



INFORMATION MEMORANDUM

15 Bulkeley Terrace
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



15 Bulkeley Terrace, New Plymouth

- Located in the heart of the Residential City Zone, adjacent to the famed New Plymouth Coastal Walkway and within a minute's stroll to the foreshore and the new Destination Play (playground), the Todd Aquatic Centre and squash club.
- 5 minutes to the CBD including the Richmond Centre and within easy walking distance of retail shops, cafés, restaurants, bars and the West End Precinct (including Len Lye).
- All services and businesses are in the immediate area.
- 20 minutes by car to the New Plymouth Airport (and the world)

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PHOTO GALLERY

Web reference:
robertangus.co.nz/51978

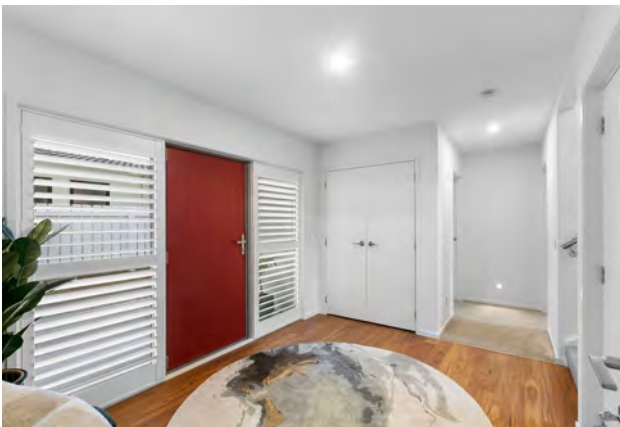
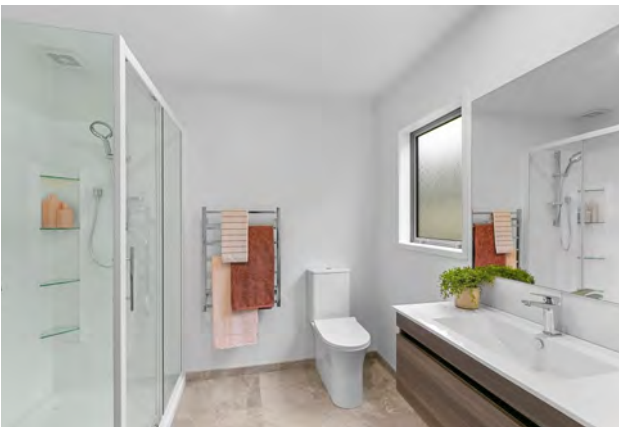
Prospective Purchasers should not be confined to the material herein and should make their own enquiries to satisfy themselves on the accuracy of all aspects.

Gallery



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Gallery



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WATERFRONT

15 Bulkeley Terrace

Located in the heart of the residential city zone this Platinum Homes new build of 192sqm of luxury enjoys all the benefits of the neighbourhood amenities and is just an easy 5-minute walk to the CBD. The home sits on a level, freehold title of 219sqm (no body corporation costs here) and is built over two floors to capitalise on great views with aspects to include a nice view shaft to the ocean.

The first floor incorporates open plan living with easy flow to a large deck. The kitchen affords a walk-in pantry. Inclusive is the master bedroom with ensuite and a second bedroom with access to the deck and powder room. Well planned for easy living featuring both stairs and a lift to the ground level to a guest bedroom with kitchenette and access to the rear garden for outdoor recreation. Certainly, an opportunity for Airbnb or work from home option. Separate bathroom and laundry complete the picture with internal access to a large double garage and generous reception area. Indeed, a well-planned home of good proportion offering retirement, family or executive living. Very flexible!

First class chattels and furnishing complement the presentation in neutral tones in new condition. Immediate occupation is available.

The Vendors have realigned the price to an asking figure of \$1,575,000 off the \$1,900,000 entry point. Given the GV at \$1,540,000 and considering the replacement cost 15 Bulkeley Terrace must present as excellent value on today's market and be sure the Vendors are seeking a result therefore early inspection is prudent.

An Information Memorandum is available to download online.

robertangus.co.nz/51978

Contact Details



Robert Angus AREINZ

M 027 447 9478

E robert@robertangus.co.nz

Property Information

Record of Title: 52936 Freehold

Legal Description: Lot 1, Deposited Plan 577956

Land Area: 219sqm

Floor Area: 192sqm

Bedrooms: 3

Bathrooms: 2

Garaging: 2-car

Rates: \$5,374.79 p/a

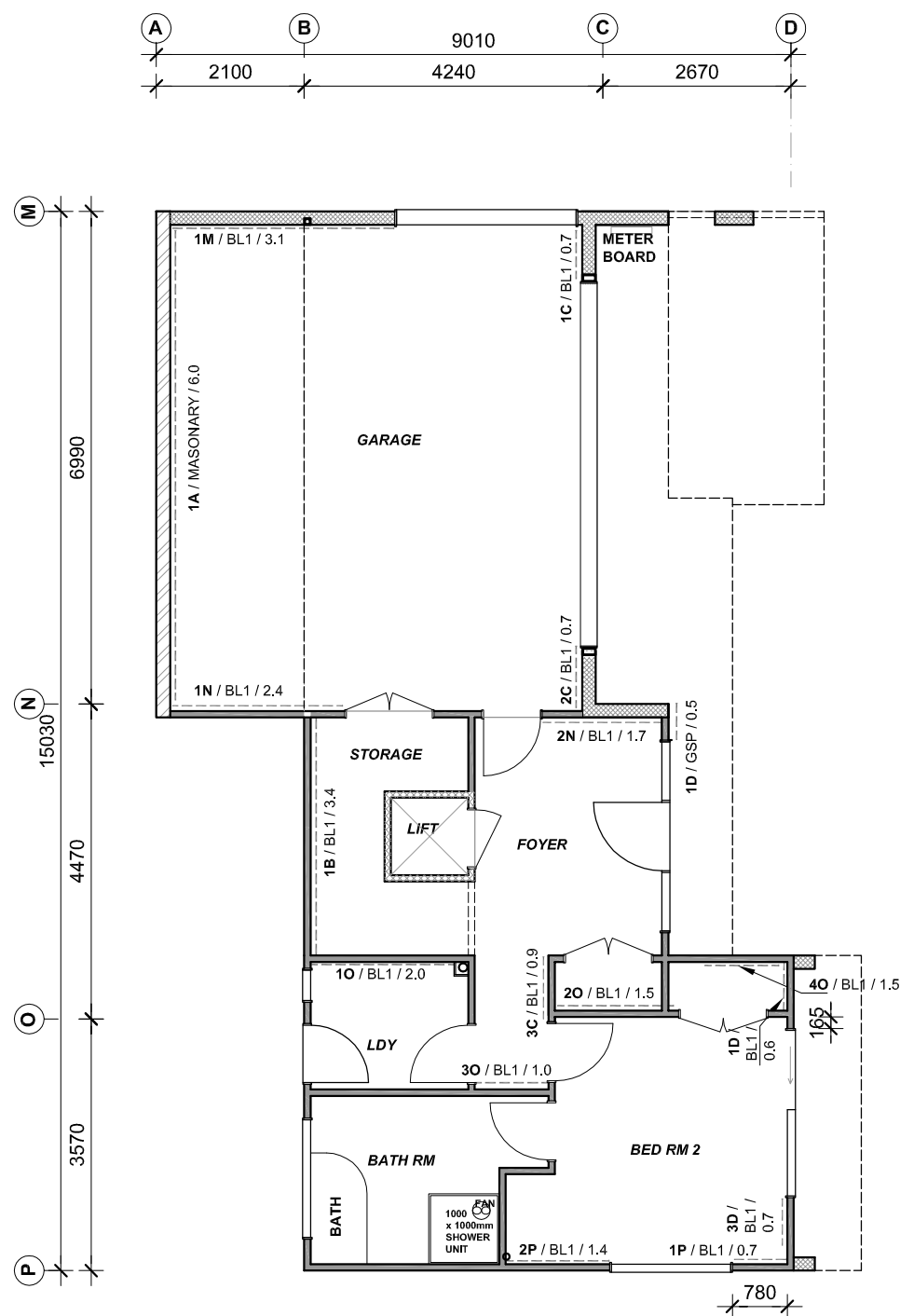
Improvements: \$890,000

Land Value: \$650,000

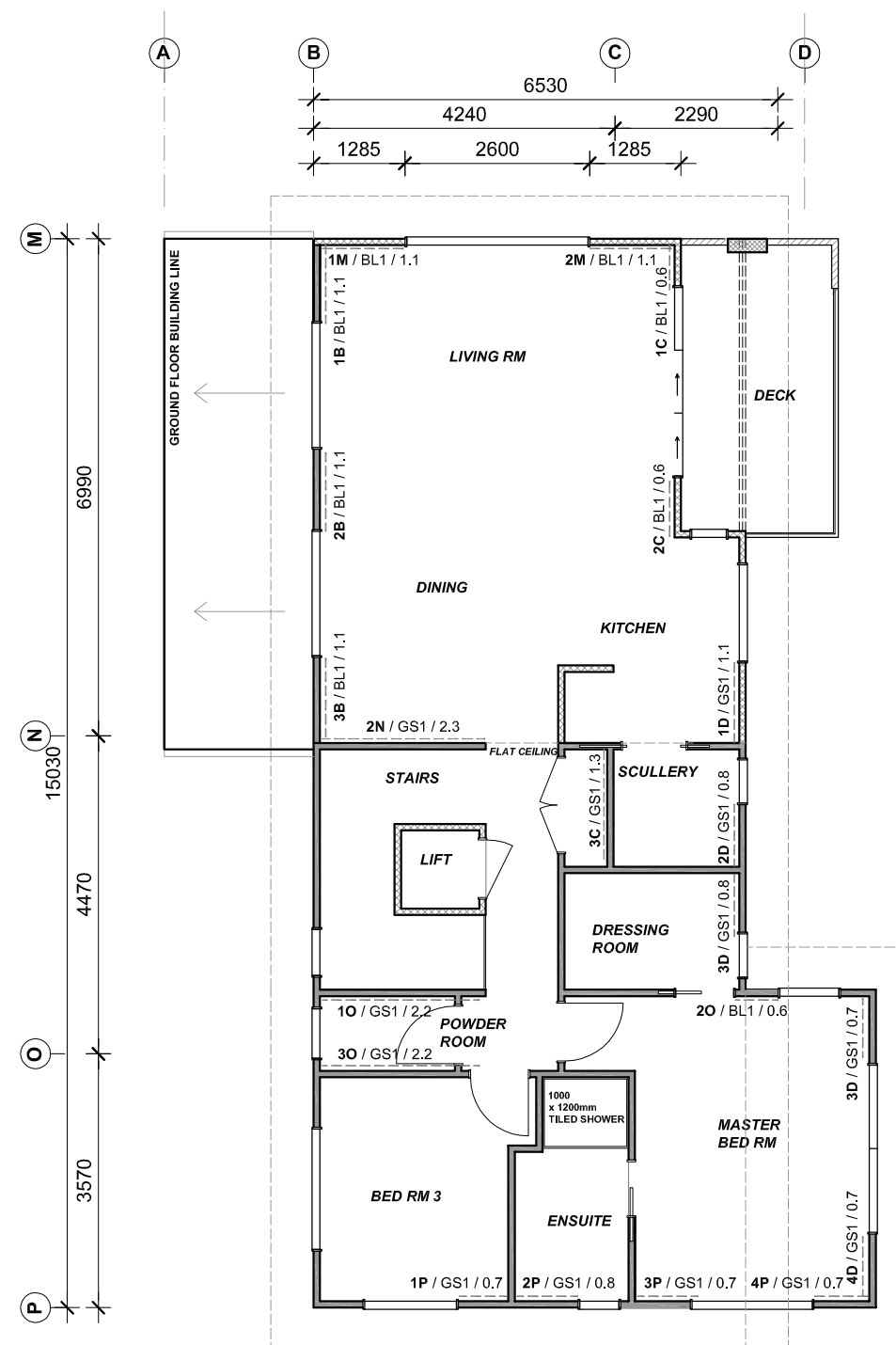
Capital Value: \$1,540,000

Chattels: Cooktop and Oven, Rangehood, Water Filter, Dishwasher, Waste Disposal Unit, Blinds, Drapes, Net Curtains, Fixed Floor Coverings, Light Fittings, Heated Towel Rail x2, Heat Pump x2, Auto Garage Door Opener + 2 Remotes, Solar Panels and Accessories, Shutters, Security Lights

Heavily Reduced to \$1,575,000



GROUND FLOOR BRACING PLAN
SCALE 1:100(A3) TOTAL FLOOR AREA 93m2



UPPER FLOOR BRACING PLAN - FRONT HOUSE
SCALE 1:100(A3) TOTAL FLOOR AREA 88m2

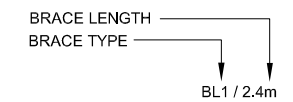
BRACING NOTES:
CEILING - 13mm PLASTER BOARD LINED ON 75x40mm CEILING BATTENS @ 600mm CRS MAX OR RONDO STEEL BATTENS @ 600mm CRS MAX (REFER TRUSS DESIGN FOR FIXING OF RONDO BATTENS)

ALL WALLS TO HAVE DOUBLE TOP PLATES

PANEL HOLD DOWNS
USE M12 BOLTS IN GIB HANDIBRAC AT END STUDS TO NOMINATED BRACING PANELS

REFER ATTACHED BRACING CALCULATION SHEETS AND MANUFACTURERS DETAILS AND SPECIFICATIONS

BRACING KEY:



PLATINUM HOMES (TARANAKI) LTD.,
2 OAKMONT CR, NEW PLYMOUTH : PH 755 2511

DRAWING PRODUCED BY:
TOOLBOX ARCHITECTURE LTD
232c Carrington Street, New Plymouth : P.O.BOX 7127 : PH 021 507 605

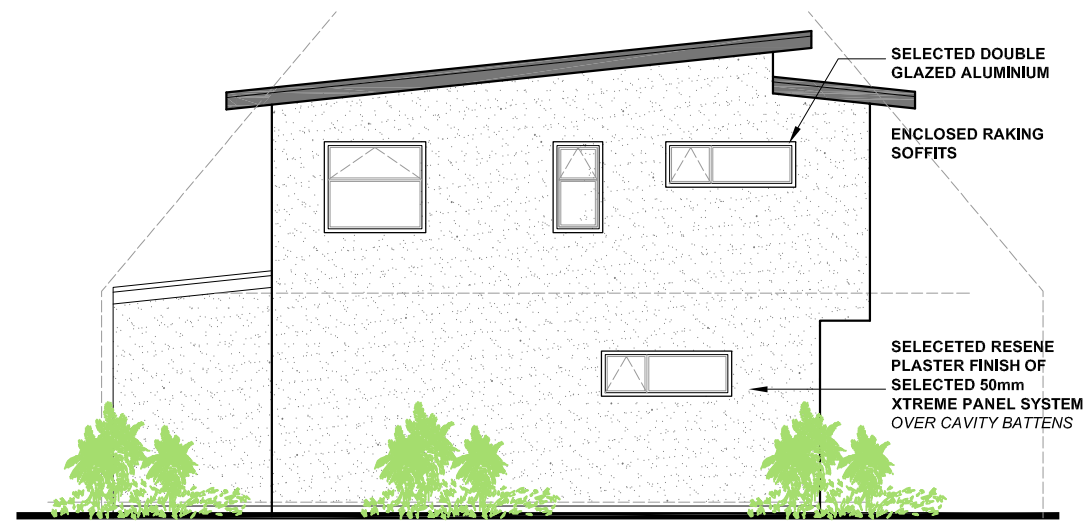
JOB TITLE *PROPOSED RESIDENCE FOR*
MILLEN & CAMERON
TAR298a & TAR299a
AT
15 BULKELEY TEC
NEW PLYMOUTH

DRAWING TITLE

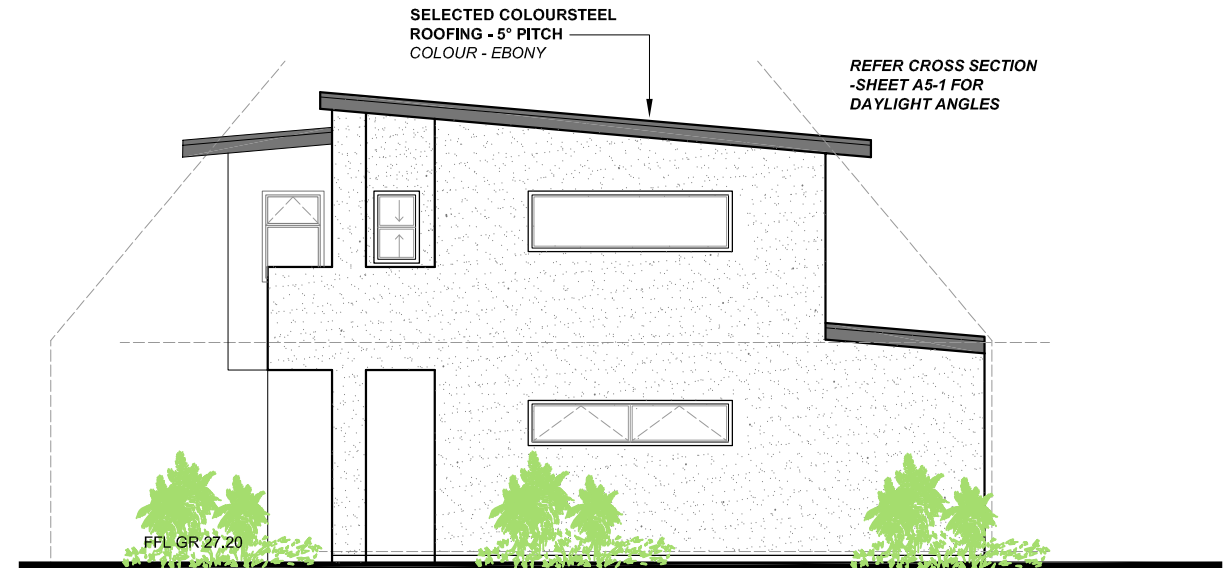
BRACING PLAN

A3 SCALE DRAWING NO. REVISION PRINT DATE
1 : 100 A2-6 FEB 2021

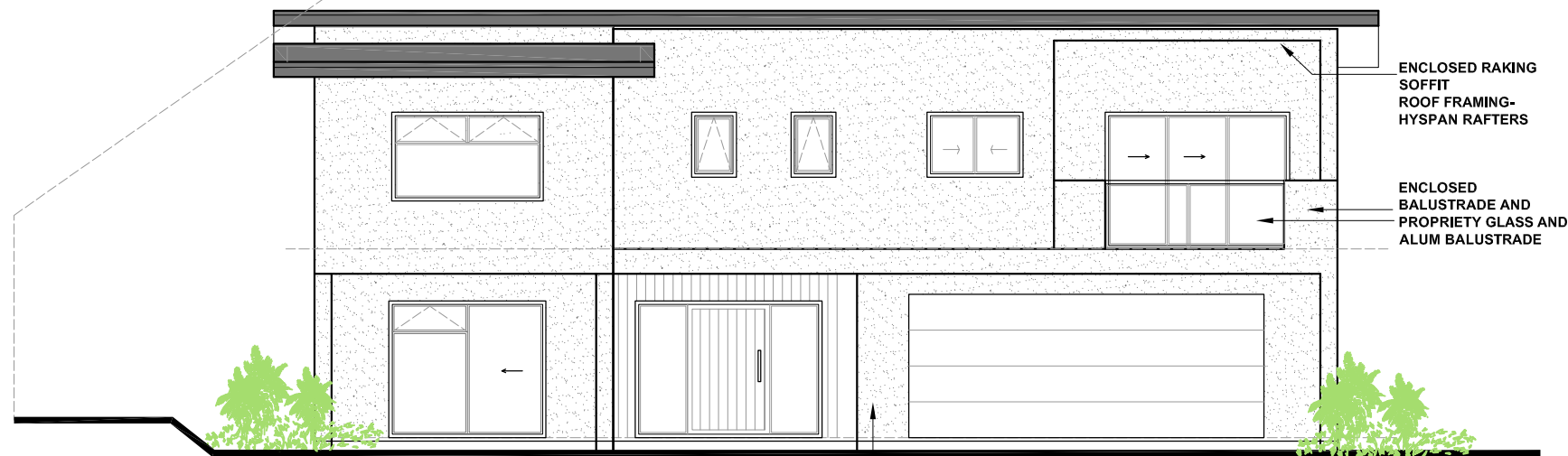
CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE JOB BEFORE COMMENCING ANY WORK. DO NOT SCALE. COPYRIGHT ON THIS DRAWING IS RESERVED.



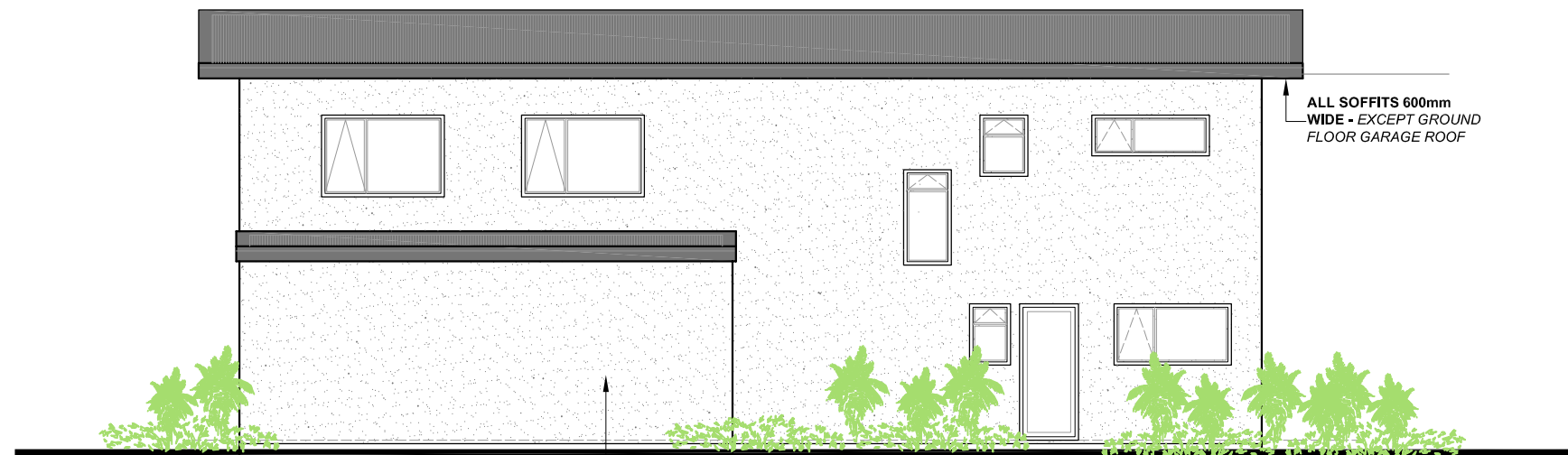
SOUTH ELEVATION
SCALE 1:100(A3)



NORTH ELEVATION
SCALE 1:100(A3)



EAST ELEVATION
SCALE 1:100(A3)



WEST ELEVATION
SCALE 1:100(A3)



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JOB TITLE *PROPOSED RESIDENCE FOR*
MILLEN & CAMERON
TAR298a & TAR299a
AT
15 BULKELEY TEC
NEW PLYMOUTH

DRAWING TITLE

ELEVATIONS

A3 SCALE	DRAWING NO.	REVISION	PRINT DATE
1 : 100	A3-1		FEB 2021

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE JOB
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NPDC CODE COMPLIANCE CERTIFICATE

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Te Kaunihera-ā-Rohe o Ngāmotu

New Plymouth District Council

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

The Building

Street address of building: 15 Bulkeley Terrace NEW PLYMOUTH 4310

Legal description of land where a building is located: Lot 1 DP 7391

Building name: N/A

Location of building within site/block number: *As per approved plans*

Level/unit number: N/A

Current, lawfully established, use: Residential

Year first constructed: 2021

The Owner

Name of owner: Robert Millen

Owner mailing address: 15 Bulkeley Terrace NEW PLYMOUTH 4310

Phone No (Landline): N/A

Phone No (Mobile): 027 485 0466

Daytime: 027 485 0466

After hours: 027 485 0466

Email address: millen@xtra.co.nz

Facsimile No: N/A

Website: N/A

First point of contact for communications with the building consent authority:

Platinum Homes Taranaki

Contact person: Marc Bartling

Mailing address: PO Box 148, Taranaki Mail Centre, NEW PLYMOUTH 4340

Phone No (Landline): (06) 757 4667

Phone No (Mobile): 021 241 6001

Daytime: (06) 757 4667

After hours: 021 241 6001

Email address: jagnz@platinumhomes.co.nz

Facsimile No: N/A

Building Work

Building consent number: BC21/128294

Description of work: Three bedroom, two story dwelling with attached double garage

Issued by: New Plymouth District Council

Code of 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.



Anne Foot

Building Support Services Officer

On behalf of: New Plymouth District Council

Date issued: 8 March 2023



BULTIN 10 YEAR BUILDERS GUARANTEE

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21/6/21

Front

BULTIN

10 YEAR BUILDERS GUARANTEE

CERTIFICATE OF GUARANTEE

New Home

**CERTIFICATE ATTACHING TO AND FORMING PART OF
GUARANTEE NUMBER: BBG50831**

Name of Building Owner:

Robert Millen
Annette Cameron

Name of Builder:

JAG Construction NZ Limited
T/A Platinum Homes - Taranaki

Site of Building Work:

15 Bulkeley Terrace (Front House)
New Plymouth

Contract Value:

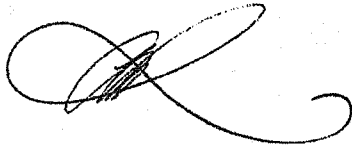
\$587,000

Period of Guarantee:

From: 23 March 2021
To: 23 March 2031

Executed as a deed on 23 March 2021

Signed by **SOPAC** by its duly authorised agent Bultin New Zealand Limited by:



K L Rickard
Director

PEACE OF MIND, GUARANTEED

BUILTIN
10 YEAR BUILDERS
GUARANTEE

Building a new home or making alterations is one of the biggest investments you'll ever make, and if anything goes wrong it could be the most costly too.

The Building Act and Consumer Guarantees Act both include protection for consumers when undertaking building work. However, if the building company you've chosen goes bust, or something happens to your builder, this legislative protection is of no value whatsoever.

That's why it makes sense to reduce your risk by having an independently-insured guarantee, just in case something does go wrong.

The policy is transferrable, which means it also protects future owners, making it a more attractive investment if you decide to sell.

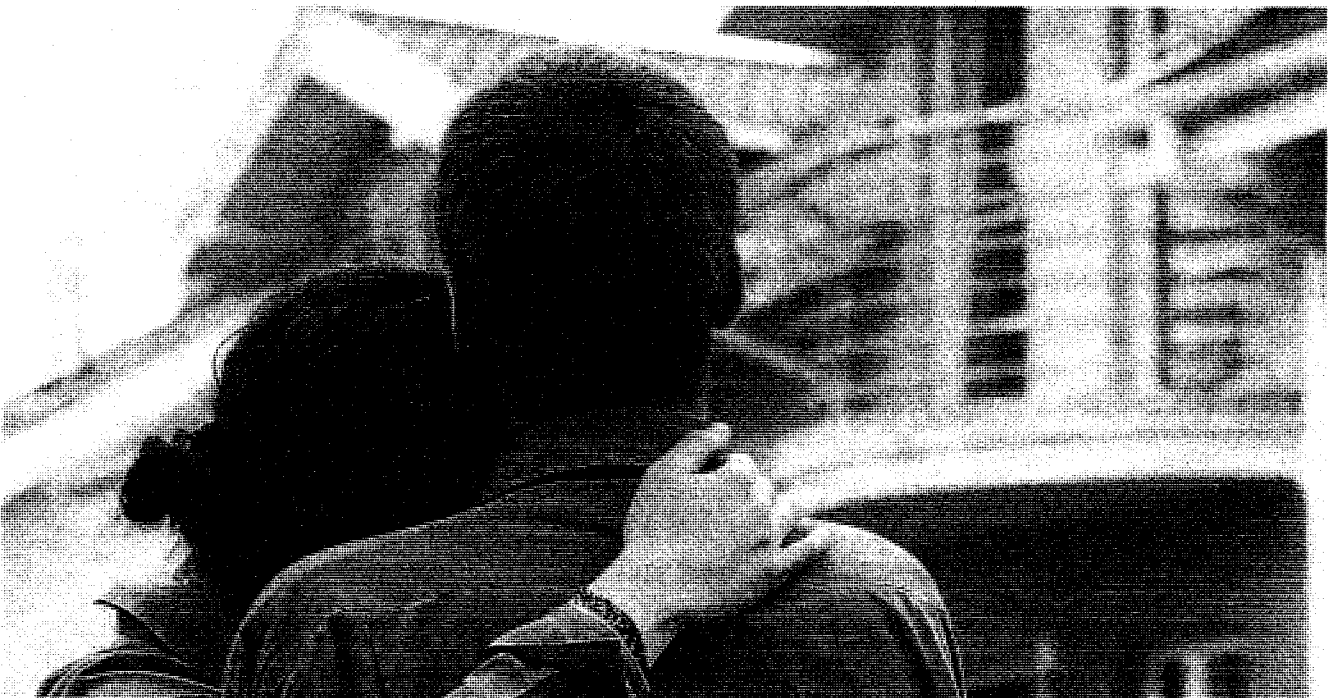
HOMEOOWNER BENEFITS

A BuiltIn Guarantee protects your deposit and ensures that if your chosen builder can't complete the job the insurer will find someone to finish it, and cover the extra costs to do so. The guarantee also covers the repair of defects.

**PROTECTS
DEPOSIT**

**GUARANTEES
COMPLETION**

**FIXES
DEFECTS**



WHAT'S COVERED?

The Guarantee covers residential new homes, alterations and additions.

WHAT'S THE COST?

The fee is based on the value of your building work.

Compared to the cost of losing your deposit, having to find the extra money to complete your home, or fix major defects, the cost of an independent guarantee is very affordable.

Ask your BuiltIn Accredited Builder to include it in their quote.

ABOUT BUILTIN

The team at BuiltIn have operated exclusively in the building sector for more than 20 years and are experts in the provision of builders guarantees and insurance for construction.

In respect of this guarantee BuiltIn act for SOPAC pursuant to the terms of a Binding Agreement and administer the Guarantee on their behalf.

BuiltIn is a registered financial adviser, FSP569487, regulated by the Financial Markets Authority.

BuiltIn participates in the Insurance & Financial Services Ombudsman programme for dispute resolution, a service which is free for customers.

ADDITIONAL BENEFITS

Improves
attractiveness of
the home for resale

**TRANSFERRABLE
TO NEXT OWNER**

Up to 26 weeks
while defects are
fixed

**ALTERNATIVE
ACCOMODATION**

Many banks now
require a guarantee
as a condition of
lending

**MEET LENDER
REQUIREMENTS**

HOW TO APPLY

Your BuiltIn Accredited Builder will apply for the Guarantee on your behalf. The application must be signed by both the builder & homeowner then submitted to BuiltIn for approval.

BUILTIN

10 YEAR BUILDERS GUARANTEE

UNDERWRITTEN BY SOUTHERN PACIFIC INSURANCE CORPORATION

- ✓ Established in 2003
- ✓ Net assets in 2018 in excess of USD43m (NZD67m)
- ✓ Specialist in construction bonds and guarantees, with customers worldwide
- ✓ Operates under the jurisdiction of the US National Association of Insurance Commissioners, NAIC number 15659

Please note: Your builder must be BuiltIn Accredited before they can apply for a guarantee (you can ask to see their Certificate of Eligibility or contact BuiltIn). Your Guarantee may not be in place until you receive a Certificate of Guarantee from BuiltIn.



PLATINUM HOMES

Schedule of Specification

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Schedule of Specification - Elevator Series

To be read in conjunction with the plans and "Alterations to schedule of specification of standard plan" as attached hereto - March 2022.

Exterior

Exterior cladding	Resene Extreme Plaster Cladding System guaranteed for 15 years Hardies soffits
Roofing type	Colour steel Iron Roof (price variances may apply) Rated to high wind zone. 50 year guarantee. 25deg pitch - check plan
Exterior joinery	Fairview Aluminium doors and windows. Double Glazed. Venting sash handles, colour matched hardware, pre-primed timber liners. Rated to very high wind zone. Sliding/Stacker doors with D-Pull Key/Key locking handles inside and out.
Front door	4 Panel powder coated aluminium. (7 year guarantee). Front entry Monaco or Boston Gripset with dead lock.
Glass	Mistlite- Toilet, bathroom & rear hinged door. All remaining glass clear.
Fascia & spouting	Colorsteel spouting. Timber fascia. BRANZ appraised, triple star rated, Coloured PVC Downpipes.
Finishing timber	Paint quality
Garage door	Horizontal ribbed or pressed panel colorsteel (4.8m - see plan) wood grain finish sectional door with auto & 2 remotes. (5 year warranty, door and opener)

Interior

Floor	Rib-Raft concrete
Interior lining	10mm Gib Board (stopped to wallpaper or paint finish) Gib Living approved. Aqualine to wet areas.
Interior doors	Paint quality U-groove MDF Doors c/w satin chrome lever handles. (Miles Nelson) Paint quality frames. Door stops.
Skirtings	Paint quality finger jointed single bevel pine 60mm skirting.
Architraves	Paint quality 40mm architraves around doors & windows.
Scotia	55mm Gib Cove
Ceilings	13mm Gib Board taped and stopped. Flat paint finish.
Insulation	Ceilings & exterior walls (living & garage), Bradford Gold (lifetime warranty)
Decorating	Paint or paint & wallpaper - Paper from selected range to living areas - random hung (up to 3 papers) or Paint Finish.
Balustrades and handrails	

Electrical

Lights - recess	As per plan. LED Lights to all areas apart from the bathroom fan light 1 exterior sensor double spot, 2x2 way switching
Power Points	As per plan - Iconic series switchgear.
TV Plug	2 TV points, 1 Sky
Heated towel warmer racks	1 x bathroom & ensuite - concealed connection
Fan light	Bathroom & Ensuite has a fan light over each shower
Hot water cylinder	180 litre mains pressure
Telephone	3 x telephone jacks
Smoke detectors	2 x hardwired

Service rooms

Kitchen units & appliances	Formica/Laminex or WilsonArt laminate bench tops 50mm pencil rolled front edges and square edges on the ends (minimum 5 year laminator's guarantee).
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Thermoformed doors and drawer fronts. Cabinets lined with white HK White, Natural Melamine. 2 x 15L pull-out waste base mounted bins.

Pantry, (cnr pantry has bifold doors) Bi-fold systems for corner units are 'Hettich' systems, 'Hettich Innotech' soft closing draws, stainless steel sink insert with 1¼ sink bowls and drainer, top mounted with 1 basket waste, Methven Blaze single lever sink mixer, chrome - ceramic disc. (lifetime guarantee).

Scullery Standard fitout is HK White Natural open shelving with HK White Melamine 25mm Top, if the plan has a sink the benchtop changes to 38mm Laminate.

Smeg SFPA6300X Pyrolytic stainless oven

Smeg SI7643B Touch Control induction cook top

Smeg DWA6314X2 Dishwasher

Smeg STB90LEDSS Canopy Rangehood

Glass or Tile Splashback (750H x 900W)

GAWD34 Waste Disposal with air pressure switch.

Shower(s)

Rhine acrylic shower enclosure, easy clean waste, moulded soap recess, pivot door with clear safety glass and aluminium frame, Methven Waipori Aurajet (can save up to 40% on water and energy usage) chrome sliding shower rail and mixer. Rifeng or similar piping to hot & cold.

Bath

Newtech Indus 1500 Bath, tiled splashback, Methven Blaze single lever chrome mixer & spout/combo unit.

Vanity unit(s)

Newtech Brookfield Hung Vanity, white or woodgrain, china or stonecast top, fitted mirror to 1000mm high, tiled splashback, Methven Blaze single lever ceramic disc flickmixer.

Toilet(s)

Newtech Sorano Rimless Toilet Suite Wall Faced suite - white vitreous china. Quick release detachable softclose seat. Newtech Quadro toilet roll holder(s).

Wardrobes

Custom designed wardrobe system. Heavy duty vinyl coated ventilated shelving, 25 year guarantee. Painted, walk-in is wallpapered or painted.

Garage & laundry

Lined, Gib cove, painted.

Aquatica laundratubbie. Space for 5K washing machine.

General

- **Contract Works Insurance underwritten by NZI**
During the period of construction
- **Registered Master Builders 10 Year Guarantee**
- 60 day maintenance period and 12 month defect warranty
- Kiln dried and treated wall framing 90 x 45 with 2 rows nogs and top plate
- Connection of Services - Power to 20m, water to 15m
- Two exterior hose taps
- Internal & external builders-clean on completion
- Colour consultancy, kitchen design consultancy

Signed

Date





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 **1067914**
Land Registration District **Taranaki**
Date Issued 25 August 2022

Prior References
TNG2/986

Estate Fee Simple
Area 219 square metres more or less
Legal Description Lot 1 Deposited Plan 577956

Registered Owners

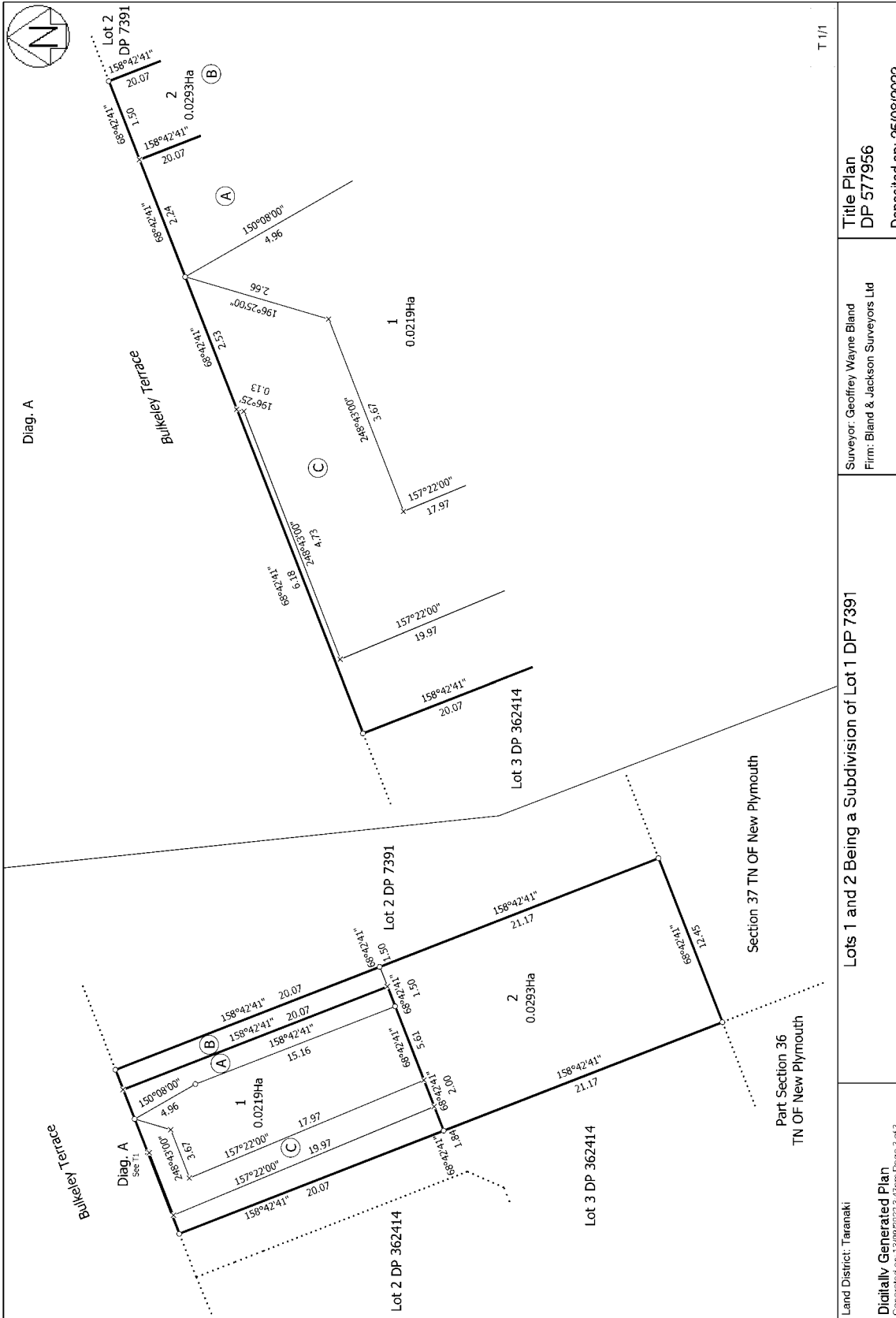
Annette Nancy Cameron as to a 1/2 share
Robert Lindsay Millen as to a 1/2 share

Interests

Subject to a right of way, right to convey water, electricity, gas and telecommunications and right to drain water over part marked A and right to drain sewage over part marked C, all on DP 577956 created by Easement Instrument 12513009.3 - 25.8.2022 at 8:34 am

Appurtenant hereto is a right of way, right to drain water, right to convey electricity, gas and telecommunications created by Easement Instrument 12513009.3 - 25.8.2022 at 8:34 am

Some of the easements created by Easement Instrument 12513009.3 are subject to Section 243 (a) Resource Management Act 1991 (See DP 577956)



T 1/1

Surveyor: Geoffrey Wayne Bland
Firm: Bland & Jackson Surveyors Ltd

Lots 1 and 2 Being a Subdivision of Lot 1 DP 7391

Land District: Taranaki
Digitally Generated Plan
Generated on: 12/09/2022 3:47 pm Page 3 of 3

Title Plan
DP 577956
Deposited on: 25/08/2022

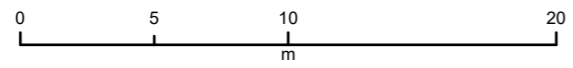


AERIAL MAP

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



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

- Asking Price \$1,575,000

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:



Robert Angus AREINZ
Licensed Real Estate Agent (REA 2008)

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O 06 758 2484

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