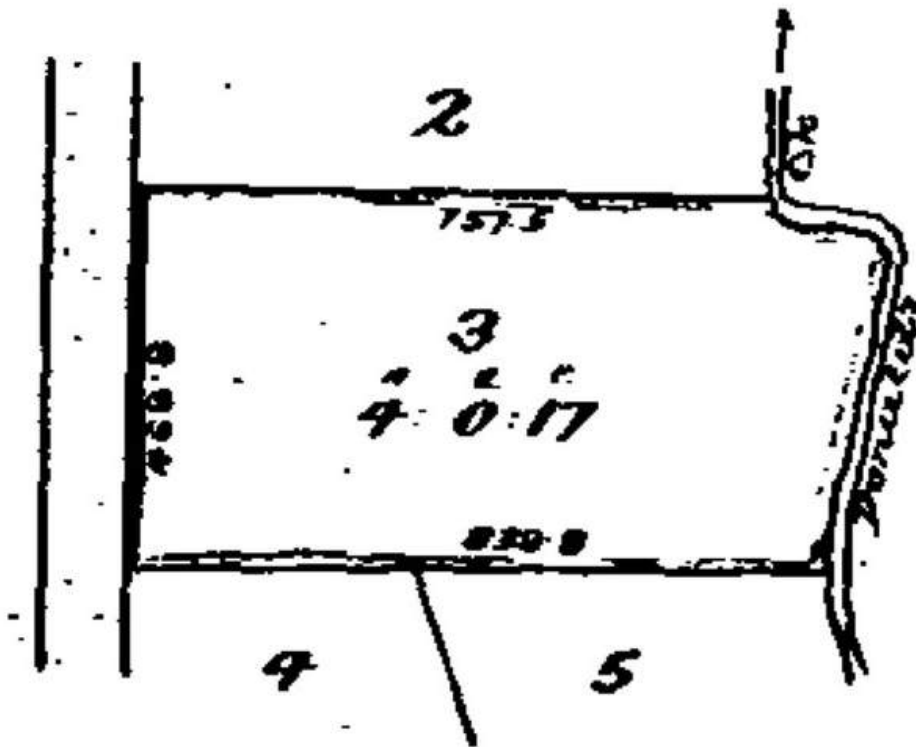
Interests



Certificate of Title

Identifier

NL49/8



Village of Tui

X: 0: 17



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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.

20 Tui Road, Tapawera





Property Report

- This information has been computer generated from Tasman District Council records and has not been reviewed by Tasman District Council. It is provided for information only and while Tasman District Council takes all due care, it does not guarantee the accuracy or completeness of this information. It is not a Land Information Memorandum or property file and cannot be relied upon as such.
- The use of this tool is subject to our [Terms of Use](#).
- This Property Report has been produced at the issued date and is valid only as a statement of Council's information at that date.
- A valuation assessment can consist of multiple land parcels. The information in this report covers the entire valuation assessment. If you are only interested in part of the land, you must wait until the subdivision of the land is complete before we can provide information that applies only to the newly subdivided valuation assessment.
- Council records may not show illegal or unauthorised building works on the property.

Further Information

- A full Land Information Memorandum can be [requested online](#)
- We have a file of information on almost every property in the region. You can request a digital copy of the file, or come in and view it in one of our offices. Our website has more information about [viewing property files](#)
- Additional spatial data is available at www.topofthesouthmaps.co.nz
- Other rules defined in the Tasman Resource Management Plan (TRMP) may also apply to this property. The TRMP is available online at www.tasman.govt.nz.



Property Summary

Friday, 13 March 2026

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1925031400	SEC 3 VILLAGE OF TUI BLK VII TADMOR SD	20 Tui Road	Upper Tadmor	1.6617

Rating Valuation and Rates

Rating valuations are included for the current rating year. New rating valuations for the coming rating year (if different) can be viewed online via the rates search: <https://tasman.govt.nz/my-property/rates/search/>

Capital Value	Land Value	Improvements	Valuation Date	Annual Rates
\$640000	\$225000	\$415000	01/09/2023	\$2220.40

Rates Breakdown

The Annual Rates in the table above are broken down for the current financial year as follows:

Financial Year	Rate	Units	Rate Value
2026	General Rate	640000	1370.24
2026	Uniform Annual General Charge	1	413.00
2026	WaimeaComDam-Env&ComBen-Distri	1	81.80
2026	Shared Facilities Rate	1	73.55
2026	Mapua Rehabilitation Rate	1	4.35
2026	Museums Facilities Rate	1	70.02
2026	District Facilities Rate	1	138.68
2026	Regional River Works - Area Z	225000	34.20
2026	Stormwater: General Drainage	640000	34.56

Water Meter Information

No Information available

Services

No Services are available for this property

Wheelie Bins

No wheelie bin has been issued to this property.

Air Shed

This property does not sit within a controlled Air Shed.

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
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Consents, Permits and Licences

Friday, 13 March 2026

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	Issue Date
07/01/2008	080007	Extend and cover existing verandah	Code Compliance Certificate Issued	23/01/2009
12/08/2002	021312	New Pioneer Metro, freestanding with wetback	Code Compliance Certificate Issued	05/09/2002

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	Subject	Notes
17/06/1982	A40511	Extend dwelling & install chimney	

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.

Environmental Health and Licences

No Environmental Health or Licence information has been found for this property.



Zone	Zone Description
Rural 1	The Rural 1 Zone contains the small area of the District's land which has the highest productive value. In general, this land is suited to a wide range of uses including intensive soil-based production. Rules for subdivision and development primarily protect the productive land value on a long-term basis.



Aerial Property View

Friday, 13 March 2026





Pipes and Rubbish Collection

Friday, 13 March 2026





ARIZTO

Our Team



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