



ARIZTO

Property information prepared:

314 Thorpe-Orinoco Road, Ngātīmoti

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 **314 Thorpe-Orinoco Road, Ngātīmoti** (“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.



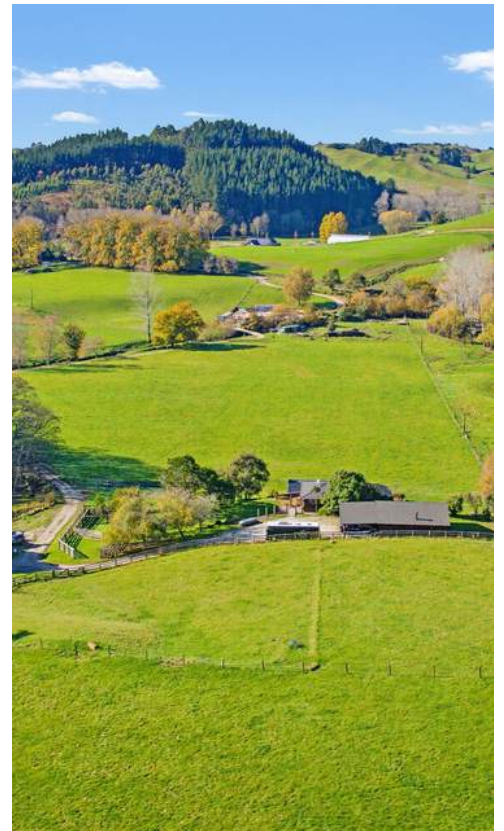
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Property Information

Property Address	314 Thorpe-Orinoco Road, Ngātīmoti
Certificate of Title	904527
Legal Description	Lot 1 Deposited Plan 539149
Zoning	Rural 2
Capital Value	TBC
Size of Land (sqm)	3.7272ha
Size of Dwelling (sqm)	200 including hobby room
Age of Home	1932
Living Area	Open plan kitchen, dining and lounge
Bedrooms	Two-Bedrooms
Bathrooms	One-Bathroom
Insulation	Ceiling
Wastewater	Septic System
Water Supply	Spring water
Internet	Broadband
Heating	Wood Burner
Water Heating	Electric
Foundations	Concrete Piles
Roof	Colour Steel
Exterior Cladding	Weatherboard
Joinery	Single Glazed, Aluminum Joinery
Fencing	Partially fenced
External Features	Cattle yards, flat usable paddocks for grazing, wrap around covered deck
Garaging	Three bay+ pole shed. There is also a lockable shed at the front east boundary for additional storage



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The Chattels

Curtains, Light Fittings, Stove, Fixed Floor Coverings, Wood Burner

Tenancy Details

Vacant Possession

The Property



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Kitchen/Dining

The open-plan kitchen, dining and living areas are designed for easy connection, with timber detailing adding warmth and character. A peninsula bench with seating, pantry and garden outlooks make the kitchen both practical and inviting, while the elongated living room offers flexible space for relaxing or entertaining. Timber panelling, exposed beams and a freestanding wood burner create a cosy atmosphere on cooler evenings.



The Property



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Lounge

A warm and spacious living area with beautiful timber features, exposed beams, and large windows that fill the room with natural light. Plenty of space for both relaxing and entertaining, creating a cosy yet open feel throughout. With a sliding door from the lounge and a side/main entrance door into the lounge space.



The Property



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Bedroom 1

The main bedroom offers a calm and comfortable retreat, complete with a walk-in robe creating an easy and functional everyday layout. It is beautiful and sunny with views out over the gardens.



The Property



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Bedroom 2

Bedroom two provides a flexible and comfortable space for guests, family, working from home or creative pursuits, with a peaceful outlook and easy connection to the rest of the home. It offers a single wardrobe and is finished with carpet and curtains.



The Property



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Bathroom/Laundry

Functional and well-appointed bathroom and laundry spaces featuring warm timber finishes, a seperate shower and free standing clawfoot bath. The laundry is access off the kithchen and offers a tub additional storage space and a separate toilet.



The Property



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Recreation/Hobby Room

A standout feature of the property, the substantial 90sqm separate hobby room offers a warm and versatile space for entertaining, games, projects or simply unwinding, complete with timber-lined interiors, exposed beams and a wood burner.



The Property



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Garage/Shed

A practical addition to the property, the large shed and covered parking provide excellent space for vehicles, equipment, storage or workshop use. Additon to this, there is a shed on the east boundary for additonal storage space.



The Property



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Grounds

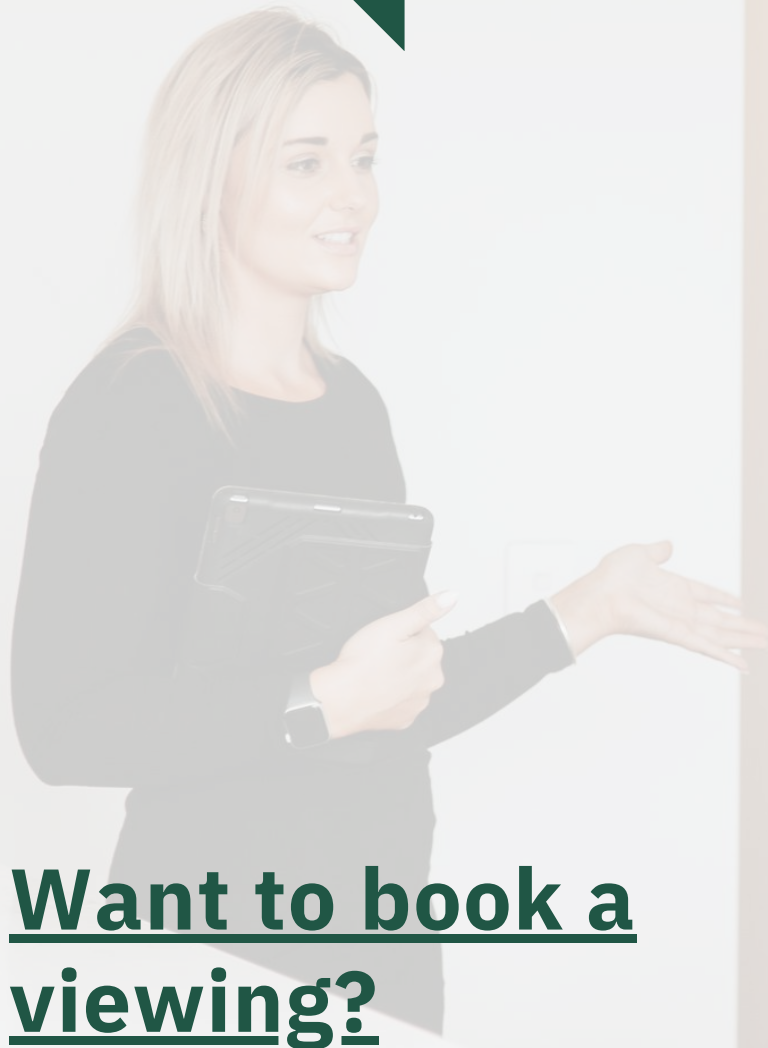
3.7272ha Land rolling paddocks, mature trees and wide rural views, the grounds offer a peaceful sense of space and a picturesque country setting.





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Priced at:
Offers Over \$1,499,000
(GST if any)



**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





**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 904527
Land Registration District Nelson
Date Issued 12 December 2019

Prior References
NL5D/511

Estate Fee Simple
Area 3.7272 hectares more or less
Legal Description Lot 1 Deposited Plan 539149
Registered Owners
Sturgeons Firewood Limited

Interests

781 Order in Council imposing Building Line Restriction - 9.1.1931 at 3:00 pm

9873344.3 Mortgage to Nelson Building Society - 31.10.2014 at 10:27 am

11601052.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 12.12.2019 at 8:05 am

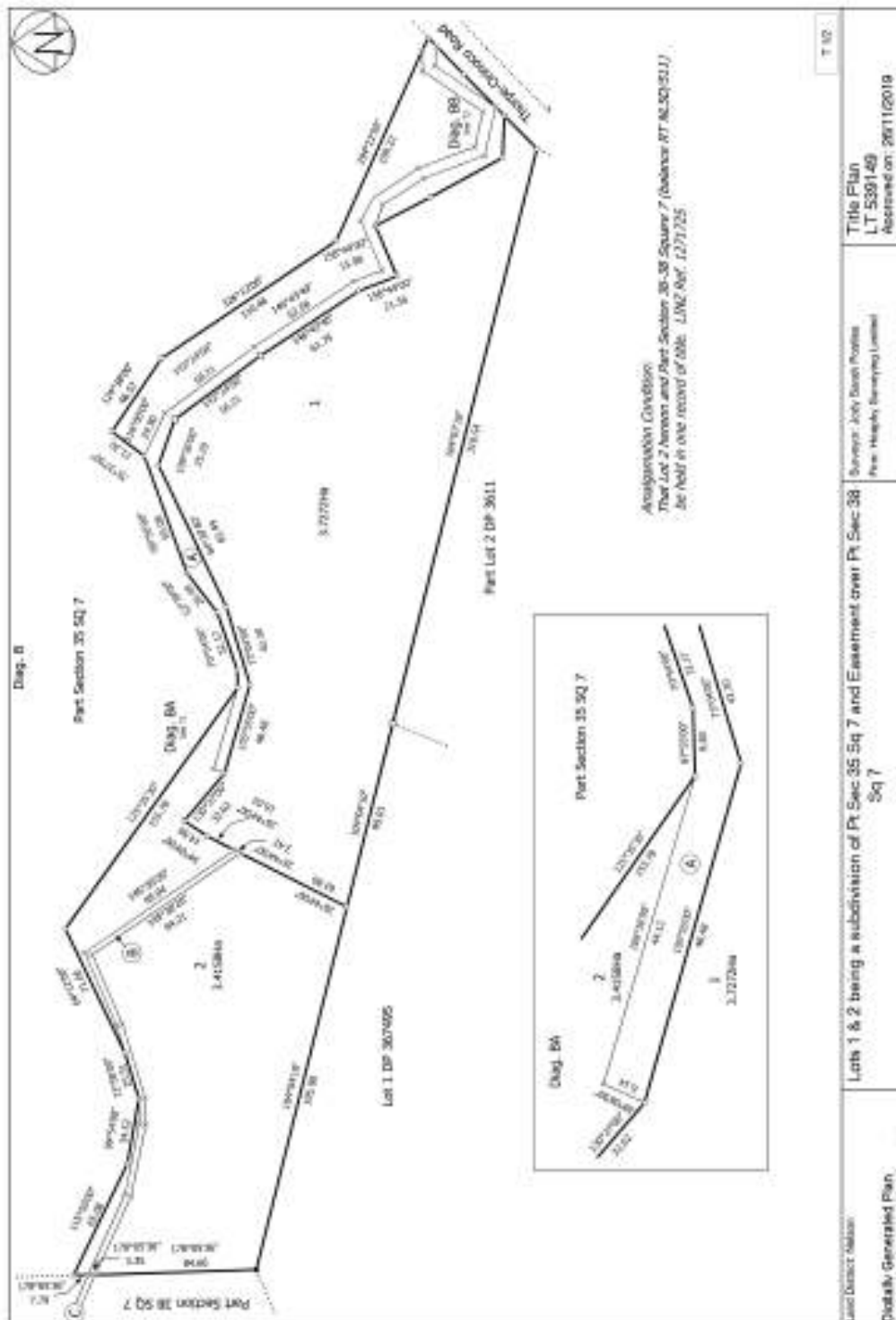
Appurtenant hereto is a right of way and a right to convey telecommunications and water created by Easement Instrument
11601052.3 - 12.12.2019 at 8:05 am

The easements created by Easement Instrument 11601052.3 are subject to Section 243 (a) Resource Management Act 1991

Certificate of Title



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General Property Information



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Property Summary

07/05/2021

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)
1928053401	LOTS 1-2 DP 539149 PT SECS 36-38 SQ 7 DEFINED DP 1976	314 Thorpe-Orinoco Road	Thorpe	107.6308

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
\$3225.14	\$806.28

Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2141c/\$CV	1,060,000	\$2,269.46
Uniform Annual General Change	\$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	770,000	\$117.04
Stormwater: General Drainage	0.0054c/\$CV	1,060,000	\$57.24

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
\$1,060,000.00	\$770,000.00	\$290,000.00	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
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General Property Information



ARIZTO



Property Summary

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.

\$1,060,000.00	\$770,000.00	\$290,000.00	01/09/2023
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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 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 soil. The land in Rural 2 is more extensively farmed and zone subdivision and development rules primarily protect this capacity on a long-term basis.

General Property Information



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Consents

07/05/2026

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
04/08/1999	99-1138	To build games room with attached garage	Recommended to Grant	

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	Notes
12/06/1992	K01439	Redad exterior & remove 4 walls internally
23/06/1980	J095665	Wood shed
15/01/1980	J095208	Reinstate garage

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.



Environmental Records

07/05/2026

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.

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 1980'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.

Aerial Map



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Our Team



027 752 8561

tiana.f@arizto.co.nz

Arizto Real Estate (Smarter Real Estate) Licensed REAA 2008



021 025 73438

electra.t@arizto.co.nz

Arizto Real Estate (Smarter Real Estate) Licensed REAA 2008



027 625 3533

taylor.m@arizto.co.nz

Arizto Real Estate (Smarter Real Estate) Licensed REAA 2008