



Property Information Memorandum

2538 State Highway 50, Roys Hill



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This Property Information Memorandum (PIM) has been prepared to assist interested parties in deciding whether to express their interest in the said property and its assets.

Despite our best endeavors, this PIM does not purport to contain all information that a prospective Purchaser may require. In all cases, interested parties are strongly advised to conduct their own investigation, analysis and verification of the data contained in this PIM. Neither the delivery of this PIM nor any contractual agreement concluded shall create under any circumstances any implication that there has been no change in the affairs or prospects of the property since the date of this PIM or since the date as at which any information contained in this PIM is expressed to be applicable.

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Welcome

On behalf of the vendors and Arizto, we would like to welcome you and thank you for your interest in this gorgeous lifestyle property with an architectural designed home, located in a fabulous private location with expansive views.

Congratulations on your choice in considering this remarkable property.

Please feel free to contact me at any time. Answering your questions is important to me.

Warm Regards

Linda Watson BA Psych; BSc(1st) I & O Psych; Cert Counselling

027 388 5432

linda.watson@arizto.co.nz



Disclaimer - Passover Statement

The information in this Property Information Memorandum has been supplied by the vendor or the vendor's agent. Arizto and Linda Watson are merely passing over the information as supplied to us. We cannot guarantee it's accuracy and reliability as we have not checked, audited or reviewed the information. All intending Purchasers are advised to conduct their own due diligence. To the maximum extent permitted by law, 360 Realty Limited and Linda Watson do not accept any responsibility to any person for the accuracy of the information herein.



This Price Will Upset The Neighbours

A rare opportunity to secure a truly bespoke residence, designed by acclaimed architect Raiford Gardiner. This extraordinary home blends indulgence, comfort, and nature in perfect harmony, and boasts what could be the finest views in Hawke's Bay. From Taradale across to Cape Kidnappers, Te Mata Peak, and Mount Kahuranaki, every sunrise is a masterpiece.

Just twelve minutes from both Havelock North and Hastings, the property is ideally located close to vineyards and orchards. Whether enjoying wine at a nearby cellar door, grazing horses, or working from the tranquillity of home, this property offers endless possibilities.

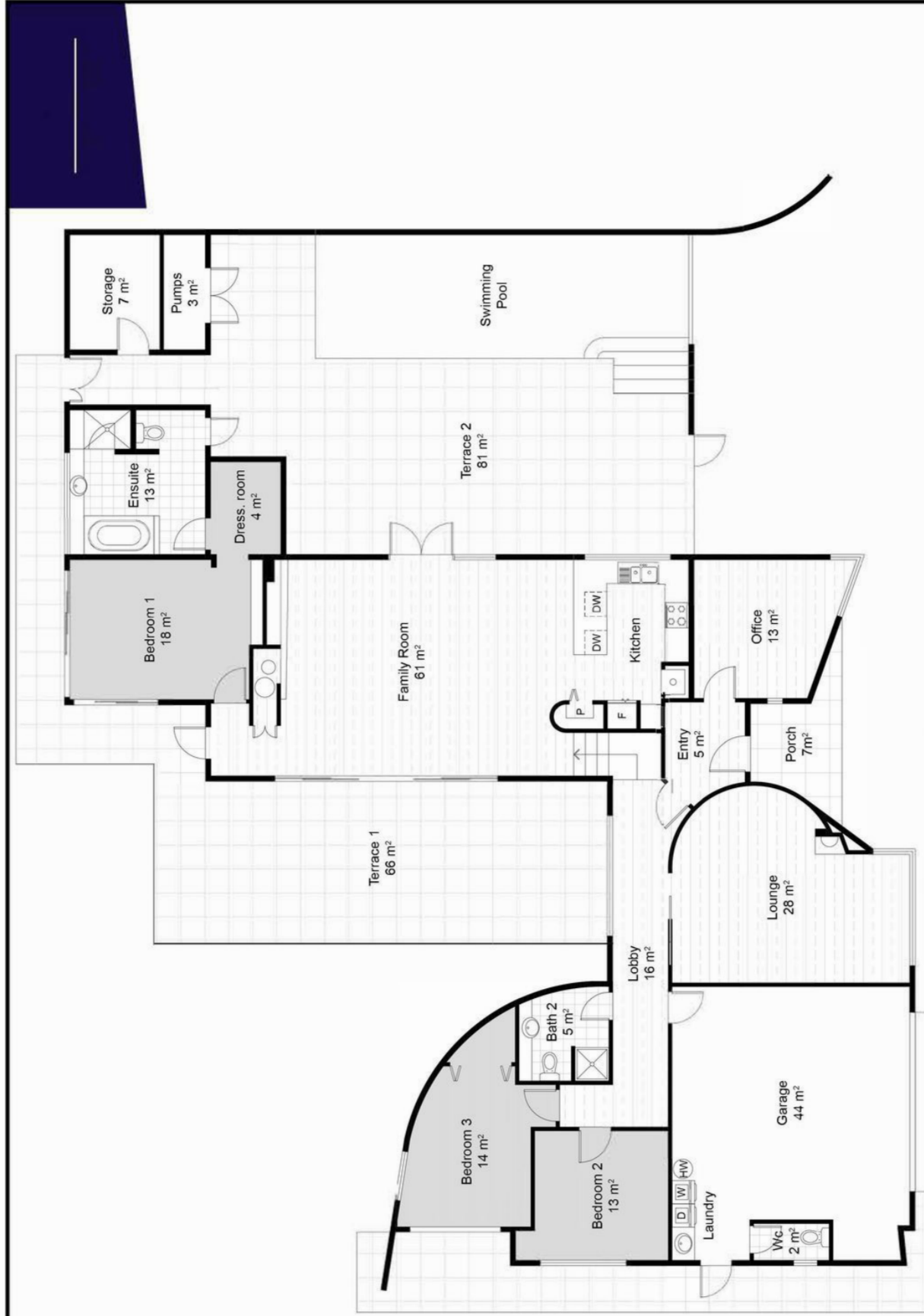
The architecture is striking yet sympathetic to its surroundings; a sweeping curved roofline, sail-shaped forms, and paddle-like columns create a home that is as much a work of art as a place to live. Step inside to discover marble floors, handcrafted matai doors, and a flowing open-plan layout that connects seamlessly to a sheltered courtyard and in-ground pool.

The heart of the home, an entertainer's kitchen, showcases teal cabinetry, stone benchtops, three Miele ovens, and a curved matai-panelled pantry. Living and dining areas capture sweeping views, while expansive glazing frames the landscape as ever-changing art. Comfort is assured year-round with a wood burner, gas fire, and air conditioning.

Accommodation is thoughtfully designed. A private office with bespoke furnishings doubles as a fourth bedroom. A separate wing features a refined lounge with curved walls and rich red carpet, two generous bedrooms, and a guest bathroom. Practicality is not overlooked, with a spacious garage, laundry, mudroom, and third toilet. The master wing is a retreat of its own, offering panoramic views, a walk-in wardrobe, and a spa-like ensuite with a bath that gazes directly out to the Hawke's Bay horizon.

Set on 13.49 hectares (more or less) with three paddocks, H₂O tank, and shared domestic bore, this property is perfectly suited for equestrian use, lifestyle farming, or potential leasing.

With Hawke's Bay's high demand for luxury accommodation during concert seasons, it also offers exciting home-stay or Airbnb potential. A rare combination of artistry, lifestyle, and location – this is more than a home, it is a sanctuary.



FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

2538 State Highway 50, Roys Hill

The Property

Legal Description	Freehold Lot 3, Deposited Plan 308836
Zoned	Rural (1A)
Annual Rates	HBDC - \$4,280,000; HBRC - \$1,296.95
Capital Value	\$2,240,000
Floor Area	266m ² (more or less)
Land Area	13.2904 ha (more or less)
Building Age	2004 (consent) 2008 (CCC)
Grounds	Elevated position North/West aspect. Crushed asphalt chip seal drive/parking. Fenced & gated property. Native trees and shrubs. Outdoor living spaces: Spacious yard with lawn; 1 x covered entertainers' patio with views; 1 x entertainers pool patio; 3 x LED feature wall lights in garden; Garden shed with deck and solar lighting; 200L water tank for garden (off shed roof)
Heating	1 x in-wall Escea gas fire (lounge)- 2 x gas bottles; 1 x in wall log fireplace (family room) connected to wetback; 1 x heat pump (family room) underfloor heating in tiled hallway, bathroom and ensuite. Panel heater (office).
Water Heating	1. Infinity gas in guest wing bathroom and laundry -2 x 18kg gas bottles 2. Electric hot water connected to 2 x solar panels plus connected to wetback. Supplies master wing and kitchen. Solar has manual and automatic over-ride to electric.

Insulation	Fully insulated – ceilings and walls (<i>not sighted by agent</i>)
Flooring	Matai timber floors Red wool carpet (study, lounge) Taupe coloured carpet - bedrooms
Lighting	LED ceiling lights; wall lights in master and 3 x bedrooms plus lobby; pendent hanging lights (lounge; master; bedrooms)
Cladding & Roof	Plastered concrete block and fibrecement sheeting with Hardibacker cavity construction plastered with Nu-lite Masonry and colour-steel roof
Joinery	Aluminum - windows and double glazed; stacker and sliding doors
Foundation	Concrete
Electrics	Modern electrics
Water Supply	1 x 22,500 in-ground concrete water tank. 1 x water pump with UV sanitizer, filtration and water softener (whole of house), located in pool shed. Roof water, treated as above, supplemented by domestic bore water (is potable) which is shared between 4 properties. Has a submersed pump in bore with an automated radio frequency pump control. Gallagher automatic radio frequency pump control –bore pump status; community tank status; house water-tank status. No resource consent required to draw on the bore (current situation).

Septic

Airtech 9000 - Sewage treatment and effluent disposal design with wastewater treatment system with 400m of dripline – via a subsurface Naan pipe – Naan dripline irrigation system – Alarm communication management system

Inground Salt-Water Pool and Pump House

10mx 3mx1.2deep – vinyl lined over block concrete pool with concrete floor. 2 x water fall wall features with fibro-optic lighting in both pool and waterfalls with 5 x rotating light changes

Dolphin pool cleaner (new Dec 2024). Filtration and pump (new .55kw Tevoli – Dec 2024); Sand filter and Salt Chlorination

Resident Contribution Fund

Monthly contribution of \$50/month to cover power for bore, driveway up-keep, mowing and spraying. All other contributions are on a as required basis.

Internet

Wireless (high speed) internet

The Property

Entrance

Welcomed into house via a cedar painted teal front door with red stained-glass panes into a lobby entrance with polished tiled floor. Walls painted off white. In ceiling LED lights

Study

To the right of the lobby entrance is a large office with architecturally designed window, red carpet, LED lights, walls painted off white and inbuilt matai shelves and desk with walnut overlay

This room is 13m² and large enough to be used as a *fourth double bedroom*

Lobby & Lounge

Enter into the north-east wing down a polished marbled tiled floor (Lobby) with 5 x wall lights to a north facing lounge with matai cavity doors. This room is sunny and spacious with red carpet, grey feature wall with contrasting off white walls, ceiling LED lights plus hanging pendant lights; inwall gas fire; upholstered window seat with drawers; inbuilt matai bookshelves

Guest Bathroom

Located in the north-east wing - High ceiling stud with Velux skylight. Cabinetry painted blue with semi recessed white hand basin and built-in open shelving; yellow painted ceiling with extractor fan; heated towel rail; heated tiled floor; white wall tiles; wall hung mirror cabinet; white toilet and surround glass shower

Bedroom 2

Located in the north-east wing. Lovely sunny double room with sliding door access to a tiled terrace. High ceiling stud with windows reflecting onto a orange painted wall allowing the light to bounce off the wall and create a orange hue. Other walls painted off-white, with one grey feature wall. LED lights, wall lights. Taupe coloured carpet

Bedroom 3

Located in the north-east wing. Sunny double bedroom with views through a portrait window out to Te Mata Peak. High ceiling stud with sliding doors to tiled terrace. LED ceiling lights and wall lights. Walls painted off white with a feature teal painted wall. Walk-in wardrobe with matai bi-fold doors. Taupe coloured carpet

Garage/Mud-room/Toilet

44m2 double garage with laundry and toilet. Bi-fold glass double tracked garage door, tinted Evergreen Eclipse Glass (high performance glass). Pull out clothes-line. Ample storage space. Washbasin and separate toilet. Side door leading to outside. Ceiling space attic with attic pull-down stairs. Concrete floor. 2 x fluorescent lights plus LED lights

Family Room/Dining Room

Sunny open plan with matai timber floors; in ceiling LED lights. In wall log burner with grey surround tiles and black hearth tiles; heatpump. In-built matai cabinetry with shelves, drawers and wood bin. Walls a combination of painted off-white and teal feature wall. Sliding doors (west) lead to patio/courtyard/pool with pump shed, store room and wine cellar. On the opposite wall sliding doors lead to a patio terrace (east) with magnificent views. Lovely entertaining space

Kitchen

Beautiful open plan kitchen with high gloss teal cabinetry, engineered stone countertops and matai crafted cabinetry and pantry. Sliding window overlooking the patio/pool area

Bosch induction cooktop with 4 hobs; white tile splash-back; in-built Smeg range hood. 3 x Miele wall ovens; 1 x steam oven, 1 x combi microwave and convection oven, 1 x pyrolytic convection oven. Stainless sink with chrome tapware. Integrated Miele dishwasher. Integrated single door refrigerator/freezer. Ceiling LED downlights. Off- white walls

Master Bedroom

Located in south-east wing with spectacular views. Spacious double bedroom with 2 x sliding doors to patio and views. Taupe colored carpet; off-white walls plus red feature wall; LED ceiling lights and wall lights. Shade blinds. Spacious walk-in wardrobe with shelving

Ensuite

Spacious ensuite with tile and glass shower; chrome shower head; wall hung white Dolomite porcelain pedestal basin with chrome tapware surrounded with grape colored glass wall tiles combined with off-white painted walls. White spa bath. Extractor fan; LED spotlights; mirrored wall hung cabinet; chrome heated towel rail; heated marble tiled floors; white toilet with door leading to pool area

General

Pump room - refer chattels; Store and wine cellar; attic with pull-down attic stairs as well as opening window and power

Chattels

Lounge

In-wall Escea gas fire
Hanging Pendent Lights

Kitchen/Dining Room

3 x Miele wall ovens (steam oven; combi microwave and convection oven; pyrolytic convection oven)
4 x Bosch induction hobs
Stainless inbuilt range-hood
Miele dishwasher
Chrome tap
Single door refrigerator/freezer

Guest Bathroom

Mirror in Cabinet
Chrome tap
Chrome heated towel rail
In ceiling extractor fan

Underfloor heating

Ensuite

Mirror in Cabinet
Chrome tap
Chrome heated towel rail
In ceiling automatic extractor fan
Underfloor heating
Spa bath

Laundry – In Garage

Porcelain tub and tap
Washing machine tap connection
Pull out clothes-line
Miele Front Loading Washing Machine

Garage

Electric garage door plus 2 x remotes
Pulled down attic stairs

Chattels (continued)

General

Sun-filter Roller Blinds

Carpet ; Matai Wooden Floors

LED ceiling lights

Wall lights

Pendent Lights

Spot lights

2 x Hot Water Systems – The master bedroom end of house has electric cylinder with solar (2 x panels on roof) as well as wetback off the wood-burner in family room. Rinnai infinity gas system to laundry and guest bathroom

2 x 18kg gas bottles

UHF TV aerial

Security lighting (2 x garage; 1 x pool; 1 x front door entrance). 1 x LED flood light on East wall; 3 x LED wall feature lights in garden

Keys for exterior doors

Fences

1 x garden shed with solar light

1 x 200L water system tank

2 x bar gate

Letterbox

2 x Garage Remotes

Heatpump – Daiken 1 x

Heatpump remote 1 x

Woodburner – Masport

Gas fire – Escea

Built in shelving units and office desk

1 x fixed 4 x 4m folding pool umbrella

Chattels (continued)

Pool Accessories

Inground swimming pool
Pump room
2 x waterfall features
Fiber-optic lighting in pool
Dolphin pool cleaner
Filtration and pump (new .55 Tevoli – purchased Dec 2024)
Sand filter and Sodium Chlorinator

Water & Irrigation

1 x 22,500L inground concrete water tank
UV sanitizer and filters
Water softener (whole of house)
Water pump
Gallagher automatic radio frequency pump control – bore pump status; community tank status; house water tank levels.
Irrigation outlet system – k-line pot line with 3 pots (movable)

Effluent System

Airtec 9,000L septic tank system with pump and 400m of dripline
Remote display monitor/alarm - Management System

Stock items

Hurricane mesh perimeter fencing with electric top wire; solar powered electric fence unit
Water troughs x 5 – reticulated water from bore to troughs
2 x galvanised bar gates on Driveway access and paddock access

Exclusions



Method of Sale

Sale Details

Buyer Inquiry from \$2,040,000

Particulars and Conditions of Sale

Sale & Purchase Agreement upon request

LIM Report

Not undertaken by Vendor, Purchaser to undertake LIM if required

Building Report

Not undertaken by Vendor, Purchaser to undertake building report if required

Settlement Date

Negotiable

Council Files

Abridged files available upon request.
Purchaser encouraged to ascertain complete file from Hastings District Council









**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

34327

Part-Cancelled

Land Registration District **Hawkes Bay**

Date Issued 04 November 2002

Prior References

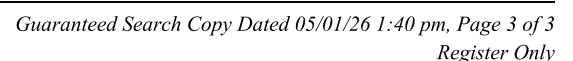
HBPI/1333

Estate Fee Simple
Area 13.4940 hectares more or less
Legal Description Lot 3 Deposited Plan 308836
Registered Owners
Derek Arthur Barnes and Carol Jennifer Barnes

Interests

Appurtenant hereto are water, pipeline and electric power transmission line rights created by Transfer 149806
413923.1 Gazette Notice declaring State Highway 50 fronting the within land to be a limited access road - 8.11.1982
Appurtenant hereto is a right to pump and convey water specified in Easement Certificate 421618.8
5392317.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 4.11.2002 at 3:57 pm
Appurtenant hereto are rights to convey electricity, telecommunications and water created by Easement Instrument
5392317.6 - 4.11.2002 at 3:57 pm
Subject to a right to convey electricity marked B, C, I, L and V, a right to convey telecommunications marked A, B, C, D
and E, a right to convey water marked C, D, T, U, G, O and Q and a right of way marked B, C, D, E, F, G, H, I, J, K, L, M,
N, O and P on DP 308836 created by Easement Instrument 5392317.6 - 4.11.2002 at 3:57 pm
Some the easements created by Easement Instrument 5392317.6 are subject to Section 243 (a) Resource Management Act
1991
Land Covenant in Transfer 5729999.2 - 16.9.2003 at 9:00 am
6356004.1 Gazette Notice declaring part (2036 m2) shown as Section 3 SO 347698 to be road which becomes road, limited
access road and state highway and shall vest in Her Majesty the Queen on 17.3.2005 - 23.3.2005 at 9:00 am

Guaranteed Search Copy Dated 05/01/26 1:40 pm, Page 2 of 3
Register Only



CODE COMPLIANCE CERTIFICATE
 NO: ABA20042396
 Section 43(3), Building Act 1991
 ISSUED BY: HASTINGS DISTRICT COUNCIL

Derek Arthur Barnes & Carol Jennifer Barnes
 445 Ngatarawa Road
 HASTINGS 4201

PROJECT		PROJECT LOCATION	
All	☒	Name: Derek Arthur Barnes & Carol Jennifer Barnes	
Stage No. of an intended of stages	☒	Street Address: 2538 State Highway 50 HAWKES BAY	
New Building	☒	Postal Address: 445 Ngatarawa Road HASTINGS 4201	
Alteration	☐	LEGAL DESCRIPTION	
Intended Use(s) in Detail: Erect New Dwelling & Swimming Pool		Property No: 96665	
Intended Life: Indefinite, not less than 50 years	☒	Valuation Roll No: 0961019616	
Specified as	☐	Legal Description: Part LOT 3 DP 308836 CT 34327	
Demolition	☐		

This is:

- ☒ A final Code Compliance issued in respect of all the building work under the above building consent.
- ☐ This certificate is issued subject to the conditions specified on page 2 headed "Conditions of Code Compliance Certificate."

The Council charges payable on the uplifting of this Code Compliance, in accordance with the attached details are :

Signed for and on behalf of the Council

Edline Morrison
 Administrative Support Officer

17 April 2008

Your Real Estate Consultant - Linda Watson

When you first meet Linda, you will be instantly drawn to her depth of knowledge and business-like manner. Linda is a true professional and can discuss the real estate market with confidence!

It's evident that she grew up in a business family with goals for high end success but with a human face. When you engage Linda, you engage a real estate consultant, not an agent. You will get honest feedback about your property with guidance so you can make an economic decision about selling or buying.

Linda is educated to first class Honours, and as a part of her Industrial and Organisational Psychology postgraduate degree Linda studied consumer psychology which is a critical pillar for effective marketing. With her ability to give advice on styling and marketing, Linda truly goes above and beyond to get you an extraordinary outcome. Linda has spent years consulting to some of New Zealand's household names, assisting them in business effectiveness, efficiency. However, her trump card is in her negotiation skills. Linda spent a number of years training businesses in the art of negotiation skills both offshore and within New Zealand. Time and time again, Linda's skills have proven to return a homeowner a large sales price; with a history of returning some of the greatest sales percentages in Hawke's Bay. Linda is known in the real estate industry for her fast rise in success for her vendors and buyers. Whether it's selling lifestyle or high to medium priced residential real estate, Linda recognizes the importance of collaboration with clients.

If you dare to be different, and you want to experience the difference of high care, high touch, more human real estate treatment, then make sure you reach out to Linda - it's about the agent you engage, not the agency. High performers are high performers no matter where they are!



Notes
