



# INFORMATION MEMORANDUM

3 HAMBLYN STREET & 6 SEATON STREET  
NEW PLYMOUTH

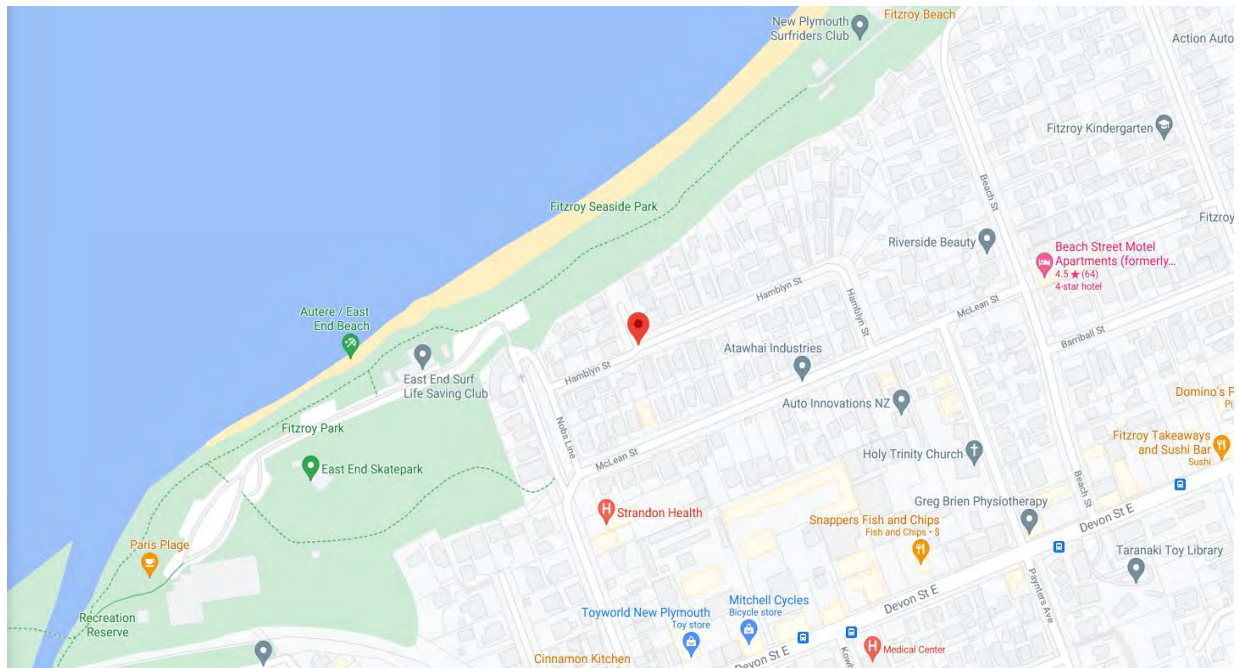


Prospective Purchasers should not be confined to the material herein and should make their own enquires to satisfy themselves on the accuracy of all aspects

# Table of Contents

- Location
- Photo Gallery and Web Reference
- Information Flyers
- Aerial Photo
- Certificate of Title (2)
- Certificate of Title for 3 Nobs Line and Covenants
- LIM dated 4/5/2021 (available on request)
- Builders report dated 16/6/2021 (available on request)
- Scheme Plan – Height Restriction for 6 Seaton Street (pending)
- Architectural Plans (Boon) (available on request)
- Recent Sales Comparisons
- Method of Sale
- Disclaimer

# Location



## 3 Hamblin Street & 6 Seaton Street, New Plymouth

The Fitzroy and Strandon suburbs are adjoining and are to the north eastern periphery of the city. Original development started in the 1920s and continued through to the 1980s, while in more recent times there has been a significant amount of redevelopment, urban infill and high quality executive homes developed. The suburbs have the benefit of mostly level contour, a primary school, secondary schools and two suburban shopping centres in addition to various parks, Fitzroy Gold Course, and easy access to the New Plymouth coast and both Fitzroy and East End beaches. Situated 4 km from the central business district, saleability is very good in relation to other parts of the city. The CBD is a 5 minute drive and the New Plymouth Airport (and the world) is a 15 minutes by car.

New Plymouth is located on the west coast of the North Island and is Taranaki's largest residential and commercial centre, having a population of approximately 74,000 people. The city is well known for its beautiful parks, surf beaches and the coastal walkway. The region is becoming established as a cultural hub, particularly due to WOMAD, the integrated library and museum, and the Govett Brewster Art Gallery and Len Lye Centre. New Plymouth has won several awards for sustainability, and in 2009 won an international award for the world's most liveable community for a population under 75,000 people.





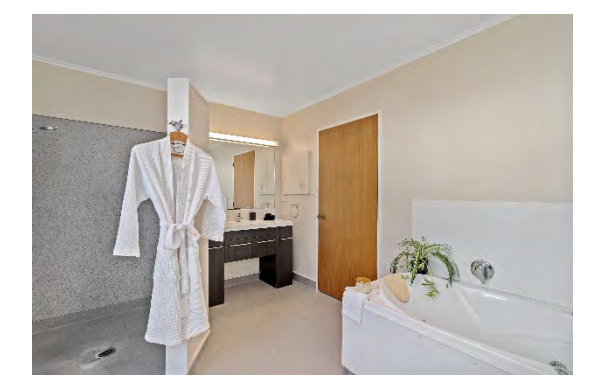
## PHOTO GALLERY

### WEB REFERENCE

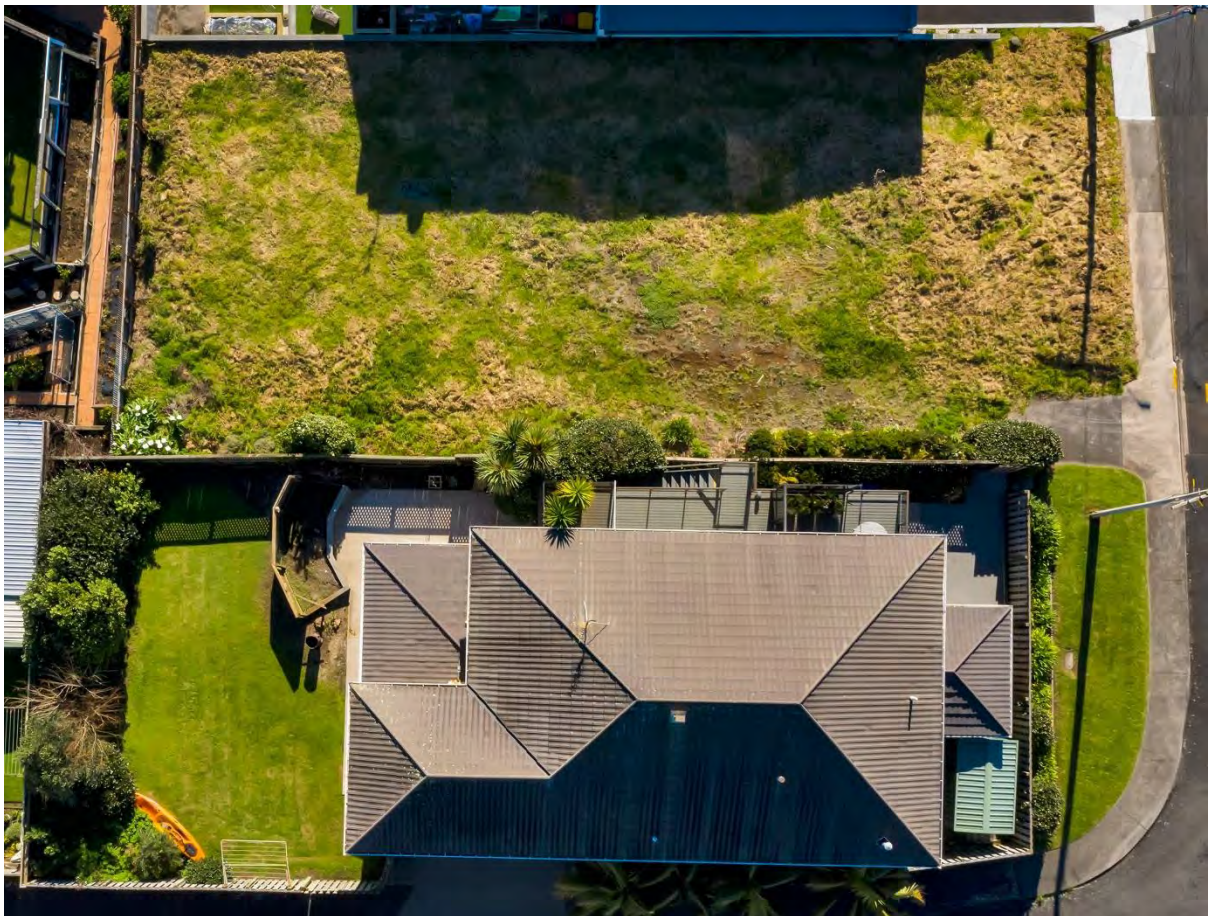
3 Hamblyn Street - [robertangus.co.nz/92059](https://robertangus.co.nz/92059)

6 Seaton Street – [robertangus.co.nz/63622](https://robertangus.co.nz/63622)





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## 3 Hamblyn Street New Plymouth

### PROPERTY INFORMATION

**Certificate of Title:** TNG2/1338

**Legal Description:** Part Lot 5  
DP 4171

**Tenure:** Freehold

**Floor Area:** 230 sqm (approx)

**Land Area:** 498 sqm

**Bedrooms:** Three + Rumpus

**Bathrooms:** Two

**Sep WC:** Three

**Garage:** Double

**Land Value:** \$1,200,000

**Improvements:** \$200,000

**Capital Value:** \$1,400,000

**Rates:** \$6,473.27

**Zoning:** Residential A

**Chattels:** Cooktop, Oven, Fixed Floor Coverings, Curtains, Blinds, Drapes, Light Fittings, Dishwasher, Extractor Fan, Rangehood, Waste Disposal Unit, Heated Towel Rails x 2, TV Aerial, Garage Door Opener x2, Heatpumps, HRV System

## TENDER

**Closes 4pm**

**Wednesday 4th**

**August 2021**

**(unless sold prior)**

Level 1, White Hart  
47 Queen Street  
New Plymouth

## PLANTATION STYLE

3 Hamblyn Street and 6 Seaton Street. Buy one or both. An absolutely prime development, land bank or home improvement opportunity in the highly regarded and valued Strandon catchment. The neighbourhood and environment adjacent to the walkway, beaches and ocean speaks for itself reflecting much redevelopment. The views are simply outstanding from sunrise to sunset from Waiwhakaiho to the Port. Height restrictions ensure view shafts. The home has an easy generous floor plan to incorporate 3 bedrooms, rumpus, 2 bathrooms (one ensuite) and extensive living east to west on the first floor capturing all day sun and those million dollar views. Easy indoor/outdoor flow. A lift access to the first floor. Double garaging with internal access. Celebrate the home as is or renovate to your requirement. Unfortunately the home has water tightness issues. Properties in this location rarely come to the market and for those seeking a lifestyle in this location ensure that you engage the property and tender. An Information Memorandum is available to download online at [robertangus.co.nz/92059](http://robertangus.co.nz/92059) Including a stunning video to watch. A LIM and Builders Report are available on request.



### Contact Details

**Robert Angus AREINZ**

**M** 0274 479 478

**B** 06 758 2484

**E** [robert@robertangus.co.nz](mailto: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.

## 6 Seaton Street New Plymouth

### PROPERTY INFORMATION

**Certificate of Title:** TNE4/368

**Legal Description:** Lot 6  
DP 4171

**Tenure:** Freehold

**Land Area:** 438 sqm

**Land Value:** \$1,150,000

**Improvements:** Nil

**Capital Value:** \$1,150,000

**Rates:** \$5,150.22

**Zoning:** Residential A

## RARE OPPORTUNITY

6 Seaton Street and 3 Hamblyn Street. Buy one or both. An absolutely prime development site for two town houses or a single home on 438 sqm in the highly regarded and valued Strandon catchment. The neighbourhood and environment adjacent to the coastal walkway, beach and ocean speaks for itself reflecting much development for new executive homes in the area. Capital Values are high and the location attracts high end buyers. The views are simply outstanding from sunrise to sunset from Waiwhakaiho to the Port. The western outlook is secure due to a height restriction on 3 Nobs Line. Boon Architects have crafted plans for two dual storied townhouses and the plans are available and included in the price. The potential over both properties with a total land area of 931 sqm is for a more robust development. Without doubt this is an extra ordinary chance to locate to Seaton Street Strandon and early attention is recommended. An Information Memorandum is available to download online at [robertangus.co.nz/63622](http://robertangus.co.nz/63622) Including a stunning video to watch.



## TENDER

**Closes 4pm  
Wednesday 4th  
August 2021  
(unless sold prior)**

Level 1, White Hart  
47 Queen Street  
New Plymouth

### Contact Details

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**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** TNG2/1338  
**Land Registration District** Taranaki  
**Date Issued** 28 September 1984

**Prior References**  
TN151/223

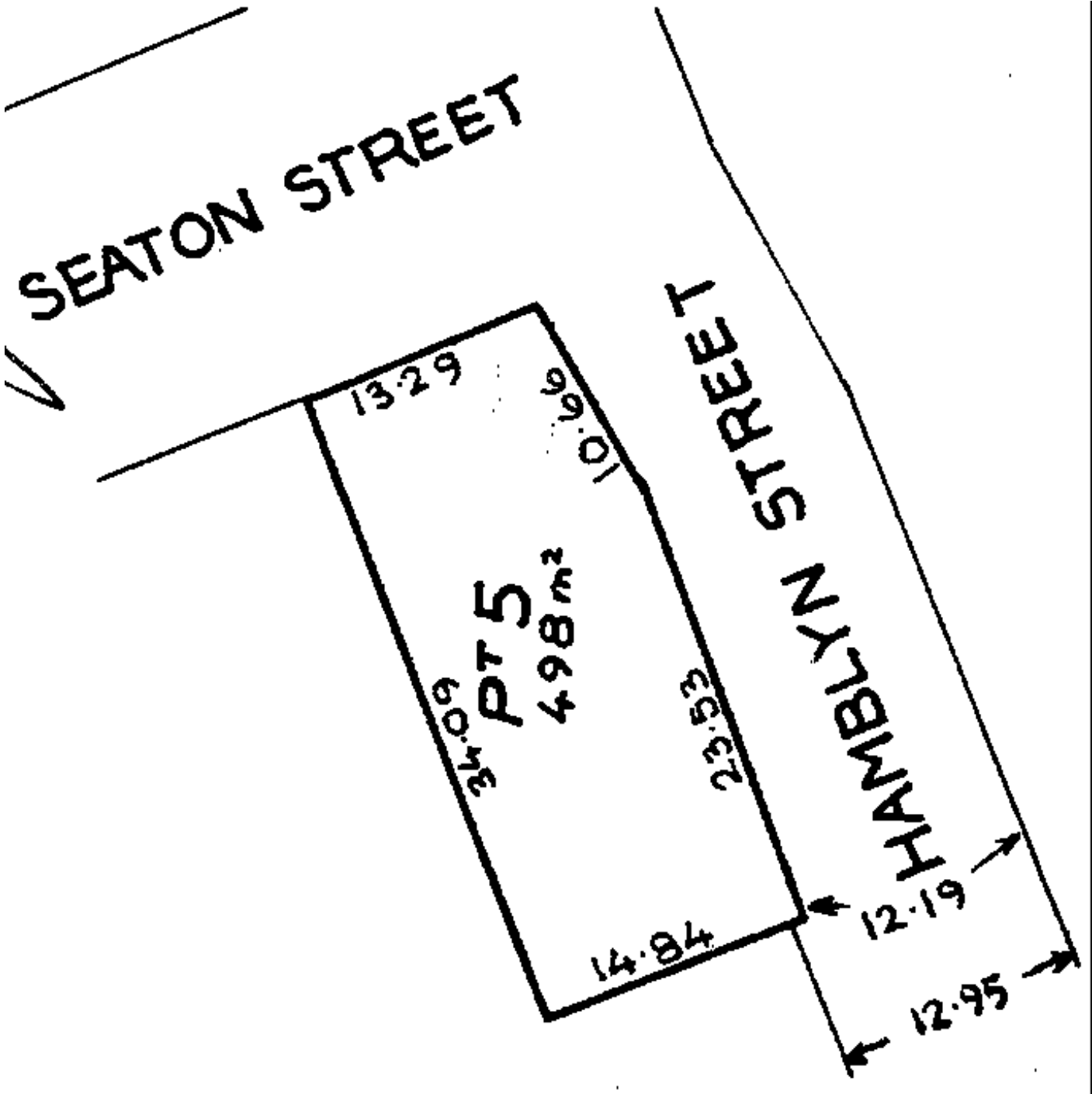
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**Estate** Fee Simple  
**Area** 498 square metres more or less  
**Legal Description** Part Lot 5 Deposited Plan 4171  
**Registered Owners**  
Desmond Wilson Frengley, Catherine Mary Quin and Susan Ann Bingham

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**Interests**

1550 Order in Council authorising the laying off of a street of width of less than sixty six feet but not less than forty feet -  
29.3.1943 at 10.00 am  
Land Covenant in Transfer 433826 - 15.7.1996  
6737853.3 Mortgage to TSB Bank Limited - 2.2.2006 at 9:00 am





**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** **TNE4/368**  
**Land Registration District** **Taranaki**  
**Date Issued** 06 July 1979

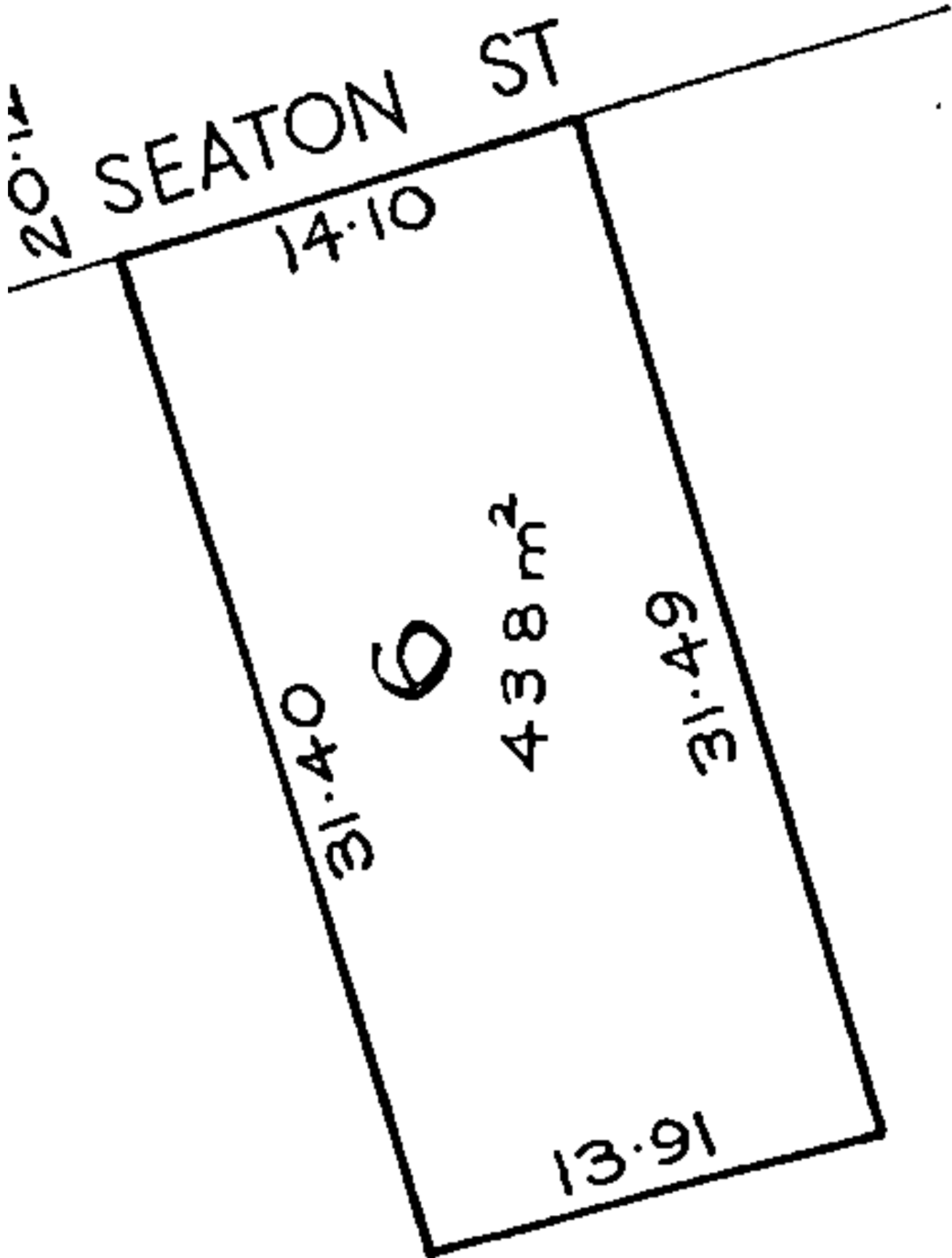
**Prior References**  
TN104/16

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**Estate** Fee Simple  
**Area** 438 square metres more or less  
**Legal Description** Lot 6 Deposited Plan 4171  
**Registered Owners**  
Catherine Mary Quin

---

**Interests**  
10636969.2 Mortgage to TSB Bank Limited - 2.12.2016 at 2:37 pm





**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** TNG3/1183  
**Land Registration District** Taranaki  
**Date Issued** 22 February 1985

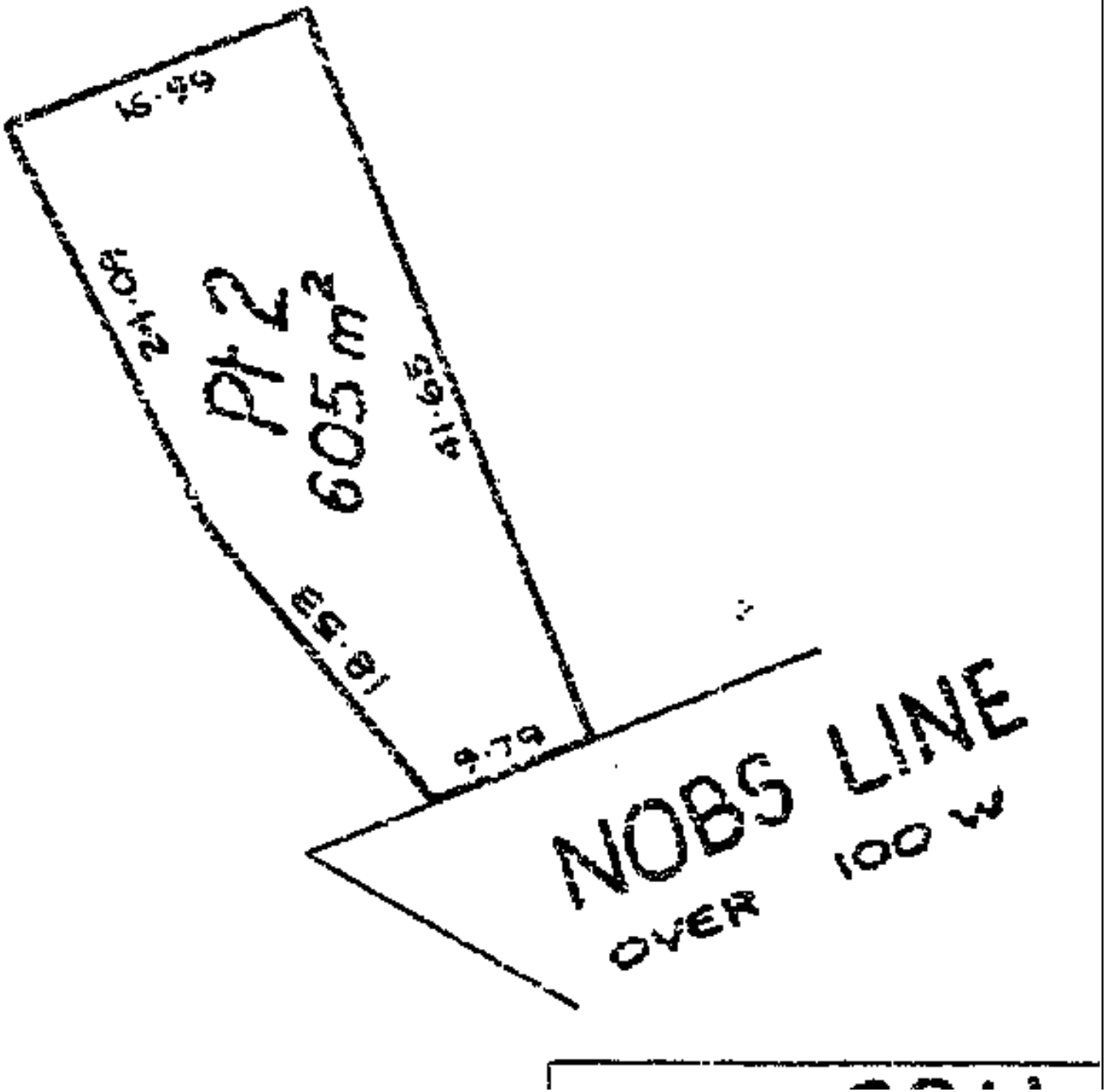
**Prior References**  
TNA3/895

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**Estate** Fee Simple  
**Area** 605 square metres more or less  
**Legal Description** Part Lot 2 Deposited Plan 4171  
**Registered Owners**  
Nyall Collin Simkin, Joelene Simkin and Christopher John Wells

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**Interests**  
Land Covenant in Transfer 433826 - 15.7.1996  
Land Covenant in Transfer 479386.1 - produced 25.5.2001 at 1.37 pm and entered 19.6.2001 at 9.00 am  
10462999.3 Mortgage to TSB Bank Limited - 17.6.2016 at 11:25 am



37

433826 T

Approved by the Registrar-General of Land, Wellington: 514307.1/82

**MEMORANDUM OF TRANSFER**  
**BY WAY OF RESTRICTIVE COVENANT**

**WHEREAS A. HELEN MARGARET LANG** of New Plymouth, Married Woman (hereinafter called "the Grantor")

being registered as the proprietor of an estate in fee simple

subject however to such encumbrances liens and interests as are notified by memoranda underwritten or endorsed heron in all that piece of land containing

~~be the same a little more or less~~

being all the land comprised in Certificate of Title G3/1183 (Taranaki Registry) ("the first land")

**B. ELLIOTT THOMAS LANG**, Orthodontist and **HELEN MARGARET LANG**, Married Woman, both of New Plymouth (hereinafter together referred to as "the Grantee") are registered as the proprietor as tenants in common in equal shares of the land in Certificate of Title ~~G3/1183~~ (Taranaki Registry) ("the second land")  
G2/1338

C. The Grantor has agreed with the Grantee to enter into a covenant not at any time hereafter to plant place erect raise make or suffer to stand or be upon the first land any erection building tree plant or obstruction whatsoever on or in the space over the first land extending to a height of more than 13.350 metres above mean sea level in terms of Taranaki Datum 1970.

NOW THESE PRESENTS WITNESS that in pursuance of the said Agreement the Grantor or herself her heirs executors administrators and assigns and the registered proprietor or proprietors for the time being of the first land HEREBY COVENANTS AND AGREES with the Grantee and the registered proprietor or proprietors for the time being of the second land that the Grantor will not at any time hereafter plant place erect raise make or suffer to stand or be upon the first land any erection building tree plant or obstruction whatsoever on or in the space over the first land extending to a height of more than 13.350 metres above mean sea level in terms of Taranaki Datum 1970 AND IT IS HEREBY DECLARED that the benefit of this covenant shall be forever appurtenant to the second land PROVIDED ALWAYS that if there shall be no antecedent breach hereof the Grantor shall not be personally liable for any breach of the foregoing covenant after the Grantor shall have parted with all interest in the first land.

~~IN CONSIDERATION OF the sum of~~  
paid to            by  
  
the receipt of which sum            hereby acknowledge    DO    HEREBY TRANSFER to the said  
  
~~all            estate and interest in the said piece            of land~~

IN WITNESS WHEREOF these presents have been executed this 11 day of July 1996

Signed by the abovenamed  
HELEN MARGARET LANG

Grantor  
as ~~transferor~~ in the presence of:

*Helen Lang*

Witness's Signature

*[Handwritten Signature]*

Occupation

Address

Francis Roger Mori  
Solicitor  
NEW PLYMOUTH

SIGNED by the abovenamed  
ELLIOTT THOMAS LANG and  
HELEN MARGARET LANG  
as Grantee in the  
presence of:

*[Handwritten Signatures]*

Witness' Signature

*[Handwritten Signature]*

Occupation

Address

Francis Roger Mori  
Solicitor  
NEW PLYMOUTH

**MEMORANDUM OF TRANSFER** BY WAY OF RESTRICTIVE COVENANT

Transfer correct for the purposes of the Land Transfer Act.

*[Handwritten Signature]*

(Solicitor for) the transferee

of

I hereby certify that this transaction does not contravene the provisions of Part IIA of the ~~Land Settlement Promotion and Land Acquisition Act 1952.~~

HM LANG

Grantor  
~~Transferor~~

*[Handwritten Signature]*

(Solicitor for) the transferee

ET LANG & HM LANG

Grantee  
~~Transferee~~

I hereby certify that for the purposes of the Stamp and Cheque Duties Act 1971 that no conveyance duty is payable on this instrument by reason of the application of Section 24(1) of the Act and that the provisions of subsection (2) of that section do not apply.

*[Handwritten Signature]*

Solicitor for the transferee

Particulars entered in the Register as shown herein on the date and at the time endorsed below.

Assistant/District Land Registrar

of the District of **TARANAKI**

COV

(E)

NICHOLSON KIRKBY SHEAT & CO  
SOLICITORS  
NEW PLYMOUTH



10.04 15 JUL 96 433826  
PARTICULARS ENTERED IN REGISTER  
LAND REGISTRY TARANAKI  
DIST-ASST. LAND REGISTRAR



Annexure Schedule

TRANSFER

Dated

May 2001

Page

2

of

2

Pages

479386.1T

Continuation of "Estate or Interest or Easement to be Credited"

Now these presents witness that in pursuance of the said agreement the Transferor or their executors administrators and assigns and the registered proprietor or proprietors for the time being of the land in Certificate of Title G3/1183 HEREBY COVENANTS AND AGREES with the Transferee and the registered proprietor or proprietors for the time being of the land in Certificate of Title B4/844 that the Transferor will not at any time hereafter plant place erect raise make or suffer to stand or be upon the land in Certificate of Title G3/1183 any erection building tree plant or obstruction whatsoever on or in the space over the land in Certificate of Title G3/1183 marked "A" on Deposited Plan 20955 extending to a height of more than 10.4 metres above mean sea level in terms of Taranaki Datum 1970 AND IT IS HEREBY DECLARED that the benefit of this covenant shall be forever appurtenant to the land in Certificate of Title B4/844 PROVIDED ALWAYS that if there shall be no antecedent breach hereof the Transferor shall not be personally liable for any breach of the foregoing covenant after the Transferor shall have parted with all interest in the land in Certificate of Title G3/1183.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

39070.5/msh/dlm

*Patience* *Patience*

**TRANSFER BY WAY OF RESTRICTIVE COVENANT**  
**Land Transfer Act 1952**

If there is not enough space in any of the panels below, cross-reference to and use the approved Annexure Schedule: no other format will be received.

Land Registration District

Taranaki

Certificate of Title No.

All or Part? Area and legal description — *Insert only when part or Stratum, CT*

G3/1183

All

Transferor Surnames must be underlined

Donal KRUSE and Pamela Jill KRUSE

Transferee Surnames must be underlined

Donal KRUSE and Pamela Jill KRUSE

Estate or Interest or Easement to be created: *Insert e.g. Fee simple; Leasehold in Lease No. ....; Right of way etc.*

Fee simple subject to a Restrictive Covenant (Continued on page 2 annexure schedule)

Consideration

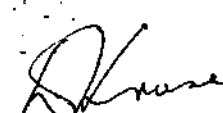
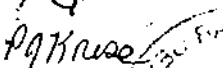
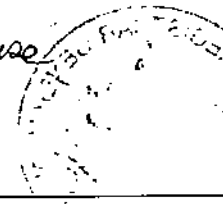
\$1.00

Operative Clause

For the above consideration (receipt of which is acknowledged) the TRANSFEROR TRANSFERS to the TRANSFEE all the transferor's estate and interest described above in the land in the above Certificate(s) of Title and if an easement is described above such is granted or created.

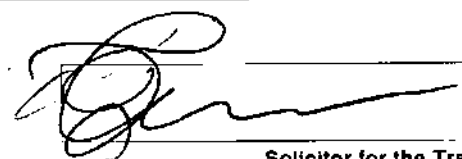
Dated this 4 day of May 2001

Attestation

  	Signed in my presence by the Transferor /Transferee
	Signature of Witness
	Witness to complete in BLOCK letters (unless typewritten or legibly stamped)
	Witness name Occupation Address
Signature, or common seal of Transferor	IAN F. CULL SOLICITOR BILLINGS NEW PLYMOUTH

Certified correct for the purposes of the Land Transfer Act 1952

REF. 4135

  
Solicitor for the Transferee

# TRANSFER

Land Transfer Act 1952

Law Firm Acting
Billings Solicitors New Plymouth

Auckland District Law Society  
REF. 4135



Produced  
1.37 25.5.2001 479386.1  
entered 19.6.2001 at 9.00.  
Taranaki  
for R.L.

**This page is for Land Registry Office use only.**  
(except for "Law Firm Acting")



# Recent Sales Comparisons

<u>Address</u>	<u>Sale Price</u>	<u>Capital Value</u>	<u>Section Size</u>	<u>Date of Sale</u>
147A Molesworth St	\$1,050,000	\$ 940,000	Unit	21/06/2021
39 Buller St	\$1,622,800	\$1,000,000	319 sqm	4/06/221
40 Richmond St	\$ 903,000	\$ 620,000	502 sqm	20/04/2021
36 Richmond St	\$1,532,500	\$1,125,000	840 sqm	8/04/2021
2C Sackville St	\$2,500,000	\$1,400,000		26/04/2021
93 Buller St	\$1,440,000	\$1,850,000	523 sqm	17/02/2021
9A Baring Tce	\$2,300,000	\$1,650,000	969 sqm	21/01/2021
15A Beach St	\$1,485,000	\$1,200,000	508 sqm	19/01/2021
15 Mangorei Rd	\$1,100,000	\$ 720,000	405 sqm	30/11/2020
5C Beach St	\$1,775,000	\$1,680,000		6/11/2021
15A Fitzroy Rd	\$1,151,300	\$ 800,000	903 sqm	30/10/2020
2 Record St	\$1,550,000	\$1,200,000	550 sqm	30/10/2020
4 McLean St	\$1,150,000	\$ 920,000	651 sqm	16/10/2020
39 Newton St	\$1,050,000	\$ 870,000	903 sqm	11/09/2020
4 Eliot St	\$1,800,000	\$1,210,000	436 sqm	21/08/2020
24 Hamblyn St	\$1,900,000	\$1,750,000	455 sqm	22/06/2020



<u>Address</u>	<u>Sale Price</u>	<u>Capital Value</u>	<u>Section Size</u>	<u>Date of Sale</u>
27 Sackville St	\$1,230,000	\$ 920,000	782 sqm	22/06/2020
9 Strandon Place	\$1,300,000	\$ 870,000	172 sqm	4/06/2020
4 Hamblyn St	\$1,900,000	\$1,700,000		10/02/2020
37A Hamblyn St	\$1,500,000	\$1,160,000	810 sqm	17/12/2019
36 McLean St	\$1,410,000	\$1,200,000	1176 sqm	28/11/2019
2 Brown St	\$1,525,000	\$ 860,000	574 sqm	26/11/2019
4 Newton St	\$1,420,000	\$1,250,000	506 sqm	19/09/2019
14 Autere St	\$1,750,000	\$1,750,000	278 sqm	9/08/2019
19 Hamblyn St	\$1,900,000	\$1,750,000	506 sqm	25/07/2019
1 Barriball St	\$1,050,000	\$ 975,000	500 sqm	2/07/2019



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

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

# Method of Sale

Tender closes 4pm Wednesday 4<sup>th</sup> August 2021 (unless sold prior)

## 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:

**Robert Angus AREINZ**

Licensed Real Estate Agent (REA 2008)

**Mobile** 027 447 9478  
**Office** 06 758 2484  
**Email** [robert@robertangus.co.nz](mailto:robert@robertangus.co.nz)

