



INFORMATION MEMORANDUM

3A PARRS 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.

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Location



3A Parrs 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/86052

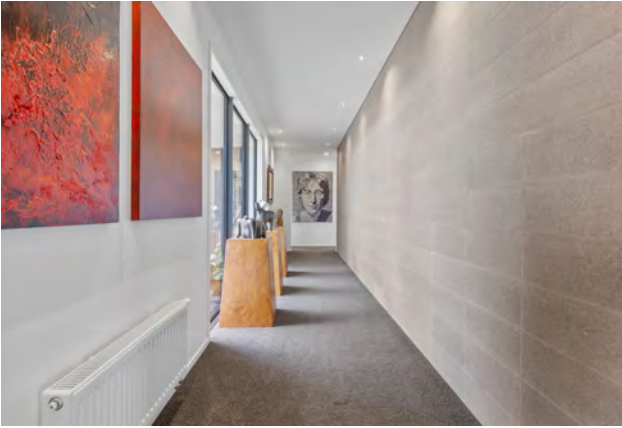
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Gallery



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Gallery



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EXCLUSIVE PROPERTY WITH LUXURIOUS 4-BEDROOM HOME

3A Parrs Road

Nestled on a prestigious private road, this stunning 287sqm home offers a lifestyle of comfort, elegance, and expansive outdoor living. Set on 3.6381 hectares of prime land, this property provides a unique opportunity to own a slice of paradise. Key Features:

- **Spacious 4-Bedroom Home:** With a fabulous indoor-outdoor flow, ideal for entertaining. The master bedroom opens directly onto a wraparound deck and offers uninterrupted views.
- **Dream Kitchen:** A chef's haven with a well-appointed scullery for added convenience.
- **Stunning Views:** Enjoy breathtaking vistas of the ocean and mountain and Ranges, complementing the tranquil rural setting.
- **Well-Fenced Paddocks:** Perfect for hobby farming or grazing, offering both privacy and functionality.
- **Extra-Large American Barn:** Fully insulated with an annex, featuring a laundry, shower, and toilet for added versatility.
- **Prime Location:** Surrounded by luxurious architectural homes, this property combines privacy and exclusivity with close proximity to all amenities.

For the astute buyer this property offers not just a home but a lifestyle, combining space, luxury, and potential. Don't miss this rare opportunity to secure a one-of-a-kind property.

An Information Memorandum is available to download online.

robertangus.co.nz/86052

Contact Details



Vicky Ashton

M 027 547 3258

E vicky@robertangus.co.nz

Property Information

Record of Title:	571200	Freehold
Legal Description:	Lot 5 on Deposited Plan 449965	
Floor Area:	287sqm	
Land Area:	3.6381 hectares	
Bedrooms:	4	
Bathrooms:	2 + 1 in American Barn	
Garaging:	2-car with internal access	
Rates:	\$3,184.71 p/a	
Improvements:	\$1,050,000	
Land Value:	\$780,000	
Capital Value:	\$1,830,000	
Chattels:	Hob and 2x Wall Ovens, Rangehood, Dishwasher, Water Filter, Blinds, Extractor Fans x3, Fixed Floor Coverings, Heated Towel Rails x2, Light Fittings, Radiator System, Auto Garage Door + 2 Remotes, Garden Shed, Chook Houses x2	

By Negotiation



NPDC Code Compliance Certificate

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Code Compliance Certificate
Form 7, Section 95, Building Act 2004

The Building

Street Address of building: 3 A Parrs Road HURWORTH, NEW PLYMOUTH 4371
Legal Description of land where building is located: Lot 5 DP 449965
Current, lawfully established use: Dwelling
Year first constructed: 2018

The Owner

Name of owner: Gregory Peter GALE	Phone number: (06) 769 6512
Michelle Gyde	Facsimile number: -
Contact Person: GJ GARDNER HOMES	Email address: Deborah.raven@gjgardner.co.nz
Mailing Address: PO Box 8105	
NEW PLYMOUTH 4340	

Building Work

Building Consent number:	BC18/123029
Description of work:	four bedroom dwelling with attached garage
Issued by:	New Plymouth District Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that –
(a) the building work complies with the building consent.

This is a final code compliance certificate issued in respect of all of the building work under the above building consent.

CODE COMPLIANCE CERTIFICATE

Building Administration Officer

On behalf of: New Plymouth District Council Building Consent Authority

Date Issued: 18 February 2019



Code Compliance Certificate
Form 7, Section 95, Building Act 2004

The Building

Street Address of building: Parrs Road HURWORTH, NEW PLYMOUTH 4371
Legal Description of land where building is located: Lot 5 DP 449965
Current, lawfully established use: Barn
Year first constructed: 2015

The Owner

Name of owner: Gregory Peter GALE	Phone number: (06) 769 6799
Gary Leyton CAVE	Facsimile number: -
Contact Person: SHED BOSS TARANAKI	Email address: hamish@shedbosstaranaki.co.nz
Mailing Address: PO Box 1022	
Taranaki Mail Centre	
NEW PLYMOUTH 4371	

Building Work

Building Consent number:	BC15/119174
Description of work:	168m² barn
Issued by:	New Plymouth District Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that –
(a) the building work complies with the building consent.

This is a final code compliance certificate issued in respect of all of the building work under the above building consent.

CODE COMPLIANCE CERTIFICATE

Building Lead

On behalf of: New Plymouth District Council

Date Issued: 16 May 2016



RECORD OF TITLE

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.



**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 **571200**
Land Registration District **Taranaki**
Date Issued 04 July 2012

Prior References
471197

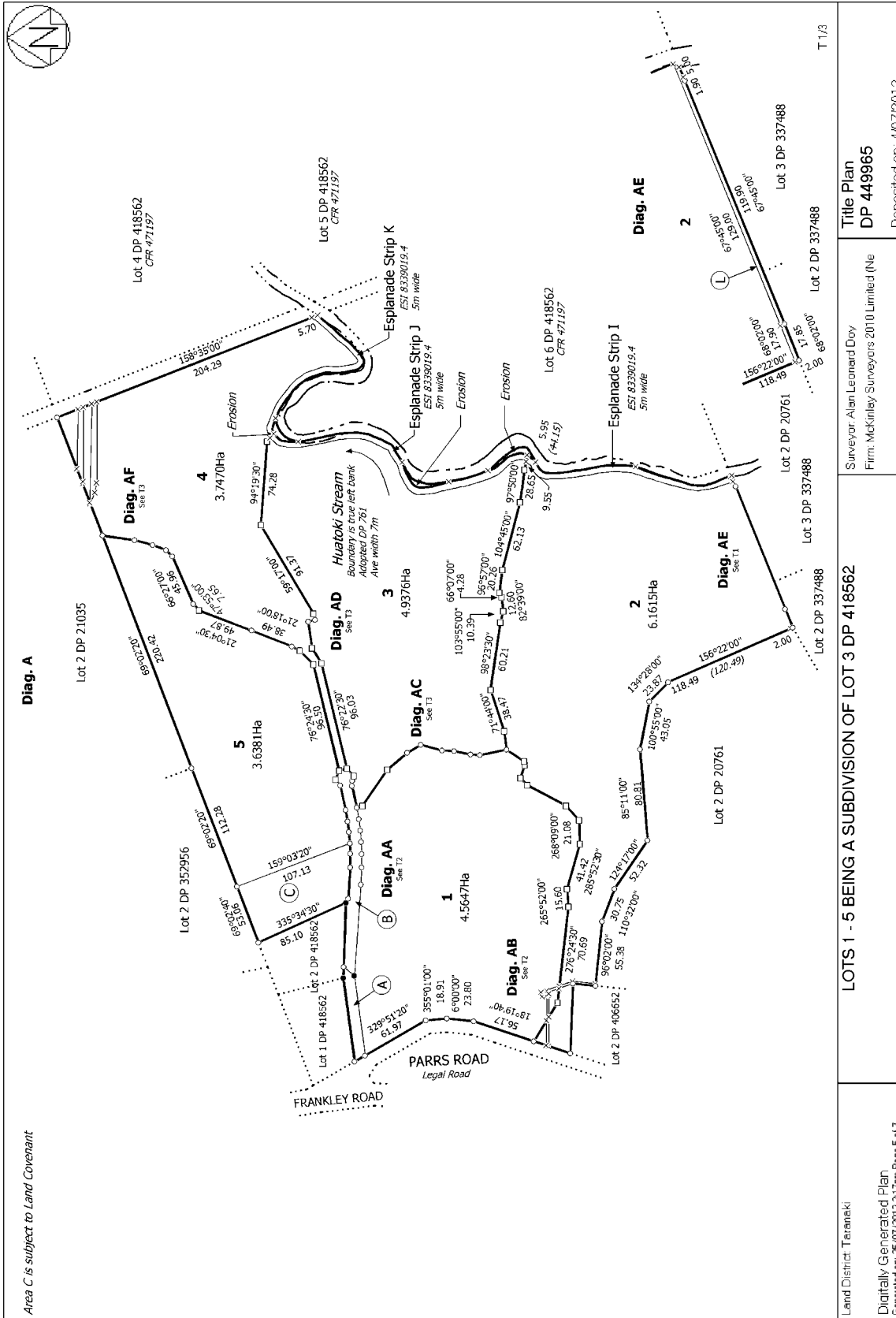
Estate Fee Simple
Area 3.6381 hectares more or less
Legal Description Lot 5 Deposited Plan 449965

Registered Owners

Gregory Peter Gale and RMY Trustees (2011) Limited as to a 2/3 share
M E Gyde Trustees Limited as to a 1/3 share

Interests

307285 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 7.2.1984 at 10:00 am
Land Covenant in Easement Instrument 8339019.3 - 1.12.2009 at 9:46 am
Appurtenant hereto is a right of way, right to drain water, right to convey gas, electricity, telecommunications and computer media created by Easement Instrument 9083322.5 - 4.7.2012 at 3:13 pm
The easements created by Easement Instrument 9083322.5 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Easement Instrument 9083322.6 - 4.7.2012 at 3:13 pm
11794358.4 Mortgage to (now) Kiwibank Limited - 13.8.2021 at 10:46 am

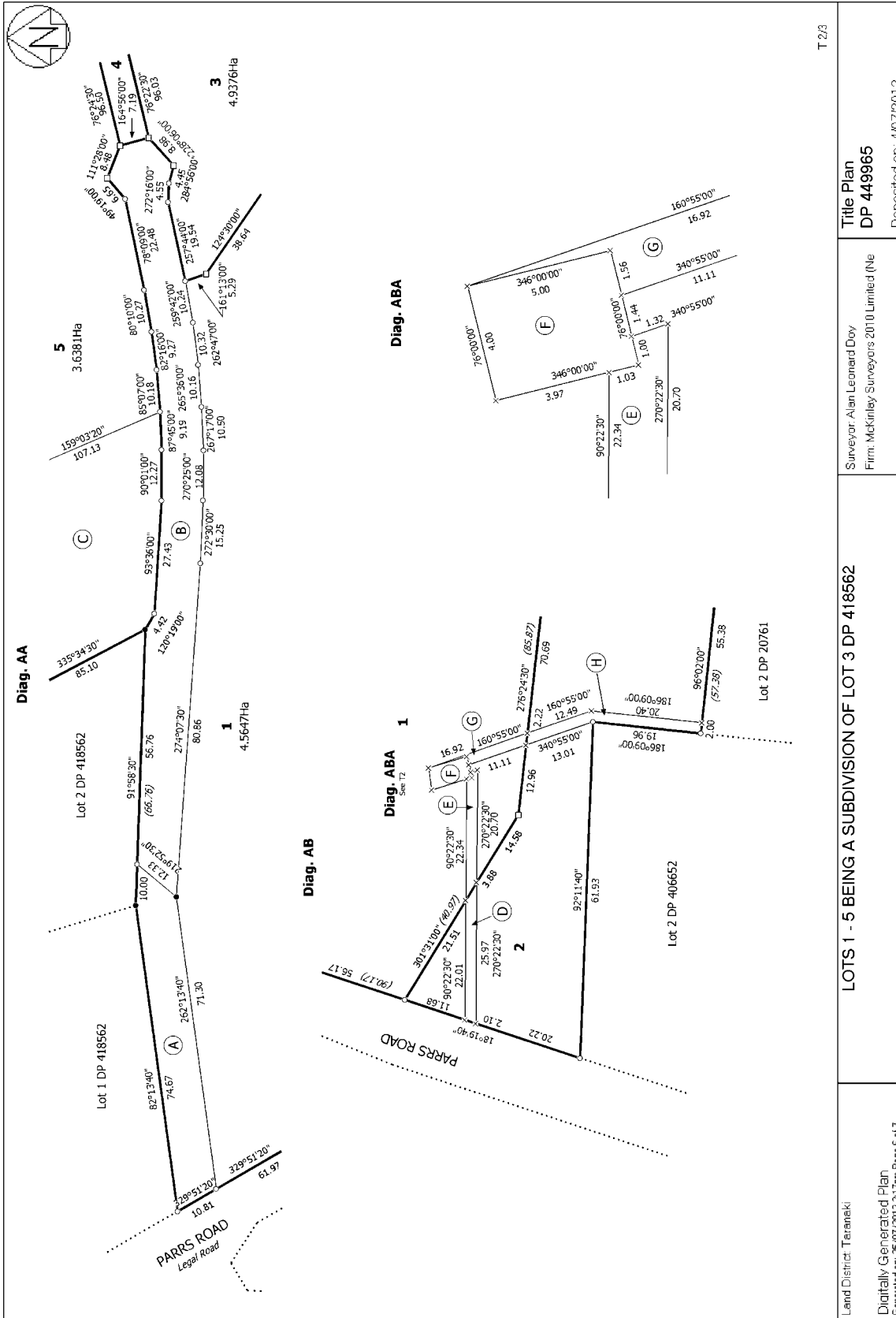


Land District: Teranaki
 Digitally Generated Plan
 Generated on: 25/07/2012 2:17pm, Page 5 of 7

Surveyor: Alan Leonard Doy
 Firm: McKinley Surveyors 2010 Limited (t/e)

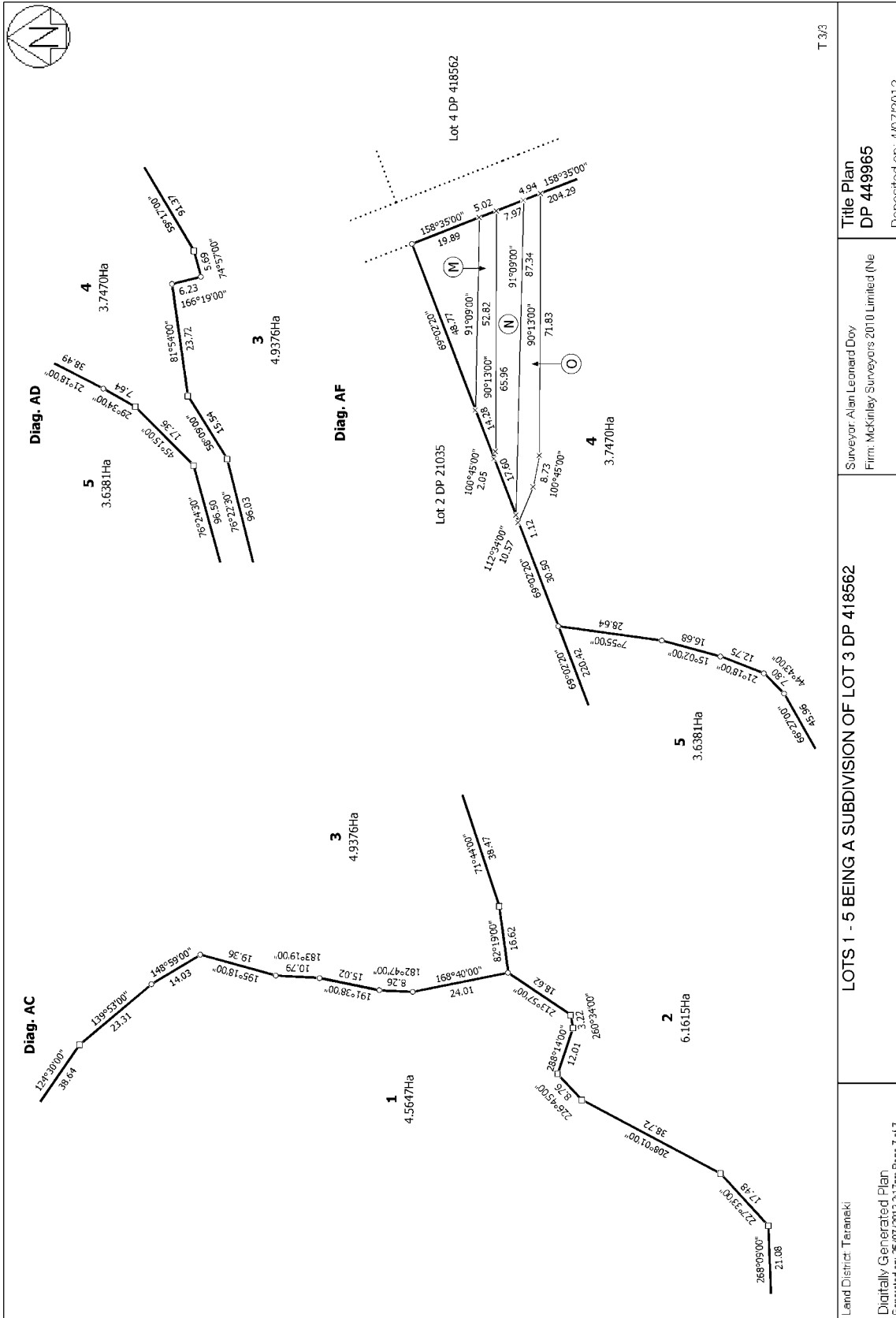
Title Plan
 DP 449965

Deposited on: 4/07/2012



T 2/3

Land District: Teranaki	Title Plan DP 449965	LOTS 1 - 5 BEING A SUBDIVISION OF LOT 3 DP 418562	Deposited on: 4/07/2012
Digitally Generated Plan Generated on: 25/07/2012 2:17pm, Page 6 of 7	Surveyor: Alan Leonard Doy Firm: McKinlay Surveyors 2010 Limited (t/a)		



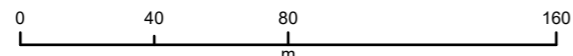
T 3/3

Land District: Teranaki	Surveyor: Alan Leonard Doy Firm: McKinley Surveyors 2010 Limited (t/a)	Title Plan DP 449965
LOTS 1 - 5 BEING A SUBDIVISION OF LOT 3 DP 418562		
Digitally Generated Plan Generated on: 25/07/2012 2:17pm, Page 7 of 7	Deposited on: 4/07/2012	



- 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



COPYRIGHT: Cadastral information sourced from Land Information New Zealand data. Crown Copyright Reserved.
 DISCLAIMER: NPDC assumes no responsibility for the completeness or accuracy of the data displayed on the plot. To be used for indicative purposes only.

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'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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