



INFORMATION MEMORANDUM

18A Birdwood Avenue
New Plymouth

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

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Location



18A Birdwood Avenue, Moturoa, New Plymouth

- Easy walk to Moturoa shopping centre, cafes, bars, medical centre, bowling club
- Access to Ngamotu beach, Coastal Walkway, wharf, cafes, etc via Calvert Road
- A selection of schools, pre-school options
- Short drive or public transport nearby to New Plymouth CBD

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PHOTO GALLERY

Web reference:
robertangus.co.nz/81664

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Gallery



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ABSOLUTE WATERFRONT

18A Birdwood Avenue

A seldom found opportunity 18a Birdwood Avenue - waterfront real estate along the New Plymouth coastline at its best. Single level dwellers and downsizers will relish with this three-bedroom family home. Commanding sweeping panoramic views. In fact, a great vista of aspects of the Port, Marina and Ocean – aquatic life.

Astute waterfront buyers will value this commanding freehold 535sqm approximate site as a lifetime opportunity to build a slice of paradise amongst other prestigious waterfront homes. Capital growth is assured as the property is underwritten by the neighbourhood redevelopment.

Enjoy the existing 1980's brick home, immaculately presented for age but very good potential to renovate in your style and texture. Built for the view and the sun, open-plan kitchen and dining flow seamlessly through to a multitude of living spaces and sunroom. Garage is internal with workshop area.

Local amenities, the CBD, coastal walkway, restaurants and schools are all located within close proximity. Discerning purchasers will need to act fast to secure a once in a lifetime opportunity. The address speaks for itself!

Tender closes 1pm, 14 February 2024 (unless sold prior)

An Information Memorandum is available to download online.

robertangus.co.nz/81664

Contact Details



Rachael Whitaker

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Property Information

Record of Title: TNH1/956

Legal Description: Lot 1, DP 15273

Floor Area: 120sqm

Land Area: 535sqm

Bedrooms: 3

Bathrooms: 1

Rates: \$5,900.52 p/a

Improvements: \$365,000

Land Value: \$1,120,000

Capital Value: \$1,485,000

Chattels:

- Cooktop
- Wall Oven
- Rangehood
- Single Drawer Dishwasher
- Waste Disposal Unit
- Blinds
- Drapes
- Fixed Floor Coverings
- Light Fittings
- Wall Heater
- Heat Pump
- Auto Garage Door Opener + Remote
- Cupboard and Shelving in Garage

TENDER



RECORD OF TITLE

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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

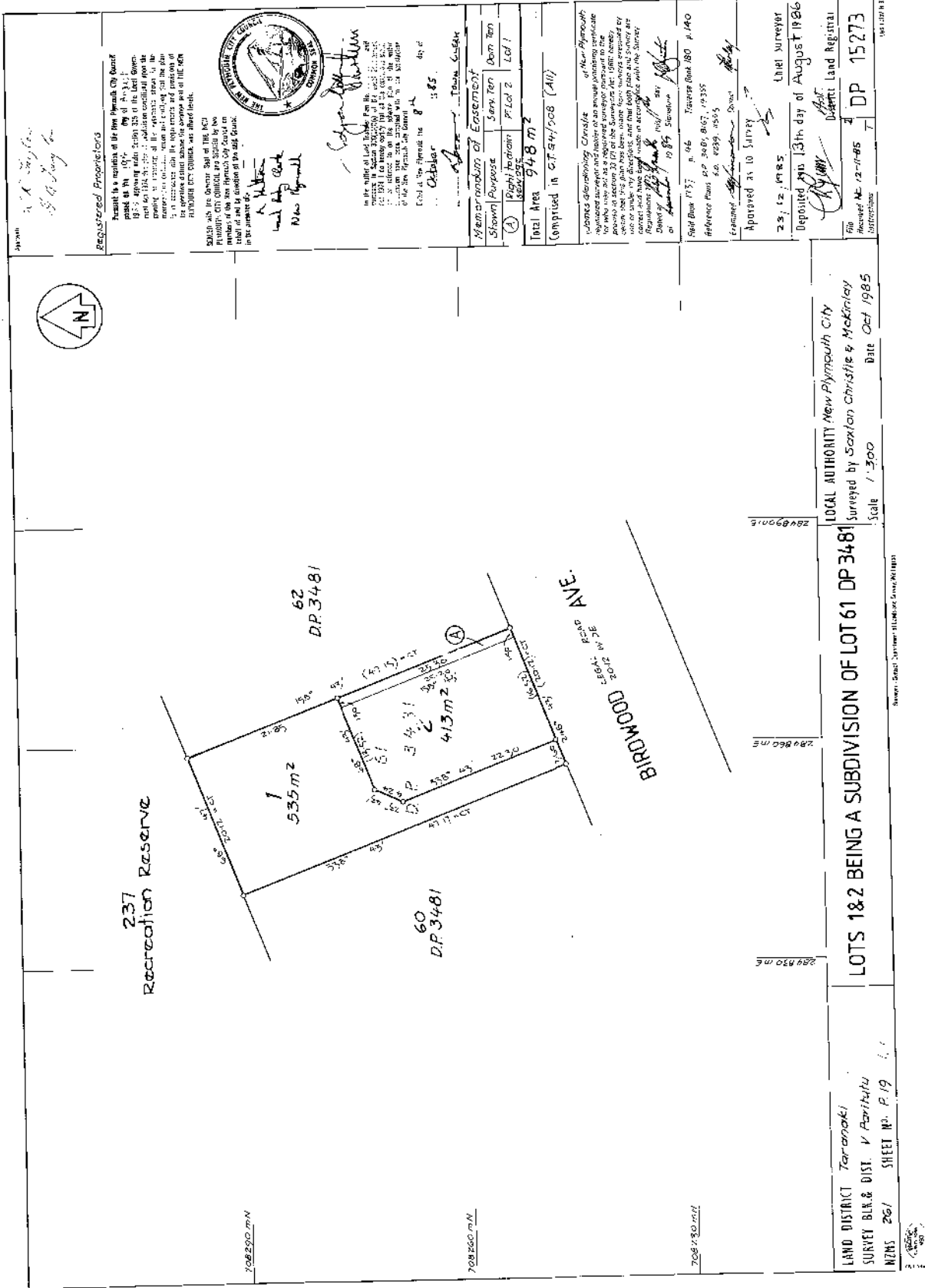
Identifier **TNH1/956**
Land Registration District **Taranaki**
Date Issued 13 August 1986

Prior References
TNG4/508

Estate Fee Simple
Area 535 square metres more or less
Legal Description Lot 1 Deposited Plan 15273
Registered Owners
Lynn Thomas Attrill, Betty Ness Attrill and Gavin Richard O'Dea

Interests

Appurtenant hereto is a right to drain sewage specified in Easement Certificate 333558.3 - 13.8.1986 at 11.33 am
The easements specified in Easement Certificate 333558.3 are subject to Section 309 (1) (a) Local Government Act 1974
Land Covenant in Deed of Covenant 370813.3 - 14.5.1990 at 9.01 am
7972418.3 Mortgage to TSB Bank Limited - 10.11.2008 at 9:19 am



Registered Proprietors
 A. A. Taylor
 S. G. King

Account is a replica of the New Plymouth City Council plan of 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025.



MEMORANDUM OF EASEMENT

Shown Purpose	Serv Ten	Dom Ten	Lot
(A) Right to drain	P Lot 2		Lot 1

Total Area **948 m²**
 Comprised in C.T. 94/208 (All)

End of the Easement the **8th** day of **October** **1985**.

Tolson, Clerk

James Glenherring, Clerk
 I, James Glenherring, Clerk of the Local Authority, do hereby certify that the above is a true and correct copy of the original plan as shown to me by the Surveyors and that the same is in accordance with the Survey and the Regulations made in accordance with the Survey Act 1958.

Dated this **19th** day of **October** **1985**.

James Glenherring, Clerk

Sold Book 1537 p. 46
Reference Plan C.O. 2039, 1935
Examined by **James Glenherring, Clerk**
 Approved as to Survey

29.12.1985
 Lined Surveys
 Deposited on 13th day of August 1986

DP 15273
 Received At: 12-1-85
 District: Land Registrar

708250 m²

708260 m²

708180 m²

284830 m²

284860 m²

284890 m²



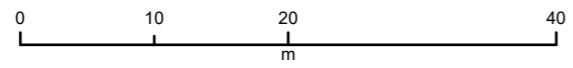
AERIAL MAP + DISTRICT PLAN

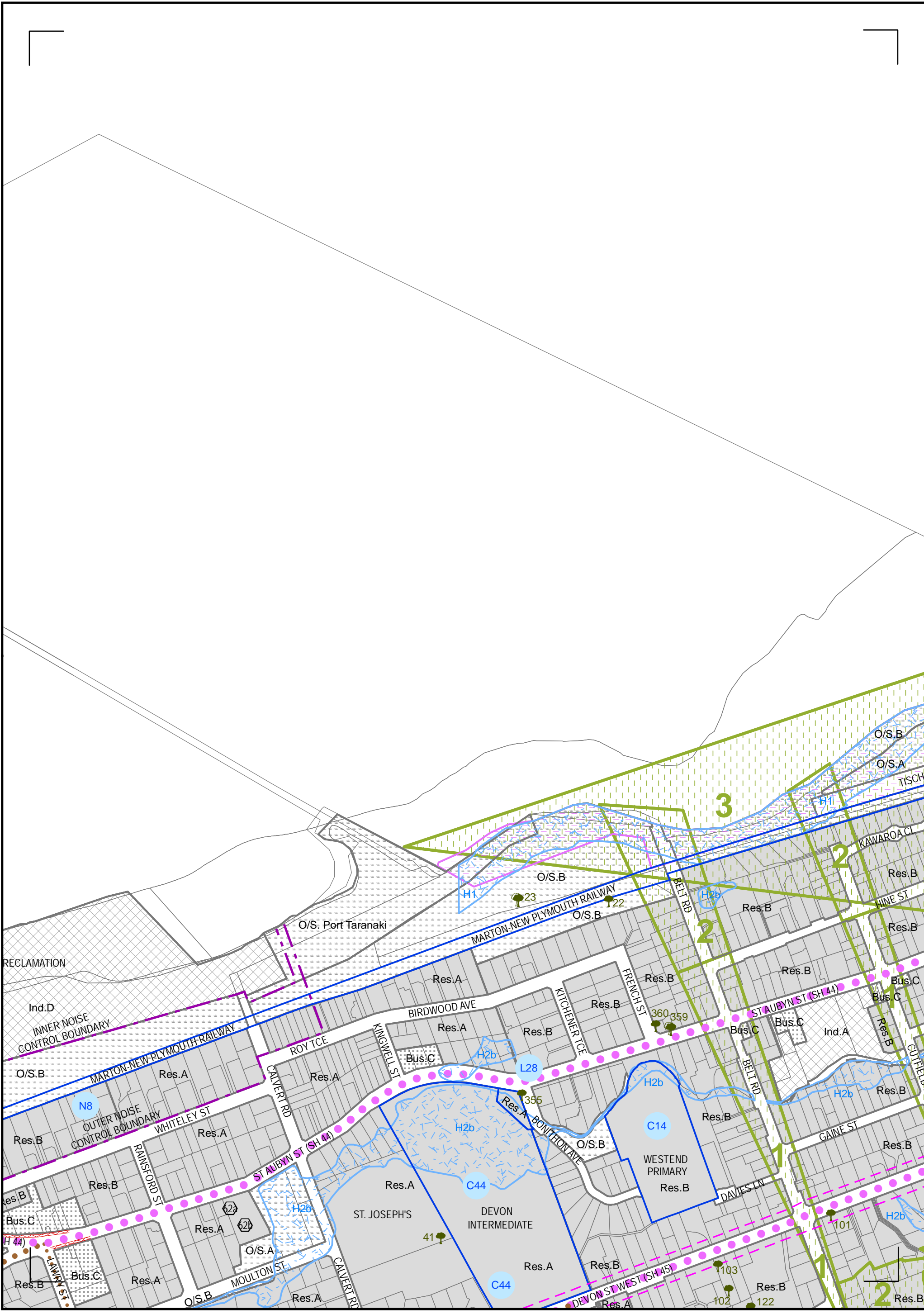
Prospective Purchasers should not be confined to the material herein and should make their own enquiries to satisfy themselves on the accuracy of all aspects.



- Natural Source
- Treatment Plant
- Pumpstation
- Storage Unit
- Hydrant
- Manhole
- Alert Valve
- Air Valve
- Non-Return Valve
- Standard Valve
- Manifold Valve
- Backflow
- Meter
- Restricted Flow
- Wellup
- Inlet
- Outlet
- Soakhole
- End Point
- Node
- Misc Point
- Trunk
- Rise
- Main
- Lateral
- Open Drain
- Stream
- Overland Flow Path
- Misc Polygon
- Proposed Bund and Ponding Areas
- Storm Water Mgmt Plan

Yellow = Privately Owned
Grey = Out of Service/Closed
Stormwater
Water Supply
Waste Water






Cadastral Information sourced from Land Information New Zealand data. Crown Copyright Reserved.
On any State Highway the Designation is to provide for the control of access to State Highways and all functions, powers and operations of Transit New Zealand in accordance with the Transit New Zealand Act 1989

PLANNING MAP
C 23
NEW PLYMOUTH


D 3	D 4
C 22	C 24
D 22	D 24

 **NEW PLYMOUTH DISTRICT COUNCIL**
newplymouthnz.com

NEW PLYMOUTH DISTRICT PLAN

0 100 200 300 Metres
Scale 1:5,000





Amended May 2010 (Update 6f),
November 2022 (Update 8ay)
LINZ Base Map October 2022



MAP KEY

NOTES

ENVIRONMENT AREAS




Residential	 Res.A-C
Rural	
Business	 Bus.A-D
Industrial	 Ind.A-F
Open Space	 O/S A-C, O/S Port Taranaki

All public roads, including state highways, have the same zoning as adjoining sites. Where a road has different environment areas on either side, each side of the road takes on the zoning of the adjoining site with the centre line of the road

OVERLAYS

Future Urban Development	 FUD
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Designations

Govt. Departments, Network Utilities and Local Authorities	 L123
All Public Roads (including State Highways)	 EXAMPLE STREET
Proposed Road Widening	 L71

Refer to Appendix 4 - Schedule of Designations and to section 3 of these maps for detail of proposed road widening and service lanes.

All public roads and state highways are designated.

Hazards

Coastal	 H1
Flood Detention Areas & Spillways	 H2a
Ponding Areas	 H2b
Flood Plain	 H2c
Volcanic	 H3 or  H3

Where the area affected by a hazard is large a border only has been utilised to improve map clarity.

Fault Line	
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Fault Line (Approximate)	
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Airport Flight Path Surface	
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Refer to Appendix 11 - New Plymouth Airport Flight Surfaces and section 3 of these maps for more detail. Airport Flight Path Surface is divided into four zones.

Urban Viewshafts	
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Refer to section 3 of these maps for full details of the urban viewshafts. Urban viewshafts are divided into sections, denoted on the maps as 1, 2 or 3.

Coastal Policy Area	
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Priority Water Bodies	 P.W.B.
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Refer to Appendix 18.

Significant Coastal Areas	 2
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Refer to Appendix 20.


Significant Natural Areas	 2
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Refer to Appendix 21.

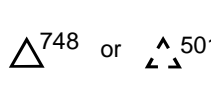
Preferred Esplanade Reserves & Strips	 25
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Refer to Appendix 17.

Outstanding Landscape	
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Regionally Significant Landscapes	
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NP Entrance Corridors	
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Waahi Taonga/Sites of Significance to Maori & Archaeological Sites (Extent shown in orange)	 748 or 501
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Refer to Appendix 26. Location and extent of waahi taonga/Sites of Significance to Maori and archaeological sites is indicative only. Broken triangles represent silent files which are accurate to parcel only.

Heritage Buildings & Items	 3
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Refer to Appendix 8.

Notable Trees	 123 or 150
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Refer to Appendix 13.

Where a symbol has a shadow line, this indicates a group of notable trees is located on the site.

Defined Retail Frontage	
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High Voltage Electricity Transmission Lines (766kV)	
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Energy Pipelines	
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Noise Control Boundaries	
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Refer to Appendix 12. Port Taranaki Noise Control Boundaries: Planning Maps C21,C22,C23,D22. Airport Noise Control Boundaries: Planning Maps C5,D5,A30,A31.

Indicative Collector Road	
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Indicative Local Road	
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Indicative Pedestrian Route/Link	
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OTHER

State Highway Limited Access Road	
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Refer to Appendix 23 Part A.

State Highway	
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Arterial Road	
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Collector Road	
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Local Road	
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District Boundary	
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Indicative Rivers	
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Structure Plan Area	
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Method of Sale

- TENDER
—closing 1pm on Wednesday, 14 February 2024 (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'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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