



INFORMATION MEMORANDUM

44 Barrett Road
Whalers Gate
NEW PLYMOUTH

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Location



44 Barrett Road, New Plymouth

44 Barrett Road is located in Whalers Gate a desirable residential suburb in New Plymouth. Just 10 minutes to the CBD, 25 minutes to the Airport (and the world) and 8 minutes to Back Beach. Many recreational areas are located nearby including Barrett's Domain. Countdown on south Road is a short stroll away. Jean Sandel Retirement Village is just up the road.



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PHOTO GALLERY

WEB REFERENCE

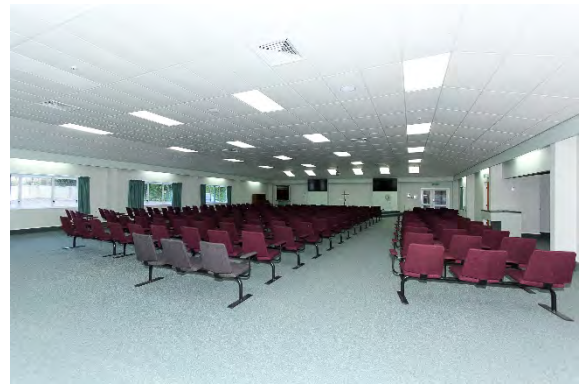
robertangus.co.nz/92619

open2view ID419887



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Prospective Purchasers should not be confined to the material herein and should make their own enquires to satisfy themselves on the accuracy of all aspects



44 Barrett Road Whalers Gate

PROPERTY INFORMATION

Certificate of Title: 600902

Legal Description: Lot 2
DP 459612

Tenure: Fee Simple

Land Area: 2793 sqm

Floor Area: 567 sqm approx

Rates: \$1849.99

Rooms: Reception, Staffroom,
Creche, Kitchen, Offices, Boardroom

Bathroom: Sep Mens & Womens

Car Parks: 50 approx

Land Value: \$280,000

Improvements: \$360,000

Capital Value: \$640,000

Zoning: Residential A

Chattels: Fixed Floor Coverings,
Curtains, Light Fittings, Burglar
Alarm, Sound System, Emergency
Lighting, Fire Alarm, Ducted Gas
Heating.

Negotiable Chattels: Chairs, 3 Flat
Screen Monitors, Speaker Podium

Expressions Of Interest (Price is GST Inclusive)

Please visit our Office
Level 1, White Hart
47 Queen Street
New Plymouth

KINGDOM HALL

A unique property of robust proportions being approx. 567 sqm of building and 2793 sqm of land with approx 50 car parks. The hall is presented in immaculate condition with a floor plan to include reception, staffroom, creche, kitchen, offices and boardroom. Ongoing use is flexible with opportunity for a church, office suite, medical centre, child day care centre, shop and small supermarket. Prudent developers and investors should consider this property carefully and your inspection is invited. This property is in a desirable residential area and anchored by Jean Sandel Retirement Village, Jumpstart Day Care and Countdown Supermarket. Vacant Possession.

The sale price is inclusive of GST.

Please apply for the Information Memorandum and LIM.

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Contact Details

Robert Angus AREINZ

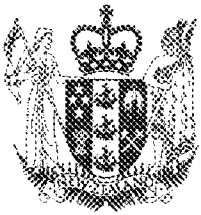
M 0274 479 478

B 06 758 2484

E robert@robertangus.co.nz



Any interest in this property should be registered with the Vendor's Agency. Contents of the proposal do not form part of a contract. While care has been taken in their preparation, no responsibility is accepted for the accuracy of the whole or any part and interested persons are advised to make their own enquires and satisfy themselves in all respects.



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952




R.W. Muir
Registrar-General
of Land

Search Copy

Identifier 600902
Land Registration District Taranaki
Date Issued 12 March 2013

Prior References

TNF4/768

Estate	Fee Simple
Area	2793 square metres more or less
Legal Description	Lot 2 Deposited Plan 459612

Proprietors

Spotswood Congregation of Jehovah's Witnesses, New Plymouth

Interests

Subject to a batter easement over part marked B on DP 459612 created by Transfer 216268.2 - 2.8.1974 at 11:18 am

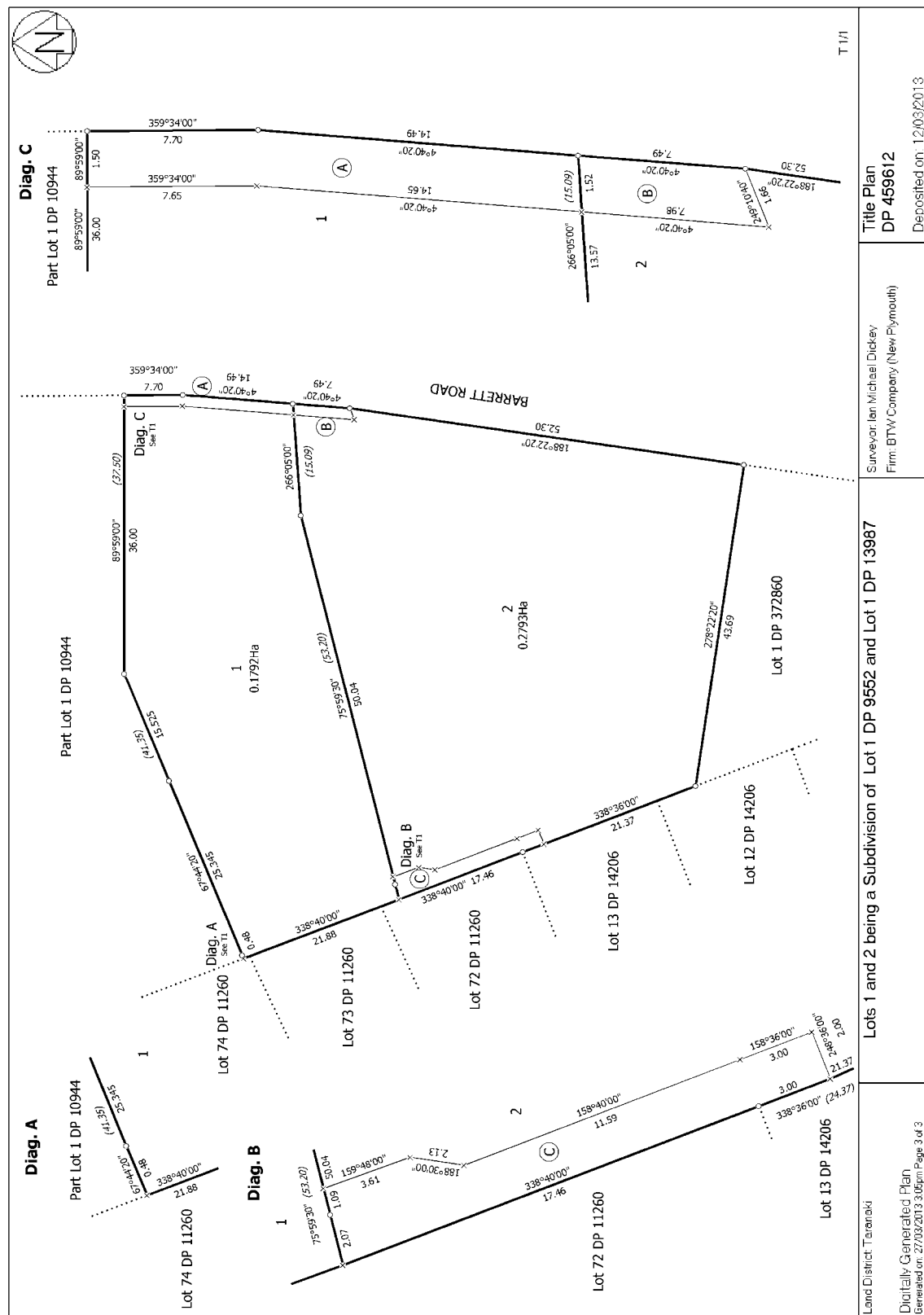
The easements created by Transfer 216268.2 are subject to Section 37 (1) (a) Counties Amendment Act 1961

Appurtenant to the part formerly Lot 1 DP 9552 herein is a right to drain sewage specified in Easement Certificate 304363.7 - 17.10.1983 at 2.10 pm

The easements specified in Easement Certificate 304363.7 are subject to Section 309 (1) (a) Local Government Act 1974

Subject to a right to drain sewage over part marked C on DP 459612 created by Easement Instrument 9334761.2 - 12.3.2013 at 10:57 am

The easements created by Easement Instrument 9334761.2 are subject to Section 243 (a) Resource Management Act 1991



Method of Sale

Expressions of Interest. Price is GST Inclusive

Disclaimer

Statement of passing over information

This information has been supplied by the vendor or the vendor's agents.

Accordingly, Robert Angus Real Estate Ltd is merely passing over the information as supplied to us by the vendor or the vendor's agents.

We cannot guarantee its accuracy and reliability as we have not checked, audited or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into the same.

To the maximum extent permitted by law Robert Angus Real Estate Ltd do not accept any responsibility to any person for the accuracy of the information herein.

For further details contact:

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