



ARIZTO

Property Information Prepared for:

250 Queen Victoria Street
MOTUEKA



ARIZTO

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, **250 Queen victoria street** (“the Property”) and has been prepared by Smarter Real Estate (“the Advisors”) for **Annette and Vern Johnson** (“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

Deadline Sale

Legal Description	Lot 1 Deposited Plan 11196
Rateable Value	\$1,190,000
Rates	\$3614.96
Year Built	1950-1959
Land Area	Approx. 2482 sqm
House Area	Approx. 310 sqm
Exterior	Stucco
Roof	Iron
Car Parking	Garage and 6+ off street parking
Heating	Heat Pump, Panel Heaters and Wood Burner
Water	Bore
Sewage	Septic Tank
Insulation	Ceiling and Floor
Disclosure	The toilet and plumbing at the top of the stairs are not shown in the council file (unconsented)





ARIZTO



The Chattels

- Dishwasher
- Blinds
- Lightfittings
- Wall/Under Bench Oven
- Shelves in Games Room
- Smoke Detectors
- Heat Pump
- Curtains
- Extractor Fan
- Panel Heaters
- Garden Shed
- Cooktop
- Fixed Floor Coverings
- Heated Towel Rails

Tenancy Details

Vacant Possession



ARIZTO

The Property

Additional Photos





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The Property

Additional Photos





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The Property

Additional Photos





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Additional Photos





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The Property

Additional Photos





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The Property

Additional Photos





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Ruben Fry

Licensed Salesperson
027 749 6161

ruben.fry@arizto.co.nz AriztoRealEstate(SmarterRealEstate)LicensedREAA 2008



Interested in knowing more?

Call or email me to book a viewing!

027 749 6161

ruben.fry@arizto.co.nz

PROPERTY

250 Queen Victoria Street

MOTUEKA



SUMMARY



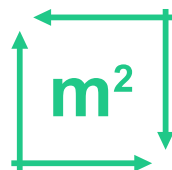
6



3.5



4+



310

Deadline Sale



**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 **NL6D/85**
Land Registration District **Nelson**
Date Issued 21 December 1982

Prior References
NL6C/24

Estate Fee Simple
Area 2482 square metres more or less
Legal Description Lot 1 Deposited Plan 11196
Registered Owners
Vernon Francis Ernest Johnson and Annette Wendy Johnson

Interests
13272479.2 Mortgage to Bank of New Zealand - 15.4.2025 at 2:45 pm

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 Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1928013301	LOT 1 DP 11196	250 Queen Victoria Street	Motueka	0.2482

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
\$1190000	\$475000	\$715000	01/09/2023	\$3614.96

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	1190000	2547.79
2026	Uniform Annual General Charge	1	413.00
2026	WaimeaComDam-Env&ComBen-Distri	1	81.80
2026	Refuse/Recycling Rate	1	133.69
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	Motueka Community Board	1	15.62
2026	Regional River Works - Area Z	475000	72.20
2026	Stormwater: General Drainage	1190000	64.26

Water Meter Information

No Information available

Services

No Services are available for this property

Wheelie Bins

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

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2411519	08/06/2015	250 Queen Victoria Street, Motueka

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
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.

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
13/12/2002	022167	Garage	Code Compliance Certificate Issued	07/04/2011
26/04/2004	040750	To build a stand alone hobby room	Code Compliance Certificate Issued	07/04/2011
16/08/2000	001295	Swimming pool	Code Compliance Certificate Issued	04/04/2011

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
20/07/1990	B058520	Put in Kent Forester and fire place up and downstairs	
19/09/1989	G044603	Extension to existing dwelling	
22/03/1984	B052678	Install Kent log fire	
05/11/1959	0002018	Erect dwelling	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
04/04/11 - Registered and pool fence complies	
Pool Removed	28/07/2021

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	Type	Proposal	Status	Decision Date
13/12/2002	020800	District: Land Use Discretionary	Garage closer to side boundary in Rural 1 Zone	Consent Effective	18/12/2002
28/08/2000	000495	Land Use Controlled	Erect swimming pool closer than 5 metres in Rural one zone.	Consent Effective	30/08/2000

Planning Permits

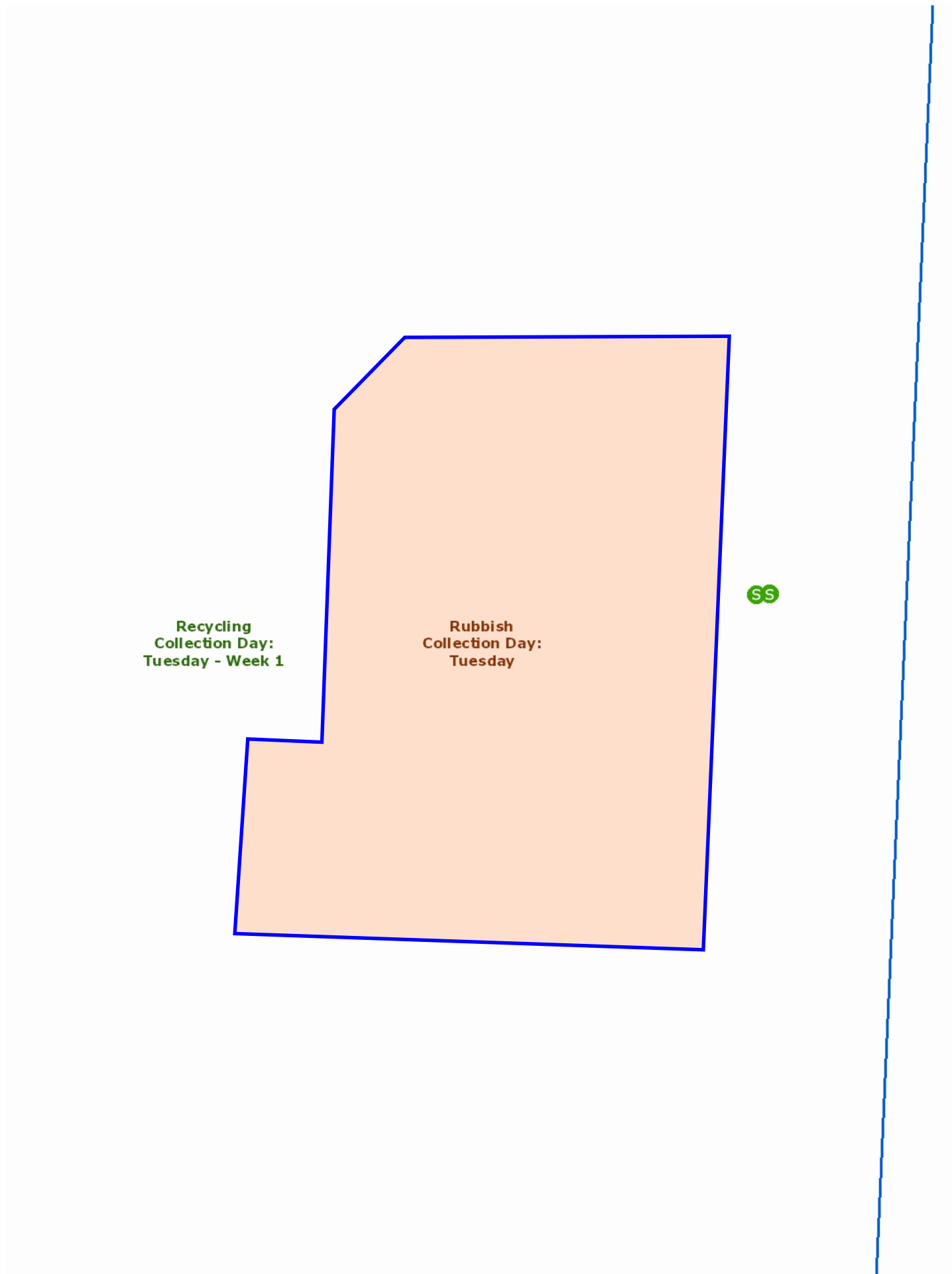
No historical planning permits have been found for this property.

Environmental Health and Licences

The following licences pertain to this property.

Licence Type	Business	Status	Expiry Date
Swimming Pool or Spa	Vernon Johnson & Annette Johnson	Pool Removed	





Property Disclosure Form



Property Address:

Listing Salesperson:

I/we as a potential purchaser(s) ("we" hereafter) of the above property hereby acknowledge that prior to entering into an agreement for sale and purchase of the above property, we have been advised by the vendors agent that:

1. We have been supplied a copy of the approved guides as laid out in s.133 of the Estate Agents Act 2008.
2. We were advised that neither the owner (or any other party associated with the owner) is a salesperson or an employee of the Agent or is a related to any such salesperson or employee.
3. We were advised that our solicitor will have obligations under the Anti-Money Laundering Act 2009 as well as possible OIA obligations under the Overseas Investment Act 2005 which may need to be discussed.

Prior to entering into the agreement, the following disclosures have been made and understood:

Relationship / Related Persons:

We acknowledge that we were advised that the provisions set out in s.134 and/or s.136 of the Real Estate Agents Act 2008 DO/DO NOT (circle one) apply (agent to advise further if needed)

Multi Offer Process:

We further acknowledge that if we are entering into the agreement and have been advised that there is one or more offers also being presented, that the process of presenting these offers to the vendor have been outlined.

Further Disclosures:

We confirm that the specific information provided below has been acknowledged and we have had the opportunity to seek legal and/or technical advice on these and all matters:

Final Acknowledgment:

Arizto Limited as the Agent has provided all disclosures to the best of our knowledge through the instrument of the vendor. The eventual purchaser must be satisfied in their own judgement and acknowledge that they have had the opportunity to seek legal and/or technical advice as they see fit.

ABOUT ME:

RUBEN FRY

WHY PEOPLE CHOOSE TO WORK WITH ME:

Local Knowledge & Community

As a 5th generation Tasman local, born and bred in Motueka, I am deeply connected to the region through decades of building and selling. My extensive local network provides valuable opportunities for both vendors and purchasers, and I remain an active supporter of community groups and sports teams.

Unique Point of Difference – Building Expertise No Agent Can Match

I bring over 20 years of experience in the building industry, including a decade running an award-winning construction company. As a former President and Vice President of Nelson Master Builders, with executive committee experience, I have developed proven skills in negotiation, project management, budgeting, organisation, and problem-solving; expertise that both vendors and buyers trust.

Client Relationships

My clients would say I'm always available, approachable, empathetic, respectful, and calm under pressure. My relaxed manner helps keep the process stress-free, while my commitment ensures no detail is overlooked and the best possible result is achieved. I provide weekly vendor reporting with open, honest feedback.

Track Record & Recognition

I hold a strong sales record that consistently placed me among the Top 100 Harcourts agents in the South Island during my time there from 2023 to 2026; during this time I was also the recipient of multiple Harcourts awards. Recognised by RateMyAgent as a Top 20% Agent, Trusted Agent, and Price Expert, I bring expertise, experience and empathy to every transaction.

Marketing That Works

I create tailored campaigns that highlight each property's best features, using professional photos, video, drone, staging, social media, targeted advertising, and quiet listing strategies. My approach goes beyond digital promotion — I have a minimum target of 20 phone calls per day to connect directly with customers, because I know genuine conversations and face-to-face connections deliver stronger results than technology alone.



“From nails to negotiation,
I know what makes a house
a HOME”

Ruben Fry
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027 749 6161



SELL SMARTER WITH ARIZTO'S OFFERING

- ✔ A fairer 2% ^{+GST} commission*
- ✔ Trade Me Platinum package
- ✔ Online seller's dashboard
- ✔ Marketing across NZ's top Real Estate websites
- ✔ Free professional photos
- ✔ Free 4K video
- ✔ Free property floor plan
- ✔ Free rental appraisal
- ✔ Plus much more...

"No upfront costs
No sale, no fee!"



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