

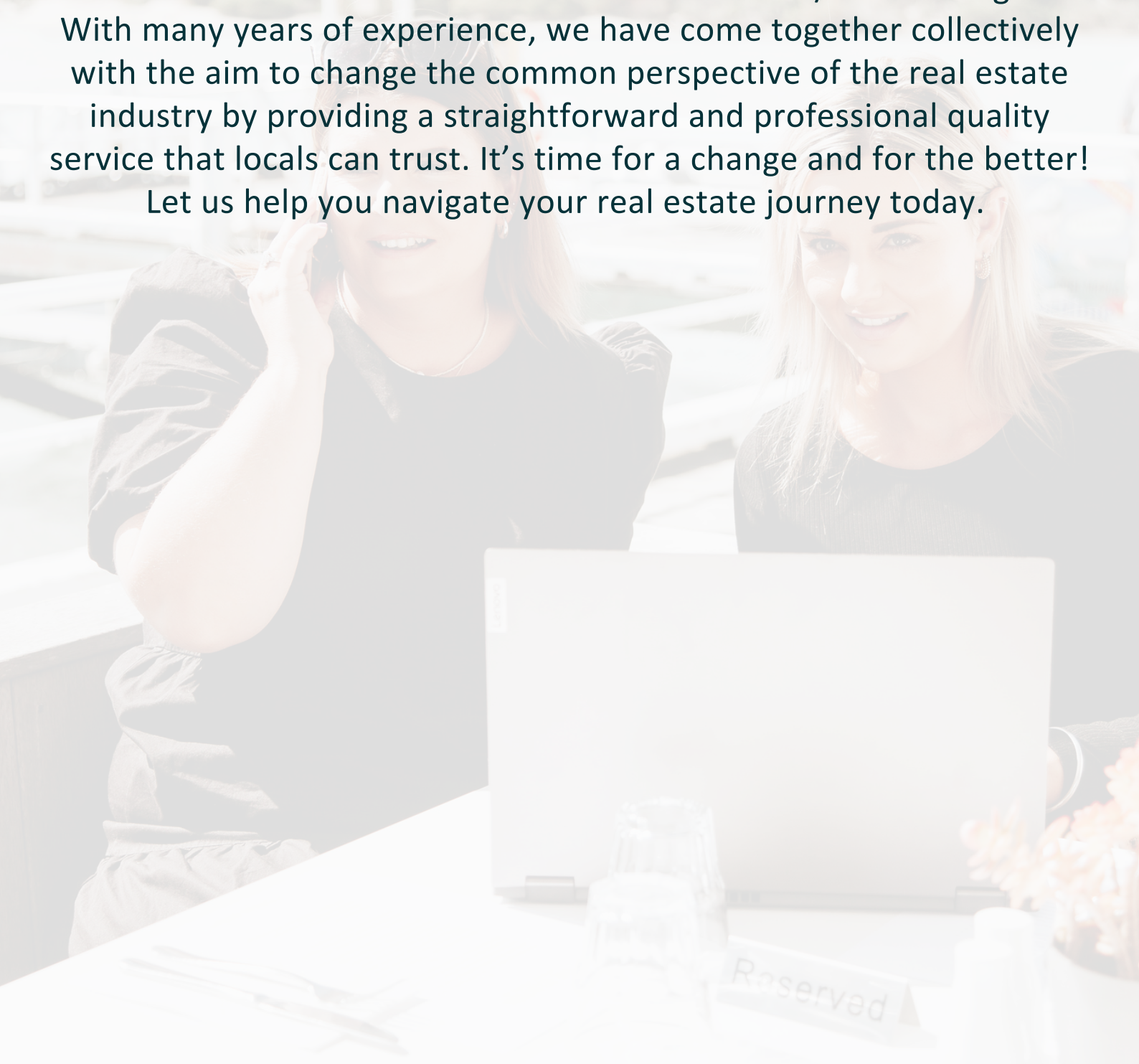


ARIZTO

Property information prepared for:
170 Glenrae Road, Tapawera

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.





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, **170 Glenrae Road, Tapawera** (“the Property”) and has been prepared by Smarter Real Estate (“the Advisors”) 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	170 Glenrae Road, Tapawera
Certificate of Title	153753
Legal Description	Lot 1 Deposited Plan 337460
Zoning	Rural 2
Capital Value	\$620,000
Annual Rates	\$2212.98
Size of Land (ha)	12.6657
Sewage	Septic (Emptied April 2026)
Water Supply	Rain Water Collection, 3x Dams, Spring
Heating	Woodburner / Heat-Pump
Water Heating	Electric / Gas
External Features	Landscaped Gardens, Fruit Trees, Lawn Area, Chicken Run, 7 Fenced Paddocks, Native Bush, Sheep Yards
Garaging	3 Bay Shed, Farm Shed, Multiple Outbuildings, Off-Street Parking



ARIZTO



DIGITALLY ENHANCED

The Chattels

Fixed Floor Coverings, Light Fittings, Curtains, Woodburner, Heat-Pump, Outdoor Fireplace

The Property



ARIZTO

Cabin

This cozy space offers a warm and inviting atmosphere, with natural light streaming through large sliding doors and a wood burner creating year-round comfort. The compact kitchenette and open-plan layout make the space practical and functional, while soft neutral tones and garden outlooks add to the relaxed feel.





ARIZTO

The Property

Cabin

The bedroom is light and bright creating a warm and restful retreat. Soft neutral tones and peaceful outlooks add to the inviting feel. The bathroom is tidy and functional, featuring a shower, vanity and toilet. Easy-care finishes complete this practical self-contained accommodation.



The Property



ARIZTO

Timber Pod

Privately positioned with peaceful rural surroundings and beautiful views out across the rolling hills, the pod offers a unique accommodation experience with a true escape-to-the-country feel. Currently run as a successful Airbnb, this charming retreat combines rustic character with cosy comfort, featuring warm timber interiors, inviting sleeping spaces and tranquil outlooks from every angle.





ARIZTO

The Property

Timber Pod

Outside, guests can relax and unwind amongst the established gardens with an outdoor bath perfectly positioned to soak in the peaceful setting under the stars. An additional separate outdoor bathroom and toilet adds practicality and convenience, completing this one-of-a-kind glamping-style retreat with a strong connection to nature and privacy.





ARIZTO

The Property

Grounds and Exterior Features

Set amongst rolling countryside and framed by stunning hill views, the grounds offer a peaceful rural setting with a true sense of space and privacy. The property features approximately 12.6 hectares of usable land alongside a beautiful native bush block, creating the perfect balance of practicality and natural beauty. There are multiple fruit trees including olive, feijoas, pear, nashi, plum, hazelnuts, chesnuts and apples.



The Property



ARIZTO

Additional Grounds and Exterior Features

Three spring-fed dams enhance the landscape while providing a tranquil rural backdrop, with fenced paddocks and grazing areas well suited to hobby farming, animals or simply enjoying the lifestyle on offer. A meandering driveway leads through the property, with multiple sheds and outbuildings providing practical storage and workspace options.





ARIZTO

The Property

Additional Grounds and Exterior Features

Established gardens, orchard plantings and pockets of native bush attract abundant birdlife and further enhance the peaceful setting. Whether you are looking for self-sufficiency, accommodation income potential or a private country escape surrounded by nature, this property offers a unique lifestyle opportunity with space, scenery and versatility.





ARIZTO

**For Sale:
Offers Over \$699,000
(+GST if any)**

**Want to book a
viewing?**

Electra Trewavas
Licensed Salesperson

021 025 73438

electra.t@arizto.co.nz

Arizto Real Estate (Smarter Real Estate) Licensed REAA 2008



**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 153753
Land Registration District Nelson
Date Issued 05 October 2004

Prior References
NL86/218

Estate Fee Simple
Area 12.6657 hectares more or less
Legal Description Lot 1 Deposited Plan 337460

Registered Owners
Elwynne Rose Gibson as to a 1/2 share
Emily Rose Fairhall as to a 1/2 share

Interests

Subject to a right to convey electricity over part marked A on DP 337460 created by Easement Instrument 6170219.3 - 5.10.2004 at 9:00 am

11571225.2 Mortgage to ASB Bank Limited - 22.11.2019 at 3:06 pm

Subject to a right (in gross) to convey electricity and telecommunications over part marked A on DP 546012 in favour of Network Tasman Limited created by Easement Instrument 11691976.1 - 31.3.2020 at 9:55 am

Aerial Map



ARIZTO



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



Aerial Photo Map

The information displayed is a schematic only and serves as a guide. It has been compiled from Tasman District Council records and is made available in good faith but its accuracy or completeness is not guaranteed

CROWN COPYRIGHT RESERVED. © Copyright Tasman District Council.



Scale: 1:10,000
Wednesday, 15 April 2026

Original Sheet Size 210x297mm

General Property Information



ARIZTO



Property Summary

15/04/2026

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)
1925011203	LOT 1 DP 337460	170 Glenrae Road	Tadmor Valley	12.6657

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
\$2212.98	\$553.24

Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2141c/\$CV	620,000	\$1,327.42
Uniform Annual General Charge	\$413.00/Pty	1	\$413.00
WaimeaComDam-Env&ComBen-Distri	\$81.80/Pty	1	\$81.80
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
Regional River Works - Area Z	0.0152c/\$LV	465,000	\$70.68
Stormwater: General Drainage	0.0054c/\$CV	620,000	\$33.48

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
\$620,000.00	\$465,000.00	\$155,000.00	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.

New Capital Value	New Land Value	New Improvements Value	New Valuation Date
\$620,000.00	\$465,000.00	\$155,000.00	01/09/2023



Consents

15/04/2026

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.

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
26/09/2018	145034	Farm shed	Formally Received	21/01/2015
15/04/2014	145034P	Farm shed	PIM application formally received	
09/11/2007	071531	New 3 bay farm shed/barn	Code Compliance Certificate Issued	11/09/2009

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.



Property Summary

15/04/2026

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.

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

No wheelie bin has been issued to this property.

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 2	The Rural 2 Zone covers land areas which have varying productive value and less versatile soils. The land in Rural 2 is more extensively farmed and zone subdivision and development rules primarily protect this capacity on a long-term basis.



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.

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.