



INFORMATION MEMORANDUM

“RIVERSIDE”

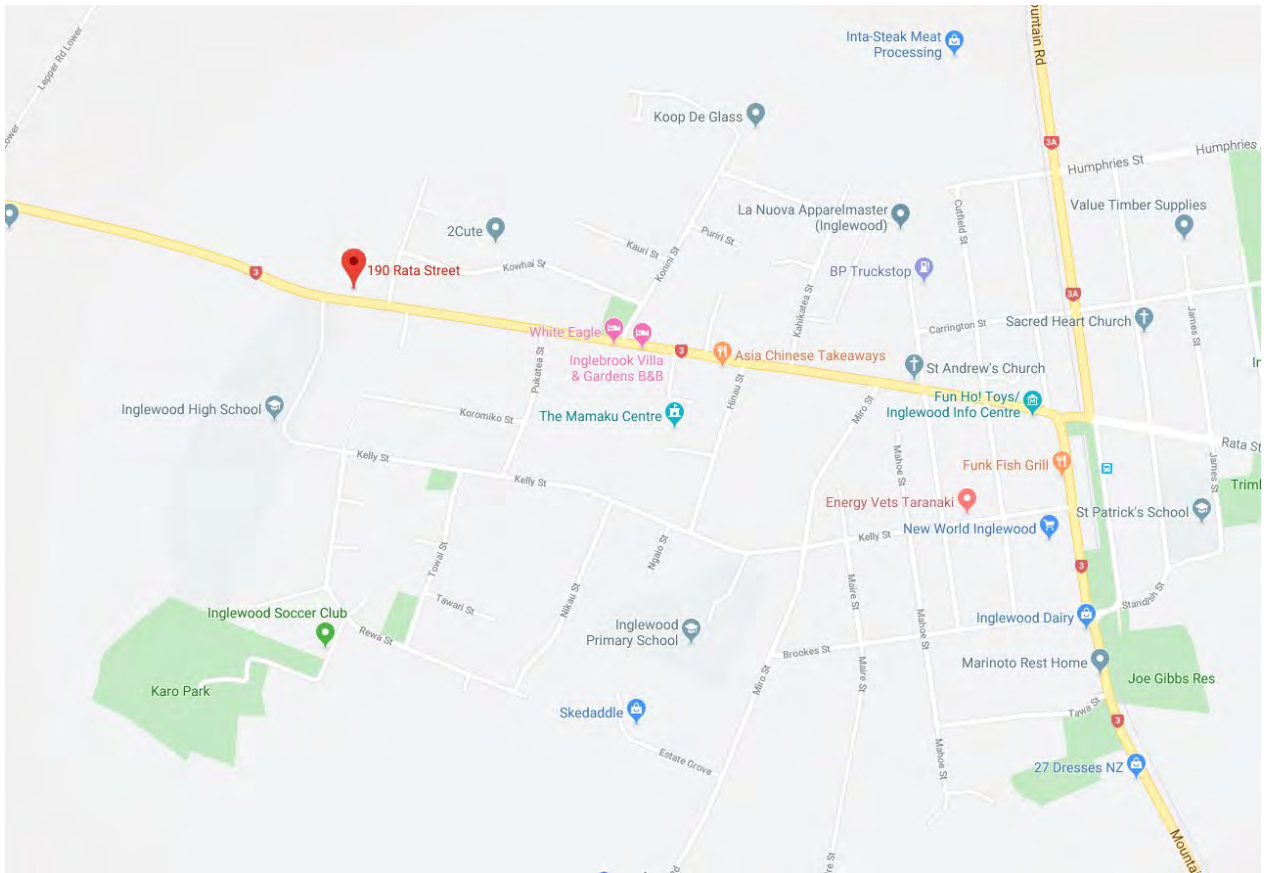
190 Rata Street
INGLEWOOD



Table of Contents

- Location
- Photo Gallery and Web Reference
- Information Flyer
- History
- Certificate of Title
- Method of Sale
- Disclaimer

Location



190 Rata Street, Inglewood

Inglewood is a satellite town to New Plymouth a mere 18kms via SH3. “RIVERSIDE” is located adjacent to the western boundary of town to the northern side of Rata Street across the road from the Inglewood High School. Inglewood is a rural service town with a full range of amenities from shopping, restaurants and cafes to schooling, supermarket, professional services, and the Moa Medical Centre. Sports clubs and community is a recognised strength in the area.



Robert Angus Real Estate Ltd. MREINZ Licensed Real Estate Agent (REAA2008)



PHOTO GALLERY

WEB REFERENCE

robertangus.co.nz/19474

open2view ID464973





190 Rata Street Inglewood

PROPERTY INFORMATION

Certificate of Title: 303583

Lot 1 DP 375125

Lot 8 DP 10886

Tenure: Freehold

Land Area: 3712sqm

Floor Area: 140 sqm (approx)

Bedrooms: Three

Bathrooms: Two

WC's: Two

Garaging: Two x Single

Carport: One

Land Value: \$170,000

Improvements: \$210,000

Capital Value: \$380,000

Rates: \$2,438.49

Zoning: Residential

Chattels: Oven/Gas Cooktop,
Fixed Floor Coverings, Drapes,
Curtains, Light Fittings,
Dishwasher, Extractor Fan, Garden
Shed, Garage Door Opener and 2
remotes, Rangehood, TV Aerial,
Dinning Table & 5 Chairs, Adazed
Table, Woodburner with Wet Back

By Negotiation

Level 1, White Hart
47 Queen Street
New Plymouth

RIVERSIDE

When there is a mention of the name James Walter Chapman-Taylor the audience hush wanting history on this imminent architect, builder, photographer and furniture maker from the early 20th century. Chapman Taylor built approx 97 homes in New Zealand, several in the Taranaki to the Arts & Crafts style of the time. One such home Riverside sits on 3712 sqm in native and exotic trees with a bubbling stream running through the property. The home is pure Chapman-Taylor style constructed of plater finish, concrete slab floors, beams and outstanding Inglenook fireplace all creating an atmosphere honouring the man. The floor plan exemplifies open plan living to a large conservatory for all day sun. Three bedrooms, two bathrooms and a modernised kitchen complete the package. The vendors have upgraded the décor to a high standard however there is still scope to employ your personal taste and add value. The long tree lined drive creates an anticipation of what is to be found at the end and the home and garages plus carport and original gardeners shed wont disappoint. Built in 1922 and enduring to this day in practicality so please take the time to visit and consider negotiation to buy.

Open2viewID464973

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Contact Details

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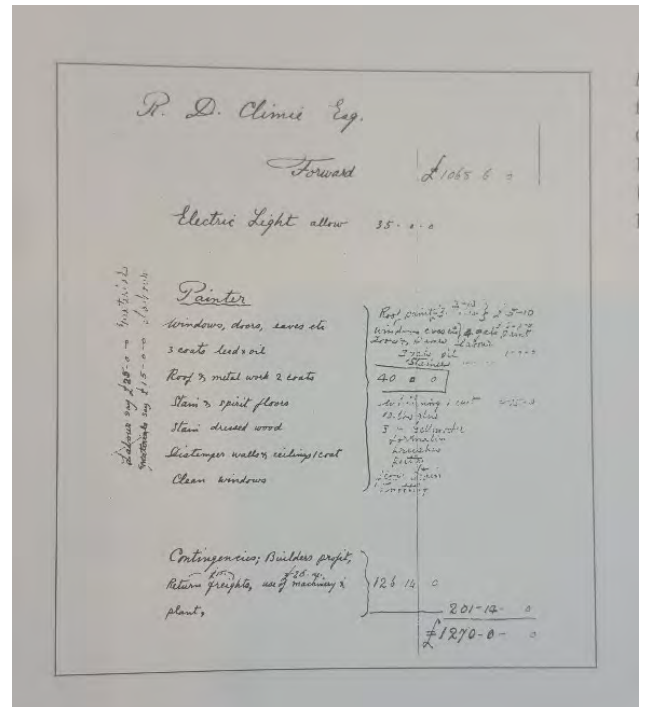
Any interest in this property should be registered with the Vendor's Agency. Contents of the proposal do not form part of a contract. While care has been taken in their preparation, no responsibility is accepted for the accuracy of the whole or any part and interested persons are advised to make their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

History

Original Plan Circa 1922



Invoice For Original Cost



Judy Siers from Wellington crafted a magnificent book titled “The Life and Times of James Walter Chapman Taylor” published in 2007. She has kindly consented to the reproduction of the above plan and house cost invoice.

When attending the open home, you may like to pursue the book representing an outstanding study on Chapman Taylor his life and houses designed and built.

We are thankful to Judy for her help in representing “RIVERSIDE” to the market and her research and story for “Plas Mawr” Standish Street, New Plymouth presented in the book which I celebrated owning for 10 years.

Robert Angus





**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 **303583**
Land Registration District **Taranaki**
Date Issued 01 October 2007

Prior References

TN265/16 TNC4/511

Estate Fee Simple
Area 3712 square metres more or less
Legal Description Lot 1 Deposited Plan 375125 and Lot 8
Deposited Plan 10886

Registered Owners

Steven Harry Patterson as to a 1/2 share
Stephanie Dawn Patterson as to a 1/2 share

Interests

Appurtenant hereto are rights to drain sewage, convey water, gas, telephonic communication and electricity created by Transfer 391788 (affects part formerly CT TN265/16)

Appurtenant hereto is a right to drain sewage created by Transfer 391789 (affects part formerly CT TNC4/511)

5959428.1 Mortgage to TSB Bank Limited - 7.4.2004 at 9:00 am (affects part formerly CT TNC4/511)

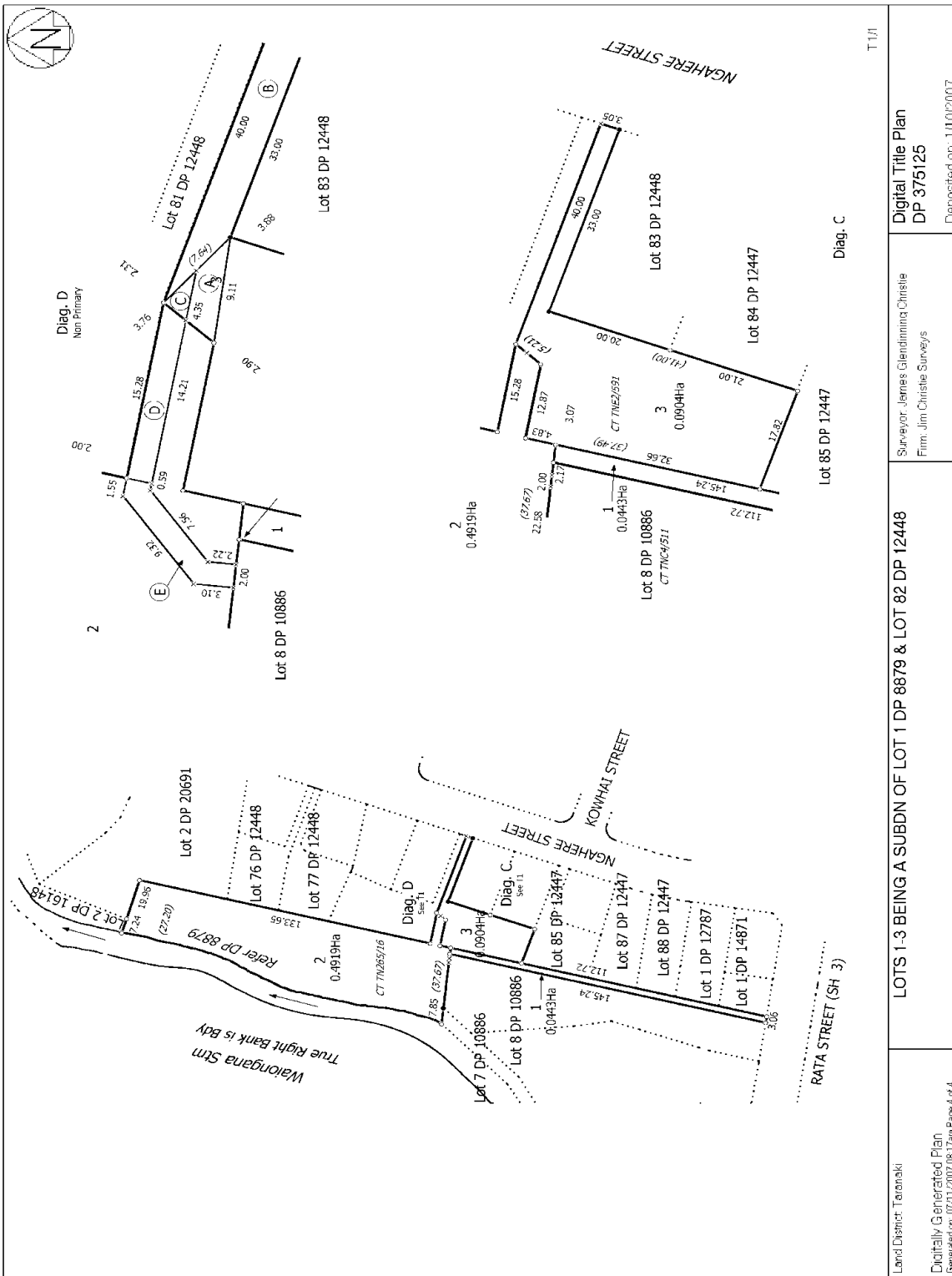
Appurtenant to Lot 8 DP 10886 is a right to drain sewage created by Easement Instrument 7559289.4 - 1.10.2007 at 9:00 am

The easements created by Easement Instrument 7559289.4 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant to Lot 8 DP 10886 is a right to drain sewage created by Easement Instrument 7559289.5 - 1.10.2007 at 9:00 am

The easements created by Easement Instrument 7559289.5 are subject to Section 243 (a) Resource Management Act 1991

11208763.2 Variation of Mortgage 5959428.1 - 24.8.2018 at 11:59 am



T.111

Digital Title Plan
DP 375125
Deposited on: 1/10/2007

Surveyor: James Glendinning Christie
Firm: Jim Christie Surveys

LOTS 1-3 BEING A SUBDN OF LOT 1 DP 8879 & LOT 82 DP 12448

Land District: Taranaki
Digitally Generated Plan
Generated on: 07/11/2007 08:17am Page 4 of 4

Method of Sale

By Negotiation

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.

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