



INFORMATION MEMORANDUM

506 Frankley Road
Hurworth

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.

Table of Contents

- Location
- Photo Gallery and Web Reference
- Information Flyer
- Property File available on application
- NPDC Subdivision Consent available on application
- Floorplan
- Aerial Map
- Record of Title
- Method of Sale
- Disclaimer

Location



506 Frankley Road, Hurworth, New Plymouth

- A short drive to a selection of schools—Frankley School, Woodleigh Primary School and Francis Douglas Memorial College as well as a preschool, sport clubs, Westown shopping centre and Taranaki Base Hospital.



PHOTO GALLERY

Web reference:
robertangus.co.nz/19017

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Gallery



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PREMIUM LIFESTYLE!

506 Frankley Road

Discover this stunning 8.3019 hectare property featuring diverse terrain, including native bush and extensive grazing land. This equestrian-friendly estate includes:

- Two well-equipped stables with power
- Hay barn and truck/float shed
- Tidy old cowshed and wool shed
- Loading race and yards
- Large 117sqm double garage with a spacious workshop

The renovated home boasts four generous bedrooms, including a master suite with an ensuite and walk-in robe. Enjoy a large separate lounge and a spacious open-plan kitchen, dining, and family room, both enjoying access to the large patio. Views of the sea, Mountain and native bush.

Subdivision resource consent has been granted by NPDC to divide the property into two parcels, making this an excellent opportunity for an astute purchaser seeking a lifestyle property just six minutes from the city centre.

An Information Memorandum is available to download online.

robertangus.co.nz/19017

Contact Details



Vicky Ashton

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Property Information

Record of Title: TNG2/1086 Freehold

Legal Description: Part Section 491-492 and Part Section 503-504 Grey District

Floor Area: 249sqm

Land Area: 8.3019 hectares

Bedrooms: 4

Bathrooms: 2

Garaging: 2-car + large workshop

Rates: \$4,146.01 p/a

Improvements: \$460,000

Land Value: \$970,000

Capital Value: \$1,430,000

Chattels: Hob and 2x Wall Ovens, Rangehood, Dishwasher, Blinds, Drapes, Heat Pumps x3, Woodburner x2, Fixed Floor Coverings, Light Fittings, Gas Heater, Extractor Fans x2, Heated Towel Rail x2, Auto Garage Door x2 + 4 Remotes

Farm Buildings: Garden Shed, Wood Shed, Wool Shed, Truck Shed, Haybarn, Stables, Old Milking Shed

\$1,550,000



FLOORPLAN

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Garage



Robert Angus Real Estate Ltd MREINZ Licensed Real Estate Agent REAA2008





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 **TNG2/1086**

Land Registration District **Taranaki**

Date Issued 13 August 1984

Prior References

TND4/376

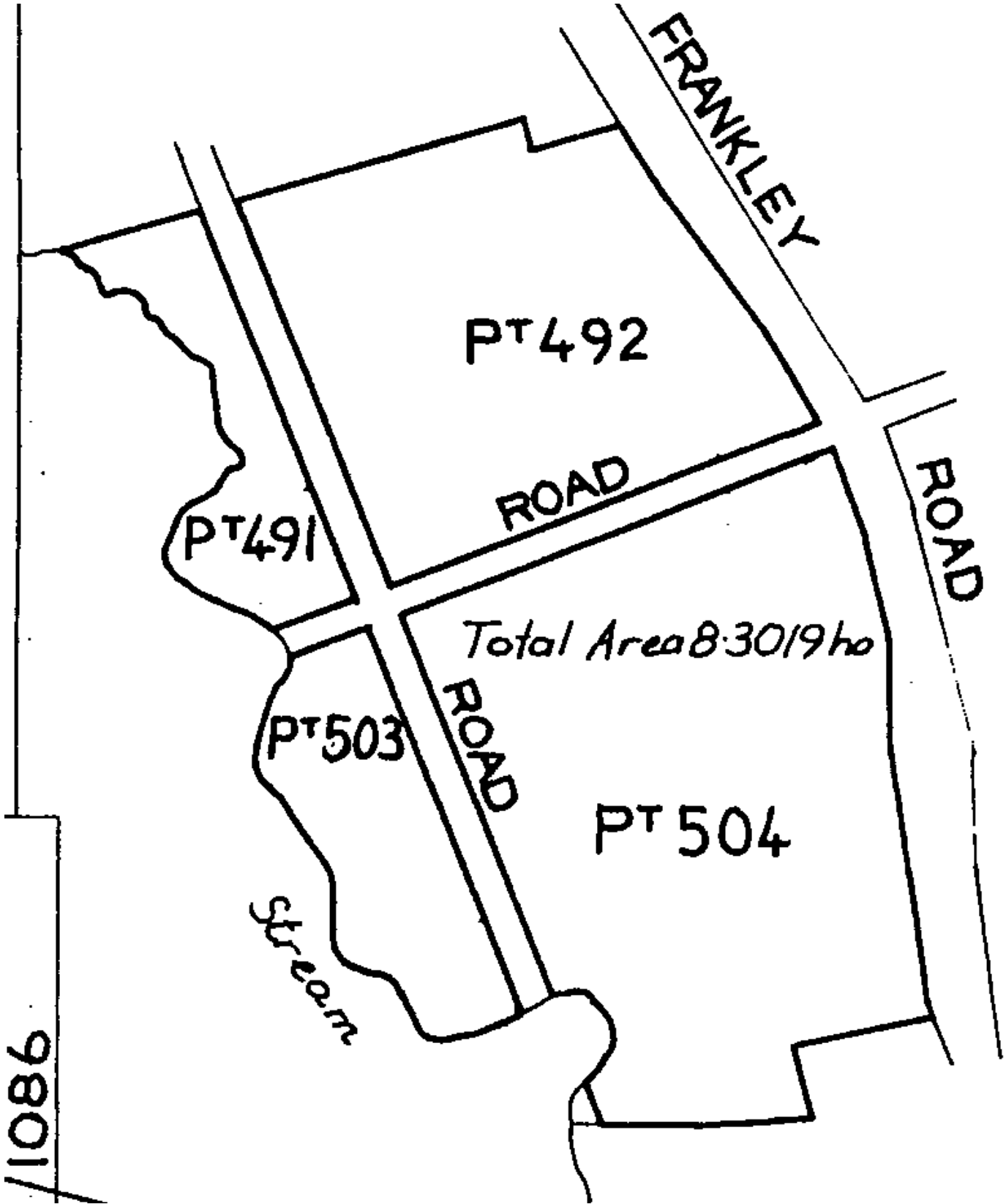
Estate Fee Simple
Area 8.3019 hectares more or less
Legal Description Part Section 491-492 and Part Section
503-504 Grey District

Registered Owners

Elizabeth Clinton Smale

Interests

1171 Order in Council imposing Building Line Restriction
232701.2 Resolution imposing Building Line Restriction



Method of Sale

- \$1,550,000

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.

For further details contact:



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