



INFORMATION MEMORANDUM

29 Washer Road, Omata
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



29 Washer Road, Omata, New Plymouth

- Central location to New Plymouth, Oakura and Okato shopping, handy to Okurukuru Winery and a few minutes walk to the beach.
- Nearby schools include: Omata School, Green School, Spotswood College and Spotswood Primary.



PHOTO GALLERY

Web reference:
robertangus.co.nz/85480

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Gallery



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SUNRISES AND SUNSETS – Contemporary Luxury

29 Washer Road

Nestled in a private, tranquil setting, this brand-new designer home offers the ultimate in modern luxury and sophisticated living. Situated within the exclusive Tapuae Country Estate, just moments away from nature's beauty and recreational amenities, you'll experience the perfect blend of seclusion and accessibility. The thoughtfully designed home features spacious, open plan living that effortlessly connects with expansive outdoor decks, perfect for alfresco dining or simply soaking in the views. The designer kitchen is a culinary masterpiece, featuring high-end finishes and a separate scullery with wine fridge for added convenience. This sleek space flows into the living and dining areas, ideal for entertaining guests or relaxing with family.

The home's three light filled bedrooms provide the utmost comfort, with the master suite standing as a true retreat. It includes a lavish ensuite with luxurious fittings and a walk-in robe, offering both privacy and convenience. For additional relaxation and entertainment, a dedicated media room awaits, providing a perfect environment for movie nights or quiet downtime. One of the home's standout features is the breathtaking panoramic views. Whether it's the serene ocean, the picturesque nearby winery, or the majestic Kaitake and Pouakai Ranges, you'll find it hard to take your eyes off the stunning natural beauty that surrounds you. The awe-inspiring sight of Mount Taranaki adds an extra layer of majesty to the landscape.

Set on an expansive plot, this home is more than just a residence—it's a sanctuary. Beyond the home, Tapuae Country Estate provides exceptional amenities, including a private lake, extensive manicured bush walks, tennis courts and pavilion function space, as well as exclusive access to a tranquil sandy beach. Whether you're enjoying a leisurely stroll around the lake or playing a match on the tennis court, the estate offers the perfect backdrop for a relaxed, active lifestyle. In addition, the property features a three-car internal access garage, ensuring plenty of storage space for vehicles, outdoor gear, or a hobby workshop.

With its impeccable architecture by Kyle Ramsay, design, luxurious features and unmatched location, this home is a rare opportunity to own a slice of paradise in one of the most sought-after, private estates in the region. An Information Memorandum is available to download online.

Contact Details



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Property Information

Record of Title:	342937	Freehold
Legal Description:	Lot 21, DP 385658	
Floor Area:	360sqm	
Land Area:	4138sqm	
Bedrooms:	3	
Bathrooms:	2	
Rates:	\$4,440.60 p/a	
Garaging:	3-car	
Improvements:	\$1,200,000	
Land Value:	\$1,000,000	
Capital Value:	\$2,200,000	
Chattels:	Cooktop, Dual Wall Oven, Rangehood, Single Drawer Dishwasher x2, Water Filter, Extractor Fan, Fixed Floor Coverings, Light Fittings, Heated Towel Rail x2, Central Heating System, Woodburner Auto Garage Door Opener x2 + 2 Remotes	
Website reference:	robertangus.co.nz/85480	

\$2,500,000



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 342937
Land Registration District Taranaki
Date Issued 29 July 2008

Prior References
TNL2/691

Estate Fee Simple
Area 4138 square metres more or less
Legal Description Lot 21 Deposited Plan 385658
Registered Owners
Fast Fox limited

Estate Fee Simple - 1/30 share
Area 56.0513 hectares more or less
Legal Description Lot 31 Deposited Plan 385658
Registered Owners
Fast Fox limited

Estate Fee Simple - 1/30 share
Area 1.5685 hectares more or less
Legal Description Lot 32 Deposited Plan 385658
Registered Owners
Fast Fox limited

Interests

Subject to a right of way over part marked A on DP 385658 created by Transfer 125951

The easements created by Transfer 125951 are subject to Section 37 (1) (a) Counties Amendment Act 1961

171536 Certificate declaring State Highway 45 adjoining the within land to be a Limited Access Road - 26.9.1969 at 10.22 am

475907.4 Esplanade Strip Instrument pursuant to Section 232 Resource Management Act 1991 - produced 15.12.2000 at 12.50 pm and entered 20.2.2001 at 9.00 am (Affects Lot 32 DP 385658)

7890638.2 Variation of Esplanade Strip 475907.4 pursuant to Section 234(7) Resource Management Act 1991 - 29.7.2008 at 9:00 am

Subject to Section 241(2) Resource Management Act 1991 (affects DP 385658)

7890638.25 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 29.7.2008 at 9:00 am (Affects Lot 21 DP 385658)

7890638.35 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 29.7.2008 at 9:00 am

7890638.36 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 29.7.2008 at 9:00 am (Affects Lot 31 DP 385658)

Subject to a right to convey electricity in gross over parts marked B,C,D,E,G,J,K,M,R,S,T,U & W on DP 385658 in favour of Powerco Limited created by Easement Instrument 7890638.37 - 29.7.2008 at 9:00 am

The easement created by Easement Instrument 7890638.37 is subject to Section 243 (a) Resource Management Act 1991

Subject to a right to convey telecommunications and computer media in gross over parts marked

B,C,D,E,G,H,J,L,M,R,S,U,V,W,X, Y & Z on DP 385658 in favour of Telecom New Zealand Limited created by Easement Instrument 7890638.38 - 29.7.2008 at 9:00 am

The easements created by Easement Instrument 7890638.38 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to drain water in gross over parts marked AP,AR,AQ,AS,AT & AU on DP 385658 in favour of New Plymouth District Council created by Easement Instrument 7890638.39 - 29.7.2008 at 9:00 am

The easement created by Easement Instrument 7890638.39 is subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right to convey water and electricity created by Easement Instrument 7890638.40 - 29.7.2008 at 9:00 am

The easements created by Easement Instrument 7890638.40 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Transfer 7890638.41 - 29.7.2008 at 9:00 am

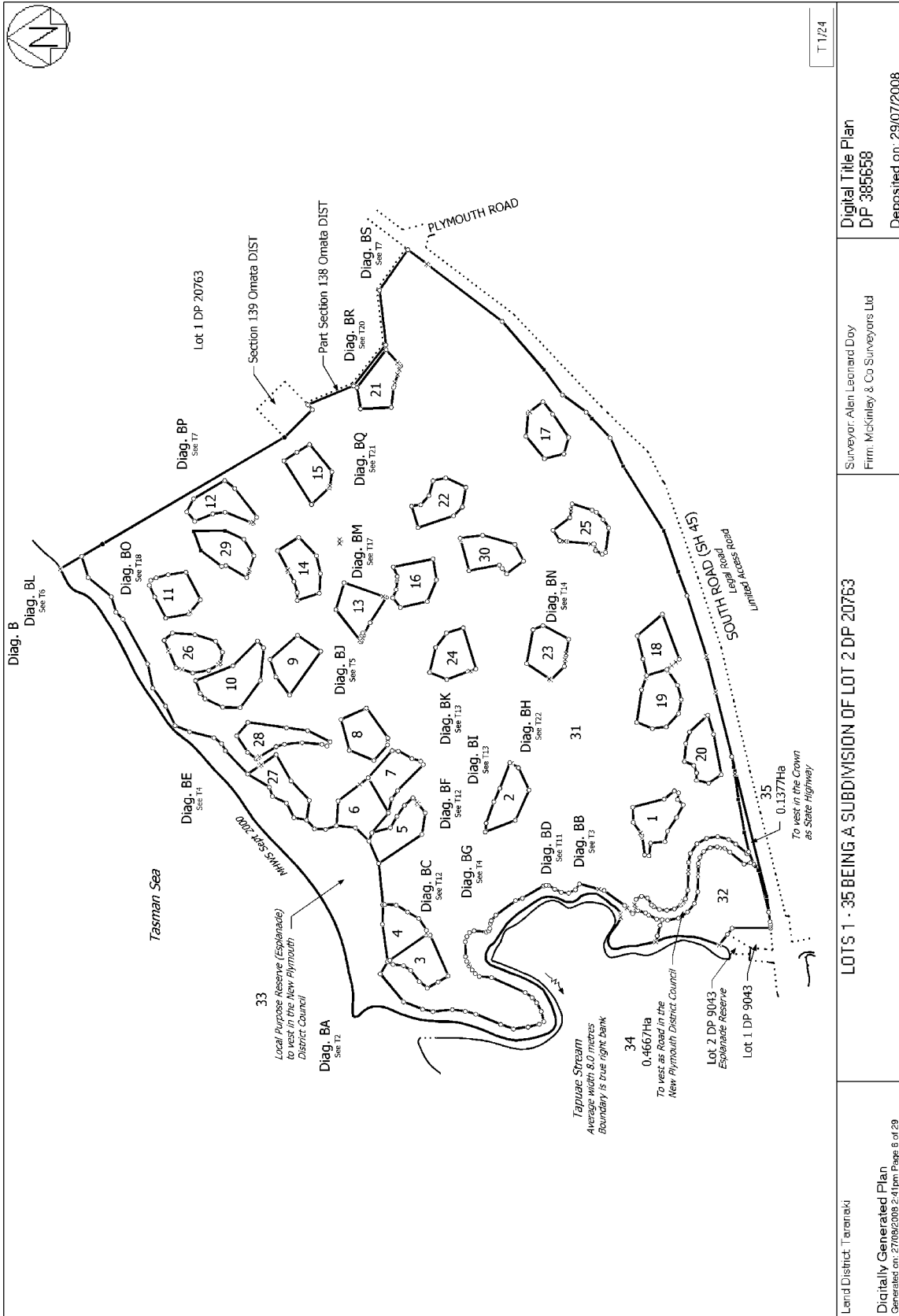
Fencing Covenant in Transfer 7890638.41 - 29.7.2008 at 9:00 am

7890638.42 Encumbrance to Tapuae Country Estate Limited - 29.7.2008 at 9:00 am

7963146.2 Lease of 1/30th share in Lots 31-32 Deposited Plan 385658 Term 50 years from the 1st day of August 2008 (renewal clause) Composite CT 452058 issued. - 24.10.2008 at 3:51 pm

7963146.3 Variation of Lease 7963146.2 - 24.10.2008 at 3:51 pm

12730679.1 Mortgage to Squirrel P2P Trustee Limited - 16.5.2023 at 12:02 pm



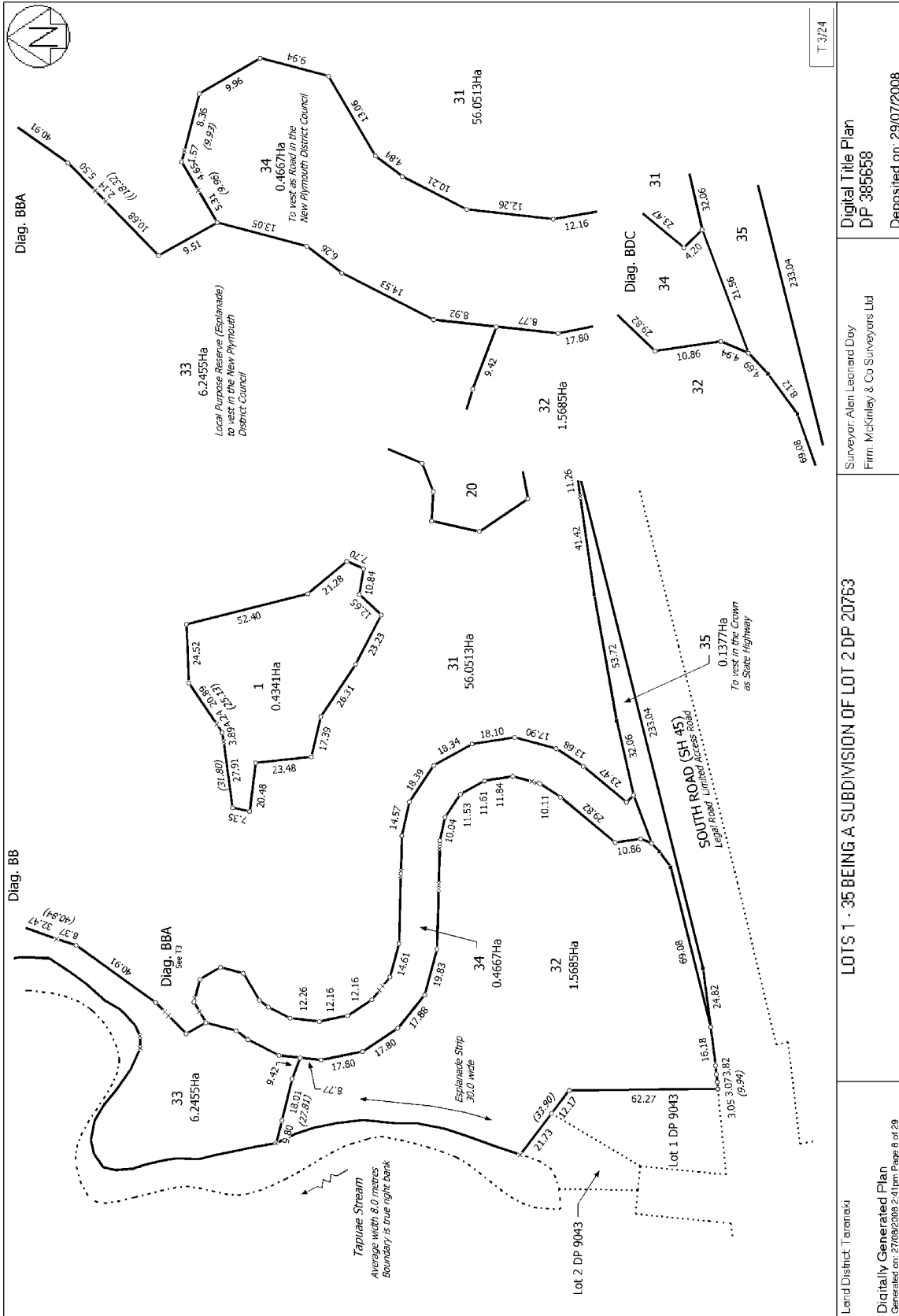
T 1/24

Surveyor: Alan Leonard Doy
 Firm: McKinlay & Co Surveyors Ltd
 Deposited on: 29/07/2008

Digital Title Plan
 DP 385658

LOTS 1 - 35 BEING A SUBDIVISION OF LOT 2 DP 20763

Land District: Taranaki
 Digitally Generated Plan
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T 3/24

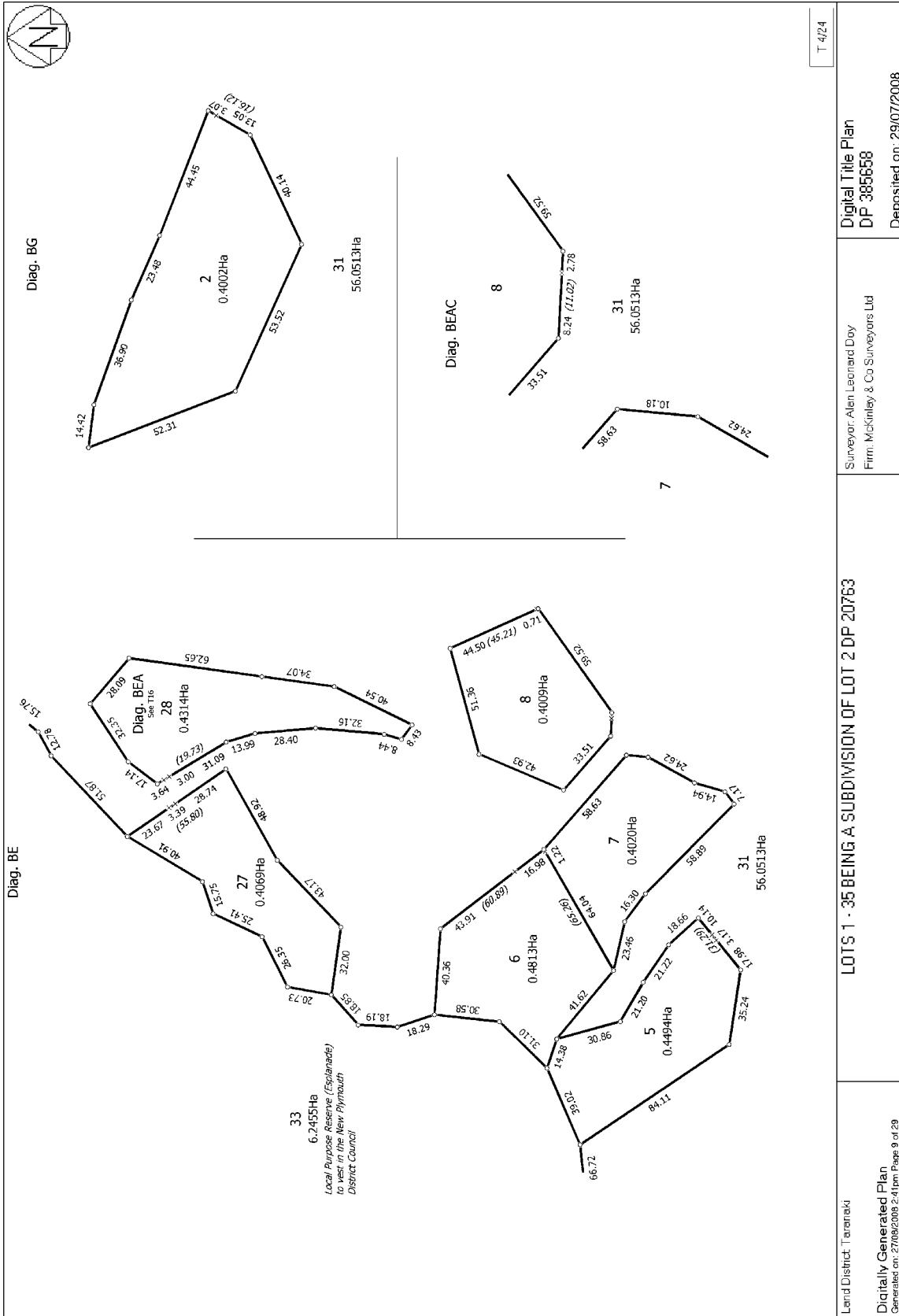
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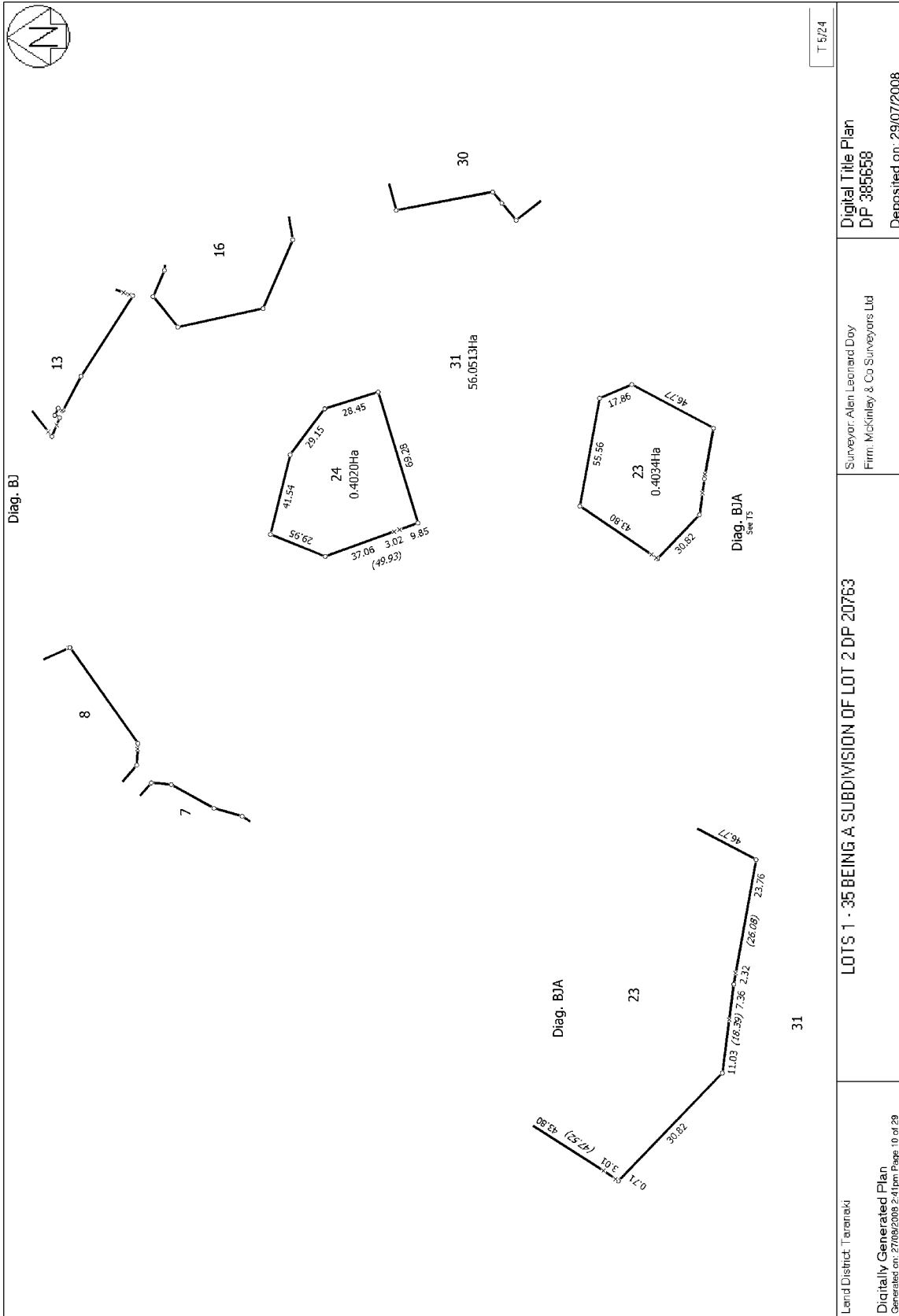
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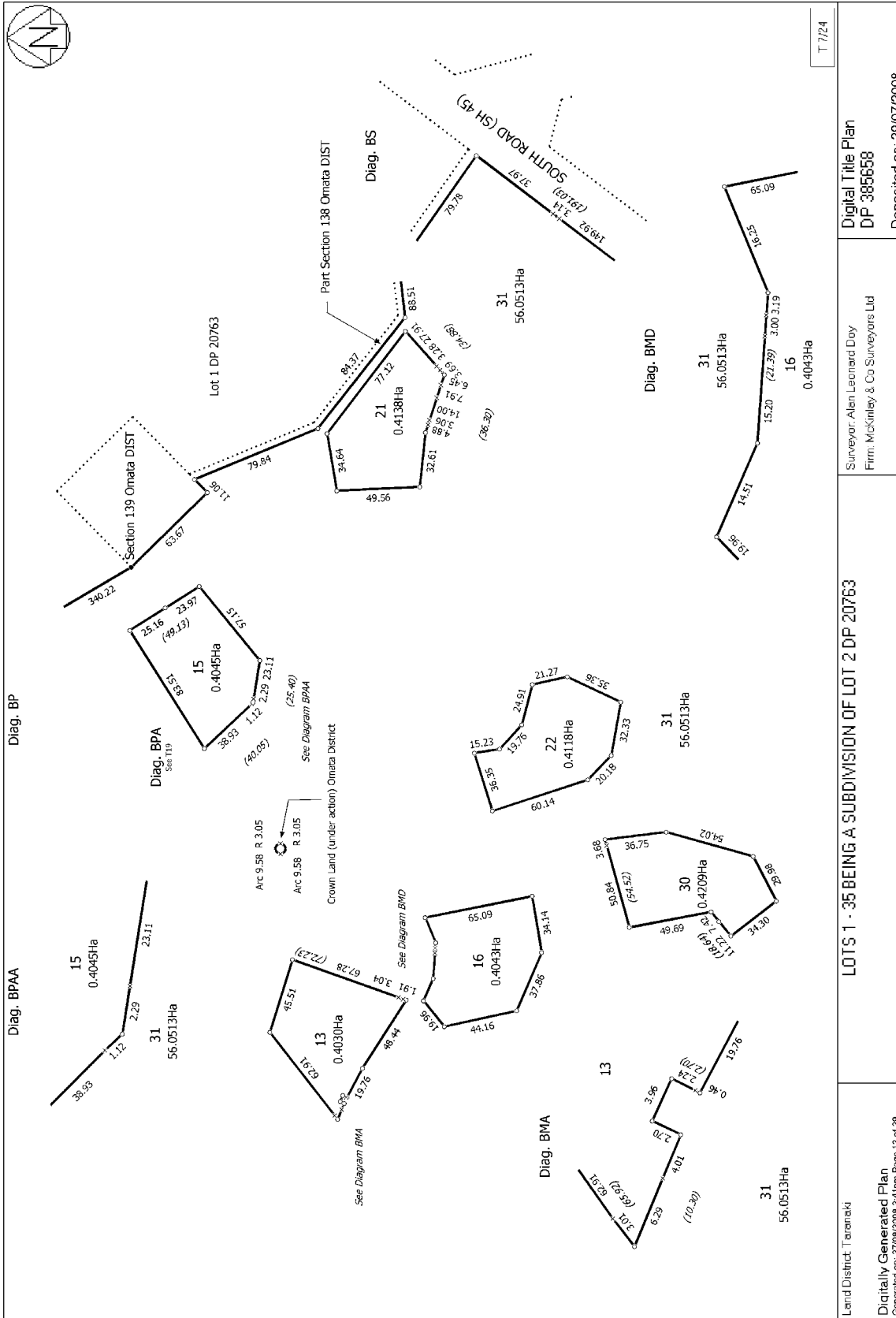
LOTS 1 - 35 BEING A SUBDIVISION OF LOT 2 DP 20763

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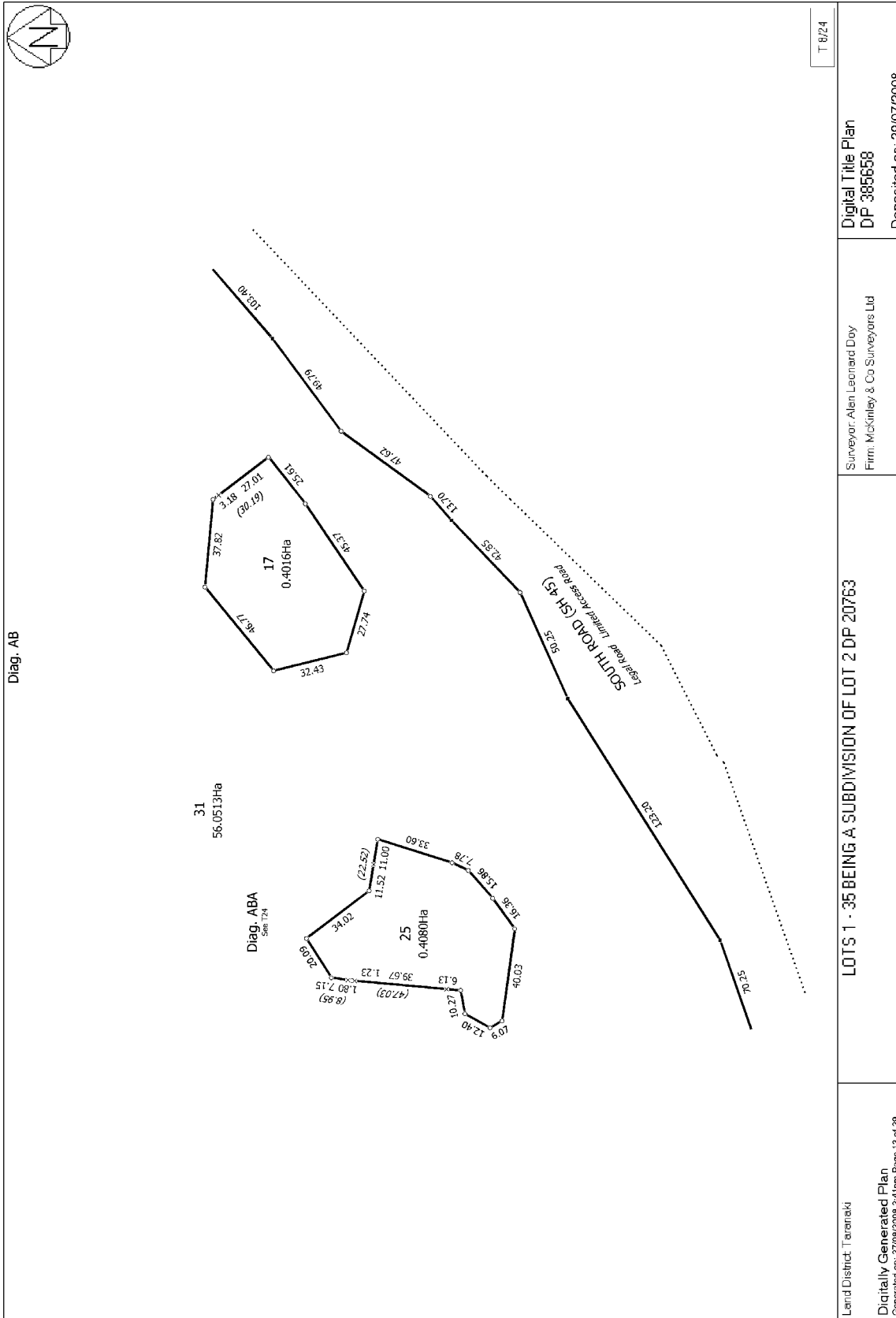






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Land District: Taranaki	Diag. BPA	Diag. BMA	Diag. BMD	Diag. BSA	Diag. BAA	Diag. BP
Digitally Generated Plan Generated on: 27/09/2008 2:41pm Page 12 of 29	LOTS 1 - 35 BEING A SUBDIVISION OF LOT 2 DP 20763					Lot 1 DP 20763
Surveyor: Alan Leonard Doy Firm: McKinley & Co Surveyors Ltd	Digital Title Plan DP 385658					Deposited on: 29/07/2008



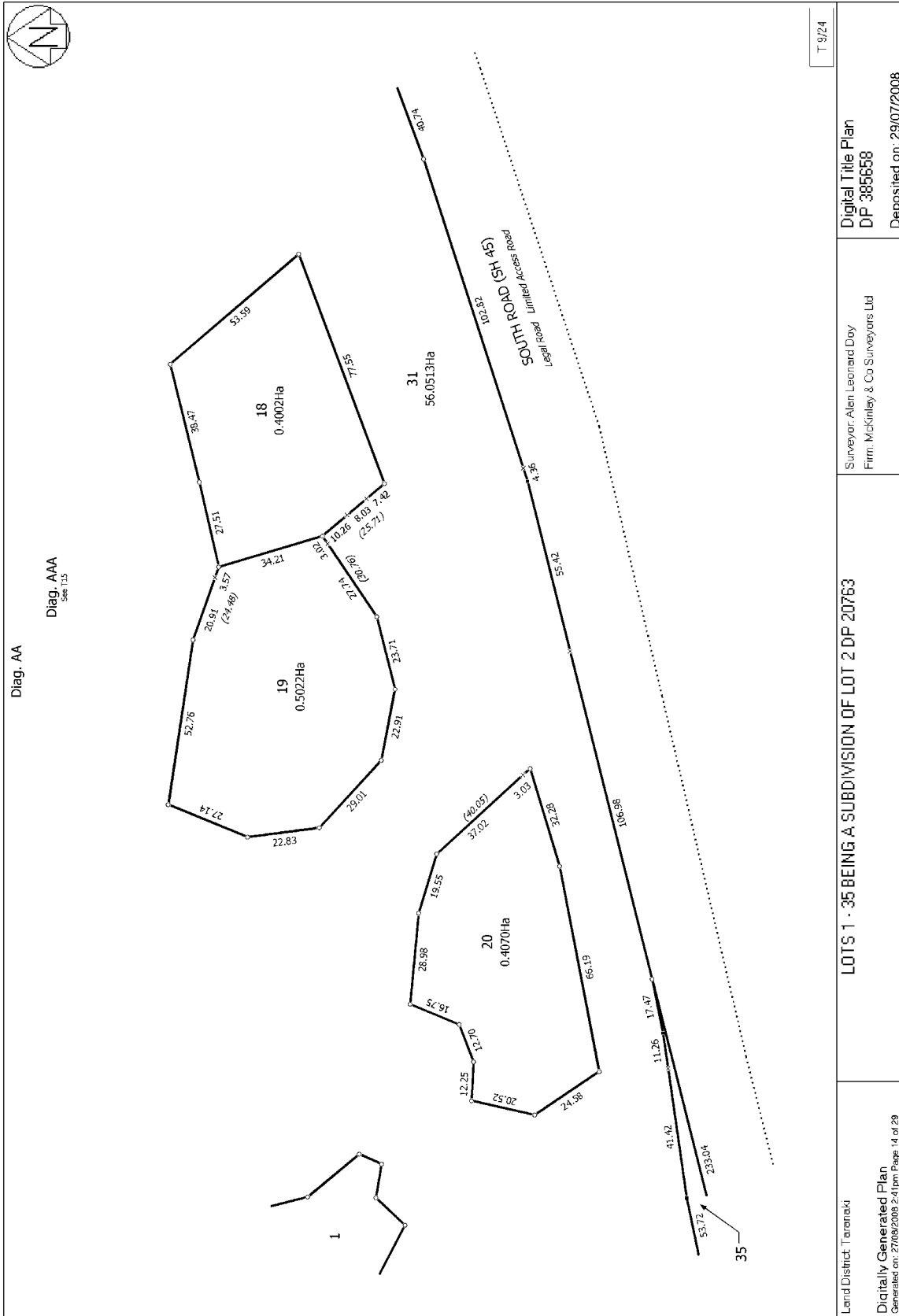
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 Firm: McKinley & Co Surveyors Ltd

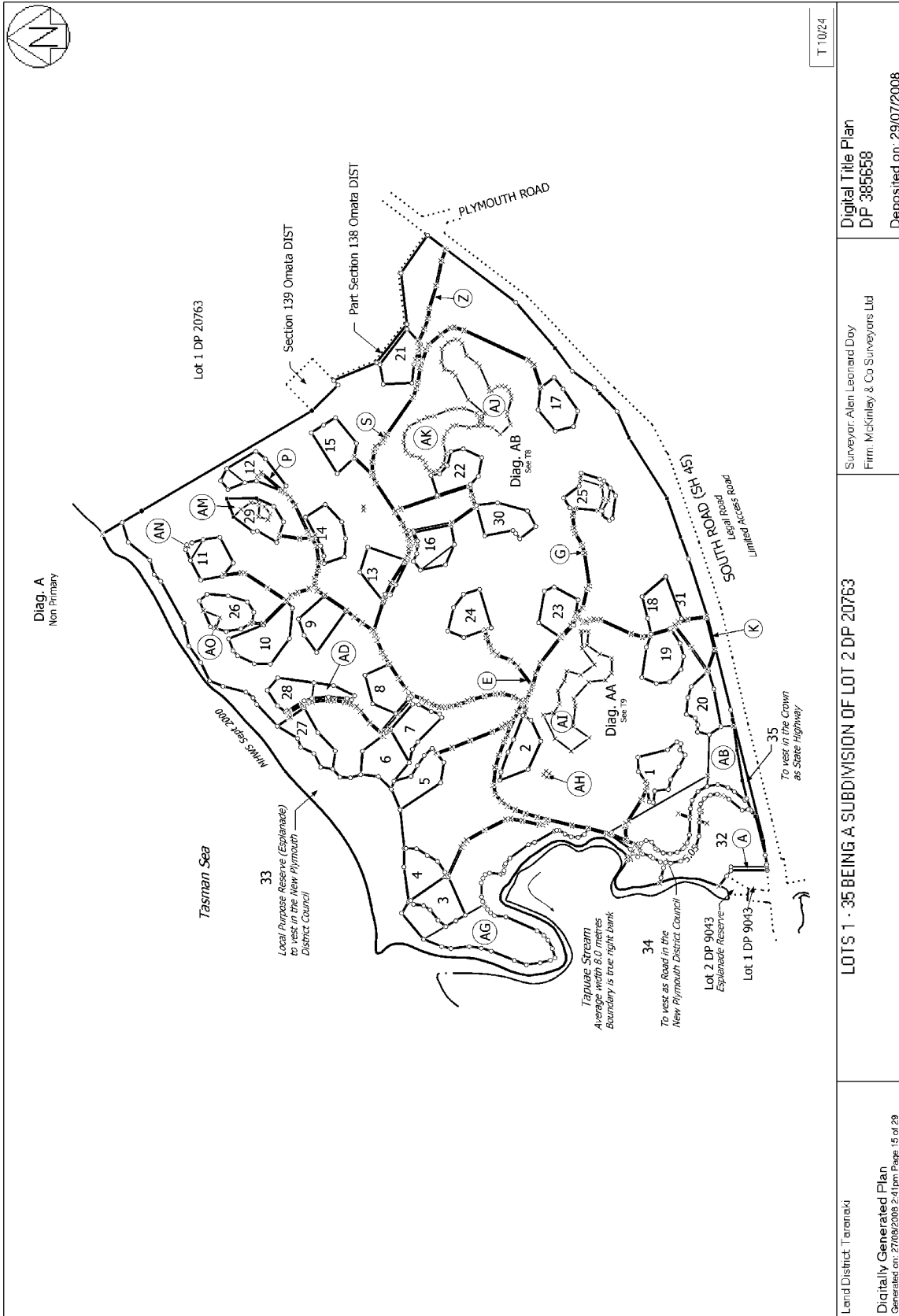
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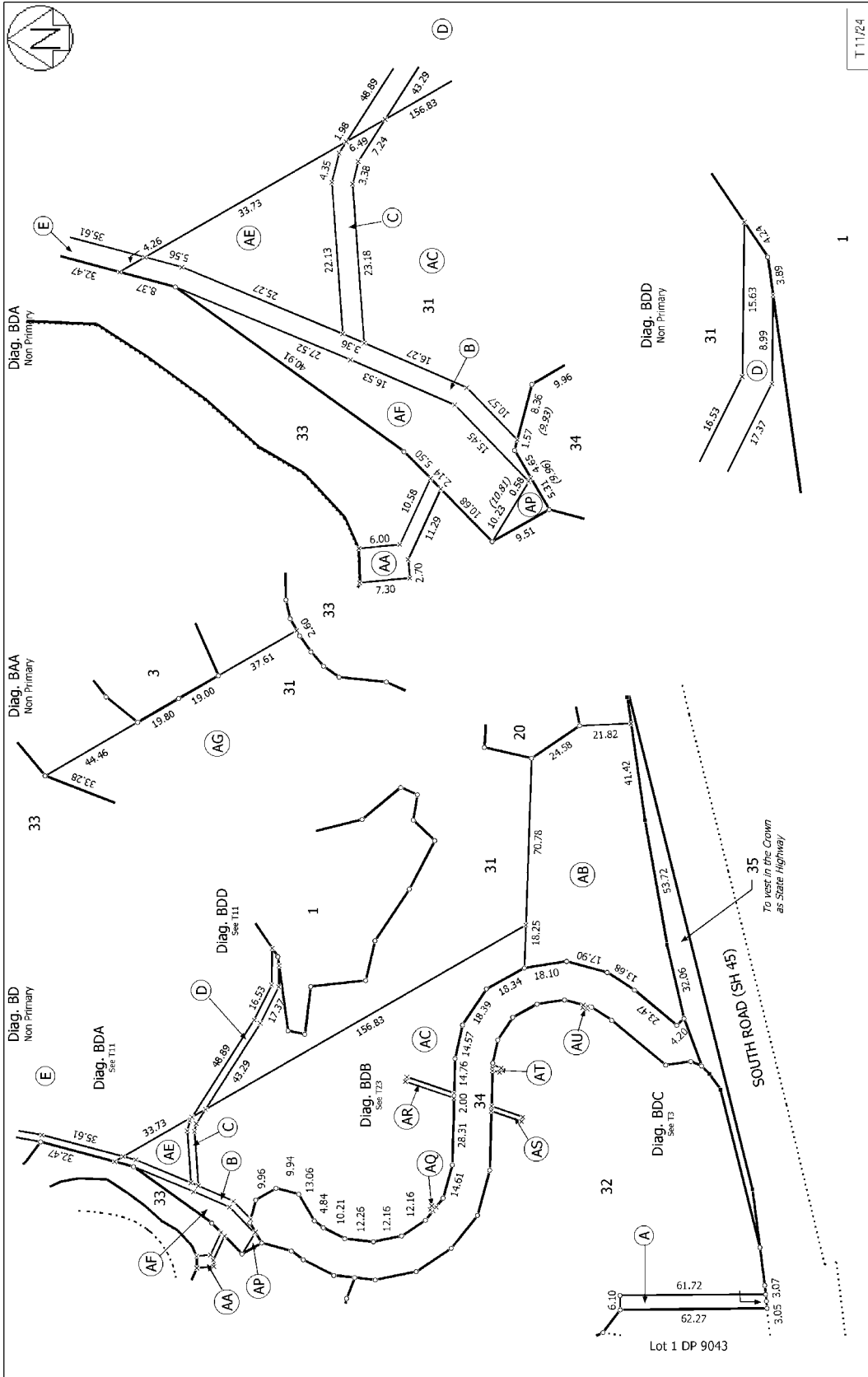
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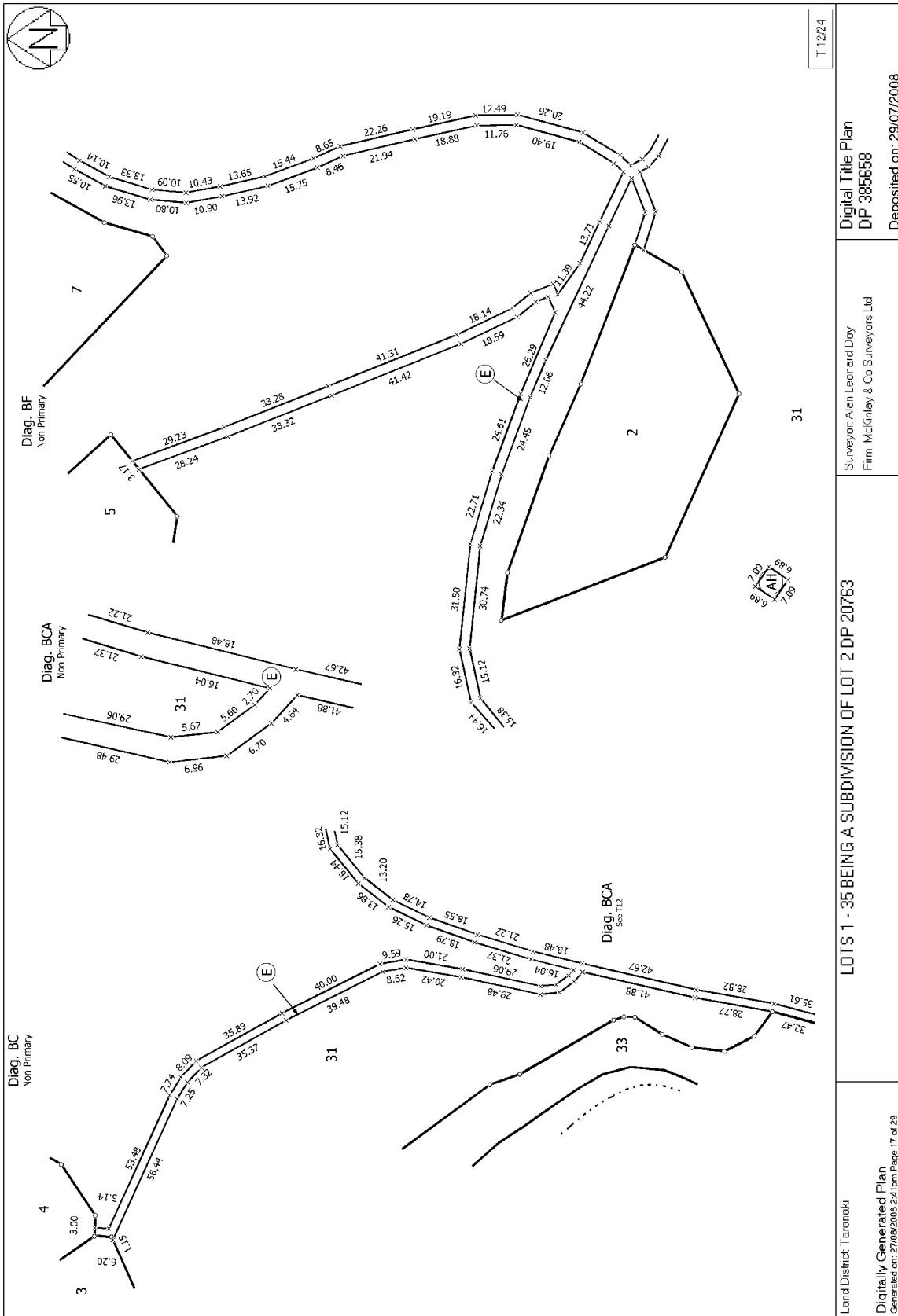
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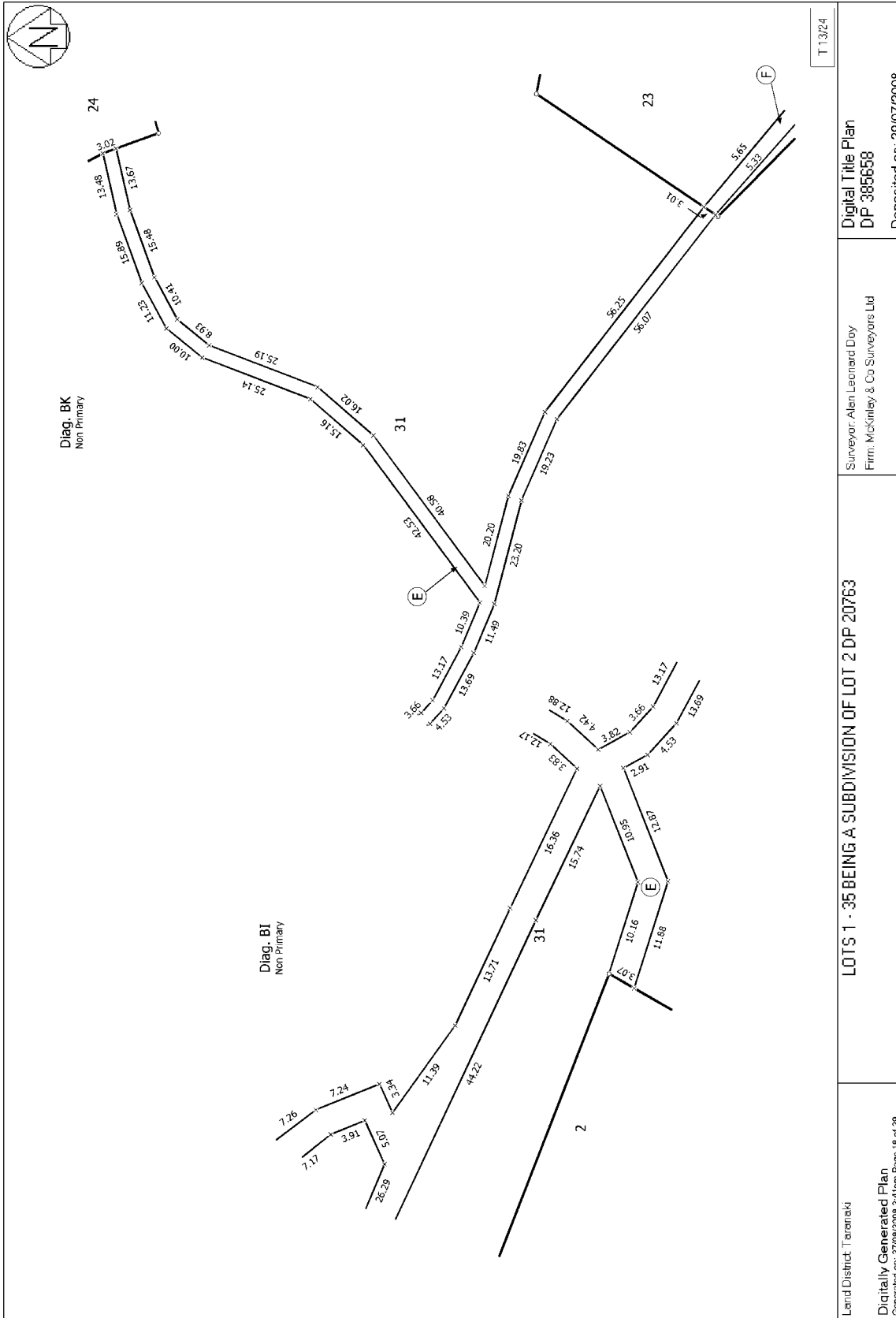






<p>Lot 1 DP 9043</p>	<p>Diag. BDA Non Primary</p> <p>Diag. BDB Non Primary</p> <p>Diag. BDD Non Primary</p> <p>Diag. BDC Non Primary</p> <p>Diag. BAA Non Primary</p> <p>Diag. BBA Non Primary</p> <p>Diag. BDB Non Primary</p> <p>Diag. BDD Non Primary</p> <p>Diag. BDC Non Primary</p>	<p>1</p>	<p>T 11/24</p>
<p>Leind District: Taranaki</p> <p>Digitally Generated Plan</p> <p>Generated on: 27/09/2018 2:41pm Page: 16 of 29</p>	<p>LOTS 1 - 35 BEING A SUBDIVISION OF LOT 2 DP 20763</p> <p>Surveyor: Alan Leonard Doy</p> <p>Firm: McKinlay & Co Surveyors Ltd</p> <p>Deposited on: 29/07/2008</p>	<p>Digital Title Plan</p> <p>DP 385658</p>	<p>1</p>





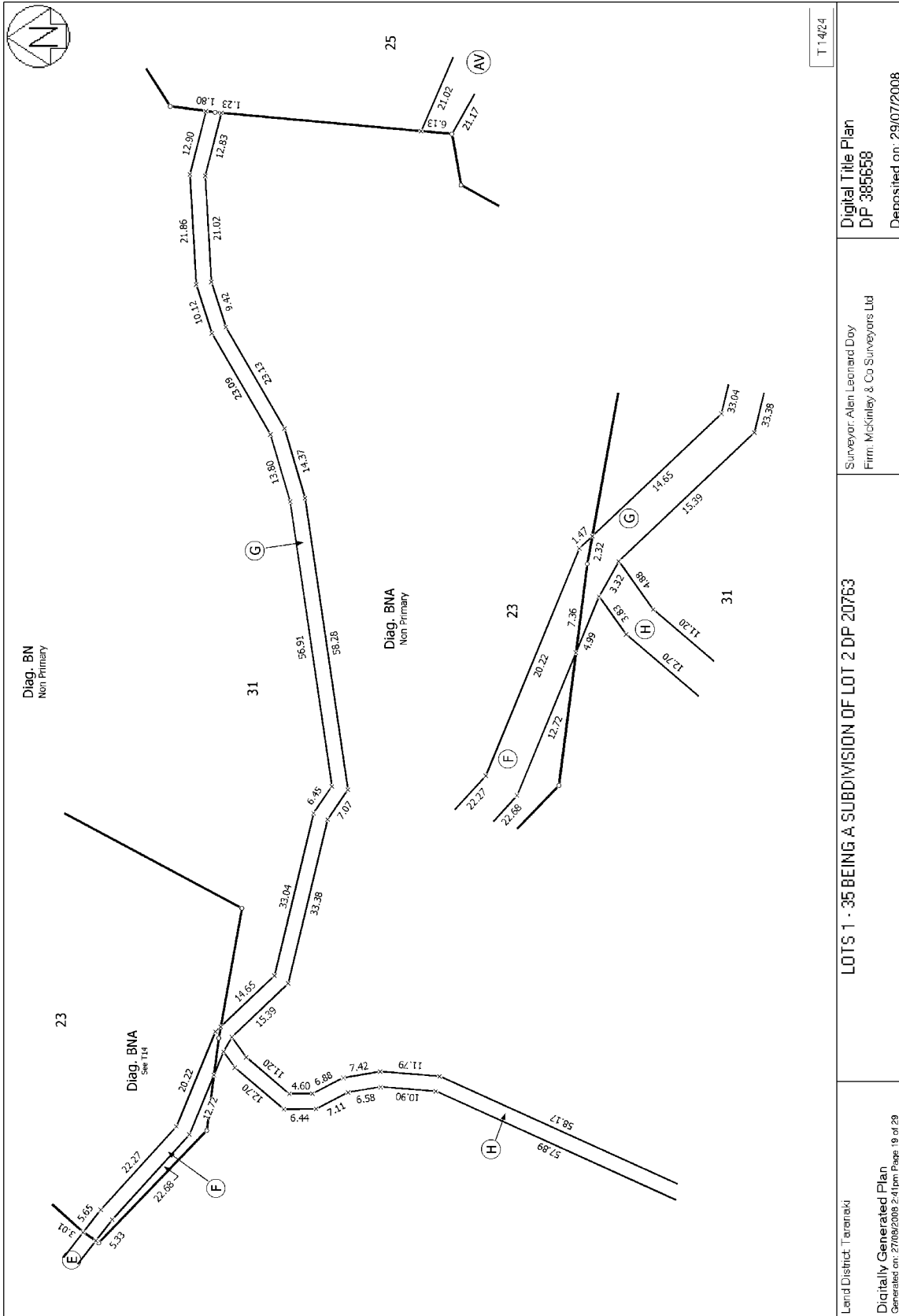
T13/24

Digital Title Plan
DP 385658
Deposited on: 29/07/2008

Surveyor: Alan Leonard Doy
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LOTS 1 - 35 BEING A SUBDIVISION OF LOT 2 DP 20763

Land District: Taranaki
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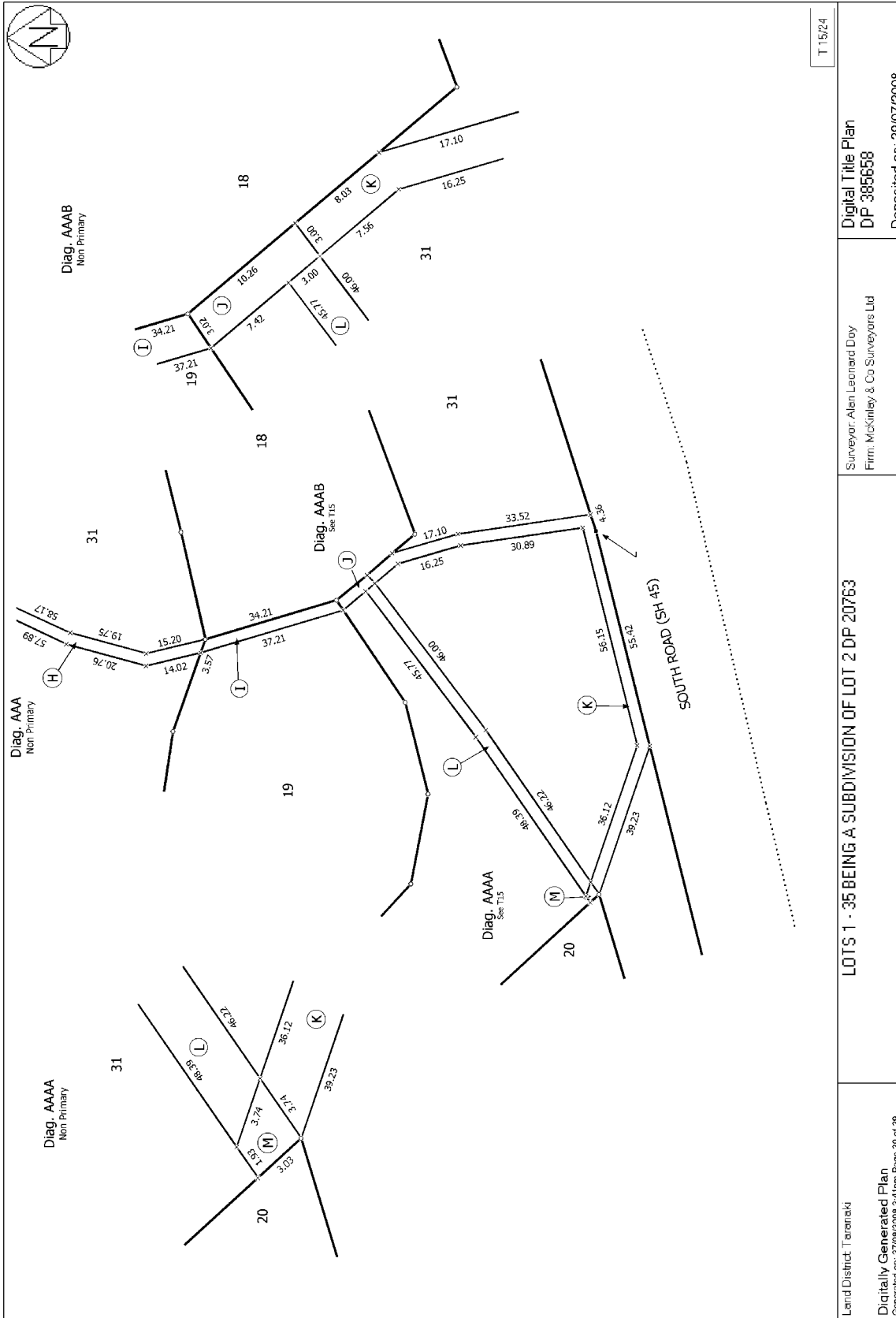
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Land District: Taranaki
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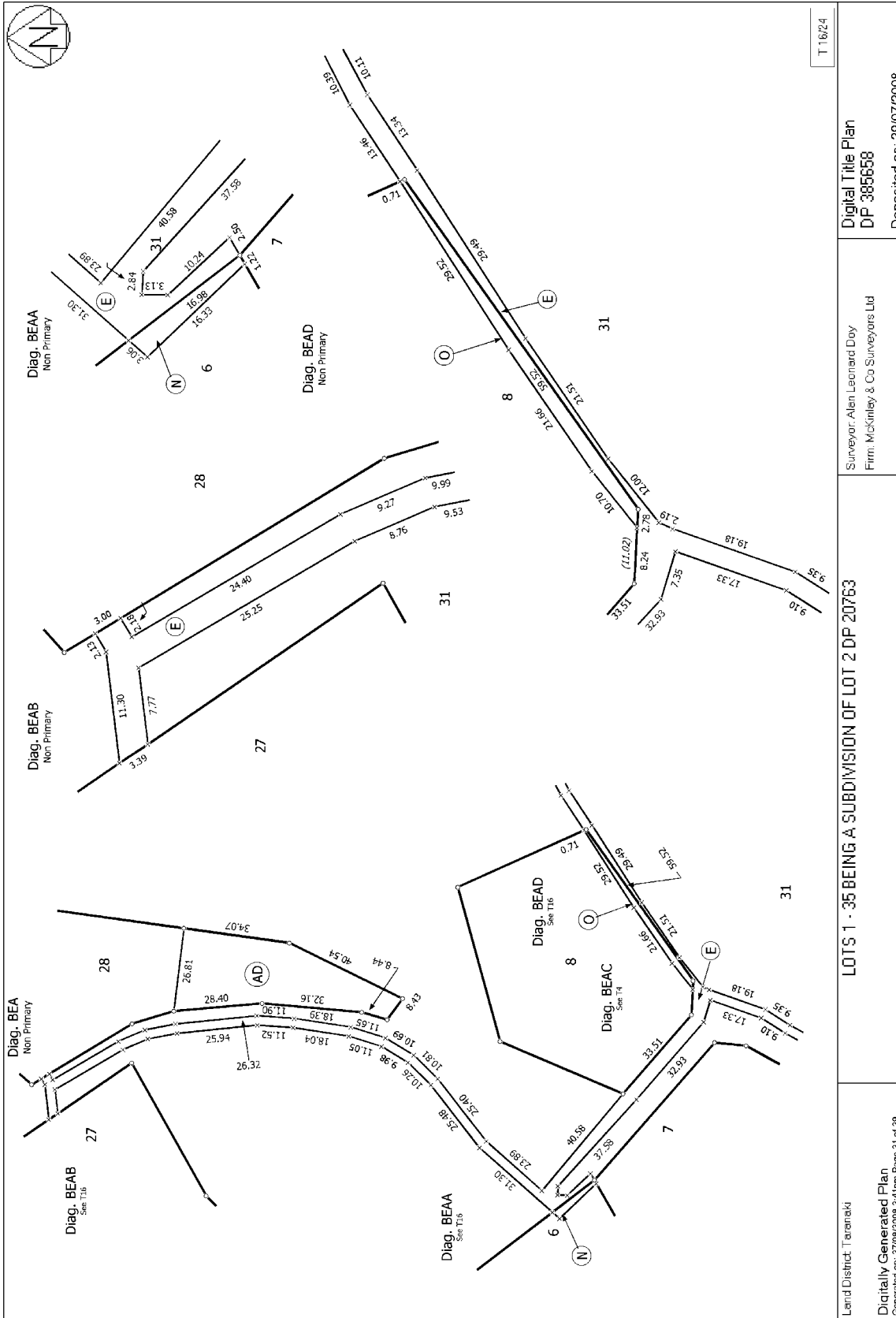
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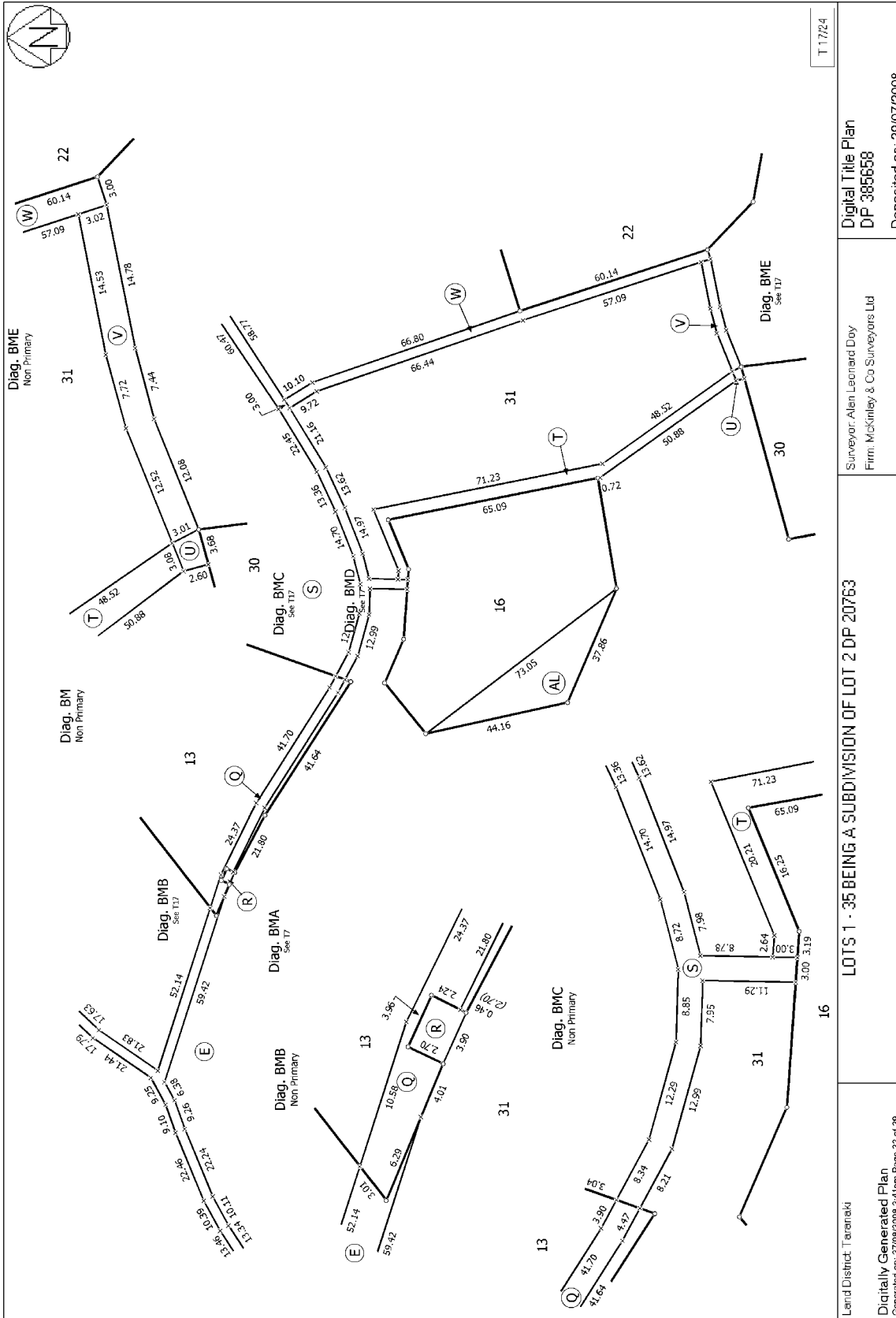
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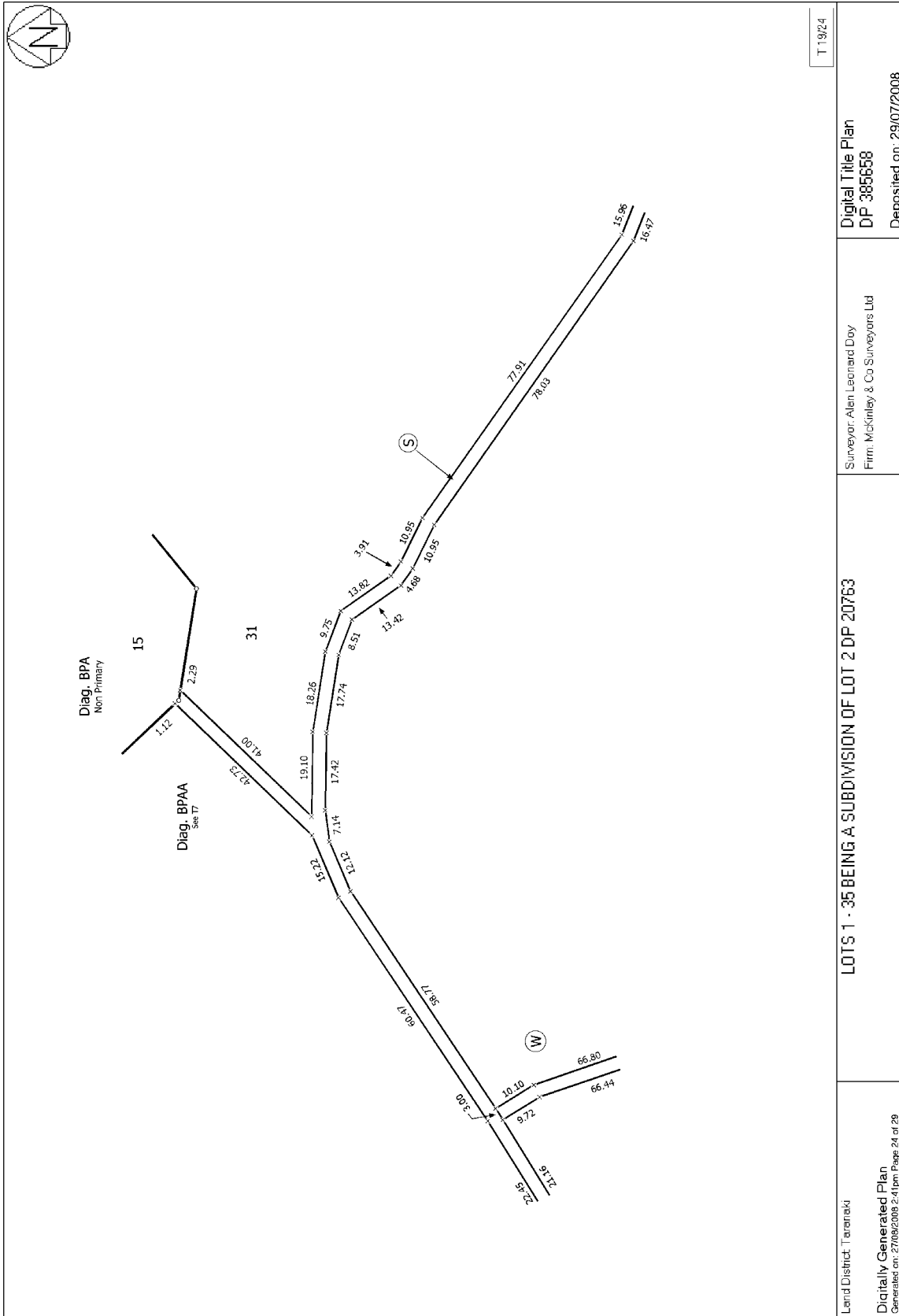
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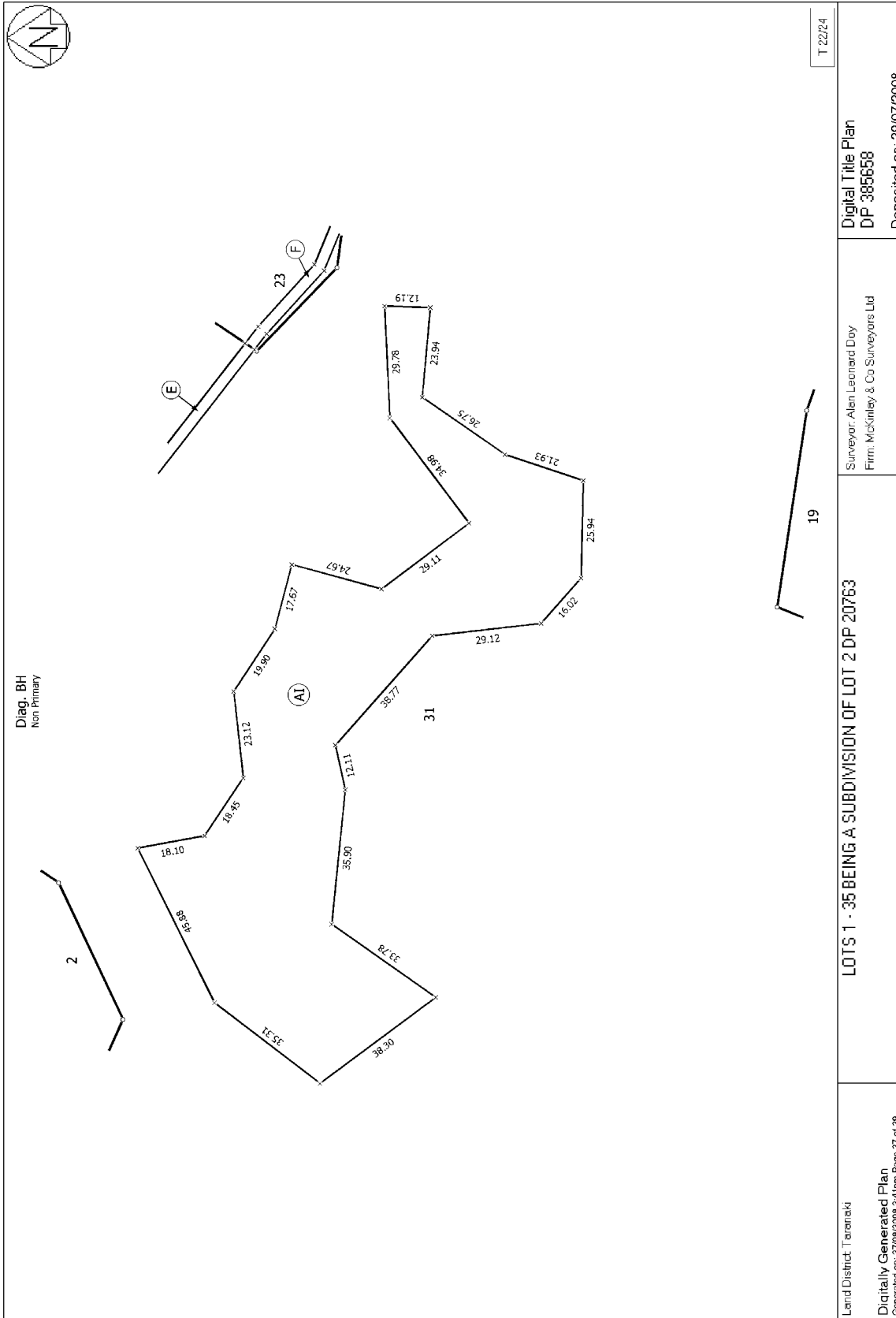
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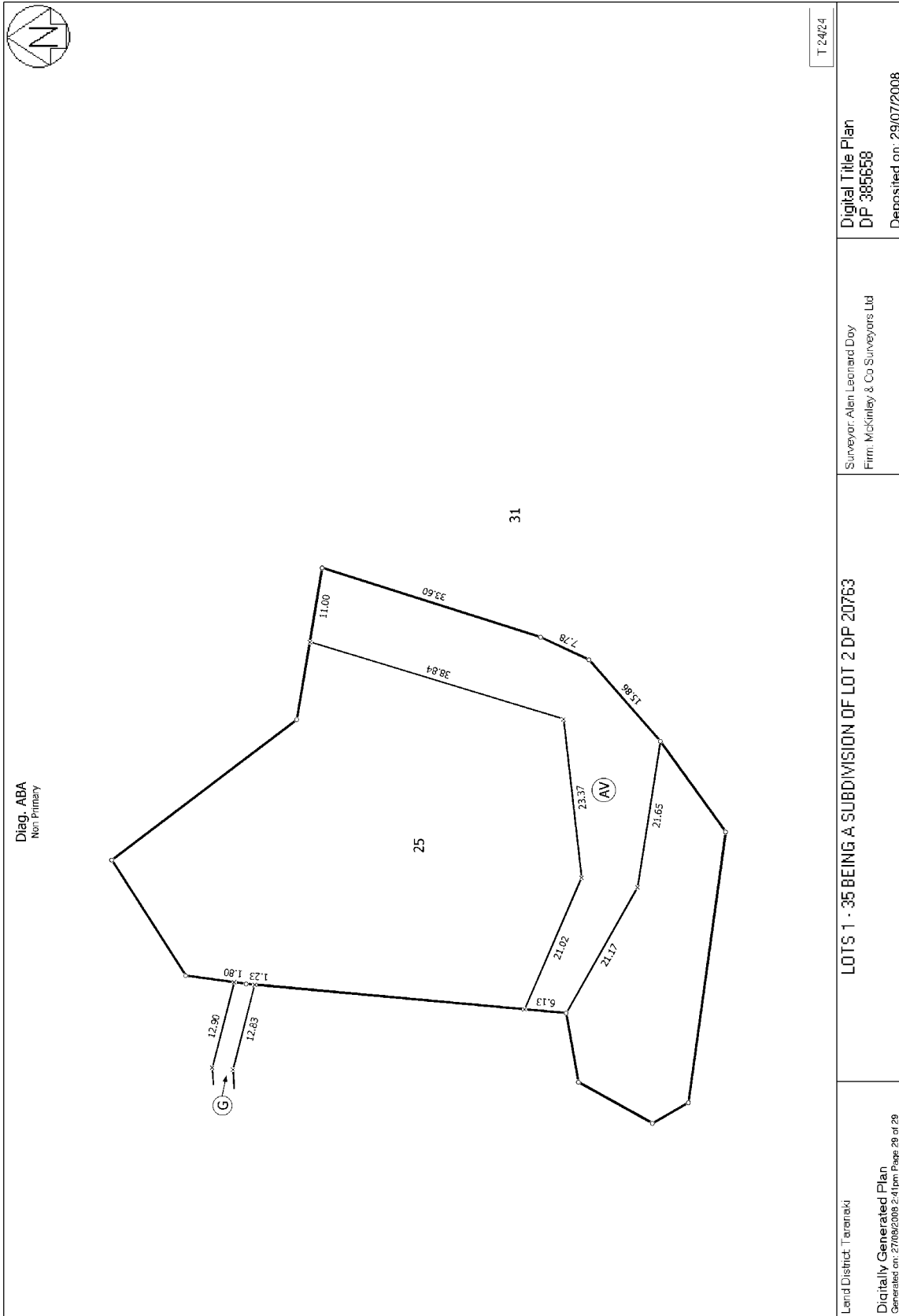
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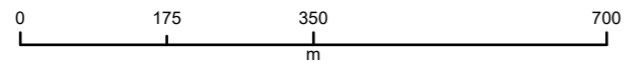
AERIAL MAP + DISTRICT PLAN

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



Method of Sale

- Asking Price: \$2,500,000

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.

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