INFORMATION MEMORANDUM

7A Caledonia Place, Highlands Park
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.

ROBERT ANGUS
Robert Angus Real Estate Ltd MREINZ Licensed Real Estate Agent REAA2008

Table of Contents

- Location
- Gallery + Web Reference
- Information Flyer
- Code Compliance Certificates
- NPDC Property File available on application
- Graphex Brochure
- Record of Title
- Aerial Map
- Method of Sale
- Disclaimer

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.

Location

7A Caledonia Place, Highlands Park

- Short drive to Merrilands Domain, Merrilands Shopping centre, Tupare Gardens and State Highway 3 when travelling south
- Mangorei School zoned
- Public transport bus stops nearby

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.

ROBERT ANGUS

Robert Angus Real Estate Ltd MREINZ Licensed Real Estate Agent REAA2008

GALLERY

Web reference:

robertangus.co.nz/24251

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

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

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

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.

Robert Angus Real Estate Ltd
Office +64 (0)6 758 2484
White Hart 47 Queen St New Plymouth
Licensed Real Estate Agents REAA 2008

EASY LIVING AT ITS BEST!

7A Caledonia Place

Positioned in a commanding setting this beautifully presented home offers the perfect blend of style, space and effortless family living.

Set on a generous 960sqm section with a floorplan of approximately 260sqm of well-designed living this property is ideal for busy families seeking comfort, convenience and outdoor entertaining.

The home has been exceptionally well cared for and its outstanding condition is evident from the moment you arrive. The drive-up appeal is sure to invite you in while the carefully thought out designed home and garden will impress at every turn.

A true family haven offering space, style and easy living in an enviable location.

KEY FEATURES:

- Modern kitchen with quality finishes
- Crisp, sharp design with a thoughtful layout
- Easy-care grounds and well-maintained gardens
- Seamless indoor-outdoor flow to a large deck
- Perfect for entertaining and alfresco dining during the summer

An Information Memorandum is available to download online from our website.

Contact Details

Dallas Green
M 027 448 1841
E dallas@robertangus.co.nz

Property Information

Record of Title:	415285	Freehold
Legal Description:	Lot 73, Deposited Plan 12806 Lot 256, Deposited Plan 12805 *(undivided ½ share)*	
Floor Area:	260sqm	
Land Area:	960sqm + 203sqm *(½ share)*	
Bedrooms:	3	
Bathrooms:	2	
Garaging:	2-Car	
Rates:	$4,960.03 p/a	
Improvements:	$480,000	
Land Value:	$430,000	
Capital Value:	$910,000	
Chattels:	Cooktop, Oven x2, Rangehood, Dishwasher, Bar Fridge, Fridge/Freezer, Waste Disposal, Water Filter, Blinds, Drapes, DVS System, Extractor Fan, Fixed Floor Coverings, Heated Towel Rail x2, Light Fittings, TV x2, Woodburner, Auto Garage Door Opener + 3 Remotes, Outdoor	
Website ref:	robertangus.co.nz/24251	

$1,035,000

Any interest in this property should be registered with the Vendor's Agency. Contents of the proposal do not form part of a contract. While care has been taken in their preparation, no responsibility is accepted for the accuracy of the whole or any part and interested persons are advised to make their own enquires and satisfy themselves in all respects.

CODE COMPLIANCE CERTIFICATES

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.

ROBERT ANGUS
Robert Angus Real Estate Ltd MREINZ Licensed Real Estate Agent REAA2008

Te Kaunihera-ā-Rohe o Ngāmotu
NEW PLYMOUTH DISTRICT COUNCIL
newplymouthnz.com

Code Compliance Certificate

Form 7, Section 95, Building Act 2004

The Building

Street Address of building: 7 A Caledonia Place NEW PLYMOUTH 4312
Legal Description of land where building is located: LOT 73 DP 12806 LOT 256 DP 12805
Current, lawfully established use: Residential dwelling
Year first constructed: 1983

The Owner

Name of owner: Gregory Ross BROWN
Judith Leigh BOLTON
NKS TRUSTEES LTD
Contact Person: Allan SMART
Owner Mailing Address: PO Box 3291
NEW PLYMOUTH 4341

Mobile number: 027 226 3440

Building Work

Building Consent number:	**BC15/118247**
Description of work:	**Re- clad parts of existing dwelling**
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

Margaret Lai

Building Administration Officer

On behalf of: New Plymouth District Council

Date Issued: 19 January 2017

TARANAKI like no other

Document Set ID: 7326773
Version: 1, Version Date: 19/01/2017

Te Kaunihera-ā-Rohe o Ngāmotu
NEW PLYMOUTH DISTRICT COUNCIL
newplymouthnz.com

Code Compliance Certificate

Form 7, Section 95, Building Act 2004

The Building

Street Address of building: 7 A Caledonia Place NEW PLYMOUTH 4312
Legal Description of land where building is located: LOT 73 DP 12806 LOT 256 DP 12805
Current, lawfully established use: Residential
Year first constructed: 2015

The Owner

Name of owner: Gregory Ross BROWN
Judith Leigh BOLTON
NKS TRUSTEES LTD
Contact Person: WEST POINT ENGINEERS LTD
Owner Mailing Address: 7 A Caledonia Place
NEW PLYMOUTH 4312

Phone number: 06-7588556
Mobile number: 027 226 3440

Building Work

Building Consent number: **BC15/118157**
Description of work: **New stand alone upper level deck off north end of existing two st orey dwelling; Deck structure has blockwork cantilever columns from ground beams supporting a concrete deck on steel beams; Seismically seperated from existing dwelling.**
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

Margaret Lai

Building Administration Officer

On behalf of: New Plymouth District Council

Date Issued: 7 November 2016

TARANAKI like no other

Document Set ID: 7274581
Version: 1, Version Date: 07/11/2016

GRAPHEX BROCHURE - RESENE

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.

ROBERT ANGUS

Robert Angus Real Estate Ltd MREINZ Licensed Real Estate Agent REAA2008

Resene
Construction Systems

graphex.

INSULATED FACADE SYSTEM

Our premium Insulated cavity based, rainscreen Façade System coated with our reinforced render system applied over our exclusive GRAPHEX Insulation panels.

The GRAPHEX Insulated Plaster Façade System offers a lightweight, complete thermal barrier to the weather extremes' which will keep your home cooler in summer and warmer in winter in a cost effective manner all the while protecting the structure.

Proven Technology

Our GRAPHEX Insulation panel is installed over the time tested cavity construction method along with our exclusive EdgeSeal flashing technology. Protected with our 6 layers of hand applied reinforced render, texture & paint. All finished with your choice of texture from our wide range incorporating 'genuine' Resene colours.

Attractive and Durable

This System carries our written Performance Guarantee, Workmanship Warranty from your qualified LBP Registered Plasterer. The System includes our premium OnSite Quality Assurance programme providing surety of performance from installation to finish.

Innovative design.
Integrated systems.
Enduring finish.

Resene
Construction Systems

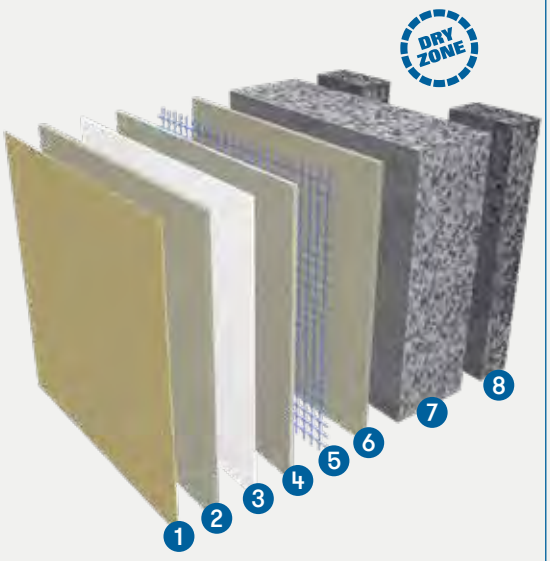
graphex.

INSULATED FACADE SYSTEM

ROCKCOTE | Plaster Systems

SYSTEM FEATURES:

- Drained Rainscreen Façade System
- Hand Plastered
- Registered LBP plasterer application
- Performance Guarantee
- Patented EdgeSeal window flashing suite
- GRAPHEX Thermal envelope
- 'Genuine' Resene Colour Range
- Technical OnSite Assistance
- Seismic and Weathertight tested (BRANZ)
- BRANZ Appraisal # 681



1 Resene X 200
2 Pre-Coloured Texture
3 Resene Limelock
4 PM100 Quick Render
5 Fibreglass Reinforcing
6 PM100 Quick Render
7 GRAPHEX Insulation
8 Cavity Battens

	INTEGRA Façade Light Weight Concrete	INTEGRA Flooring	INTEGRA Fencing	XTHERM Blue Insulated Façade	XTHERM Blue Masonry Overlay	GRAPHEX Insulated Plaster Façade	Masonry Block	Fibre Cement	INTEGRA Intertenancy systems	Brick	ICF(Insulated Concrete Formwork)	Pre Cast / In Situ Concrete	Artisan Interiors
Insulated	○	○		○	○	●					○		
Impact Resistance	○	○	○	○	○	●	○	○	○	○	○	○	
Acoustic	○	○	○		○				○		○	○	
Resene Colours	○		○	○	○	●	○	○	○	○	○	○	○
BRANZ	○			○	○	●	○	○	○	○			
Fire Tests	○			○	○	●	○	○	○	○	○	○	○
FPB	○	○	○	○	○	●	○	○	○	○	○	○	○
Full Render System	○		○	○	○	●	○	○	○	○	○		
Substrate supplied	○	○	○	○	○	●							
Acrylic Texture	○		○	○	○	●	○	○	○	○	○	○	
Mineral Texture	○		○	○	○	●	○		○	○	○	○	○
Cavity System	○			○		●		○	○				
GreenSite	○	○	○	○	○	●	○	○	○	○	○	○	
Masonry Construction	○	○	○		○		○			○	○	○	
Window Reveals	○		○	○	○	●	○			○	○	○	

BRANZ Appraised 530 476 477 500 681 633 706 553

FPB.CO.NZ FUTURE-PROOF BUILDING

P 0800 50 70 40
W reseneconstruction.co.nz

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 **415285**
Land Registration District **Taranaki**
Date Issued 04 April 2008

Prior References
173099

Estate Fee Simple
Area 960 square metres more or less
Legal Description Lot 73 Deposited Plan 12806
Registered Owners
Warren Ernest Taylor and Lorraine Margaret Taylor

Estate Fee Simple - 1/2 share
Area 203 square metres more or less
Legal Description Lot 256 Deposited Plan 12805
Registered Owners
Warren Ernest Taylor and Lorraine Margaret Taylor

Interests

Subject to Section 36 (4) Counties Amendment Act 1961

Subject to rights to drain sewage and stormwater and to rights to convey water, gas, electricity and telephonic communications rights specified in Easement Certificate 265547.17 - produced 29.2.1980 at 1.33 pm and entered 30.5.1980 at 1.33 pm (affects Lot 256 DP 12805)

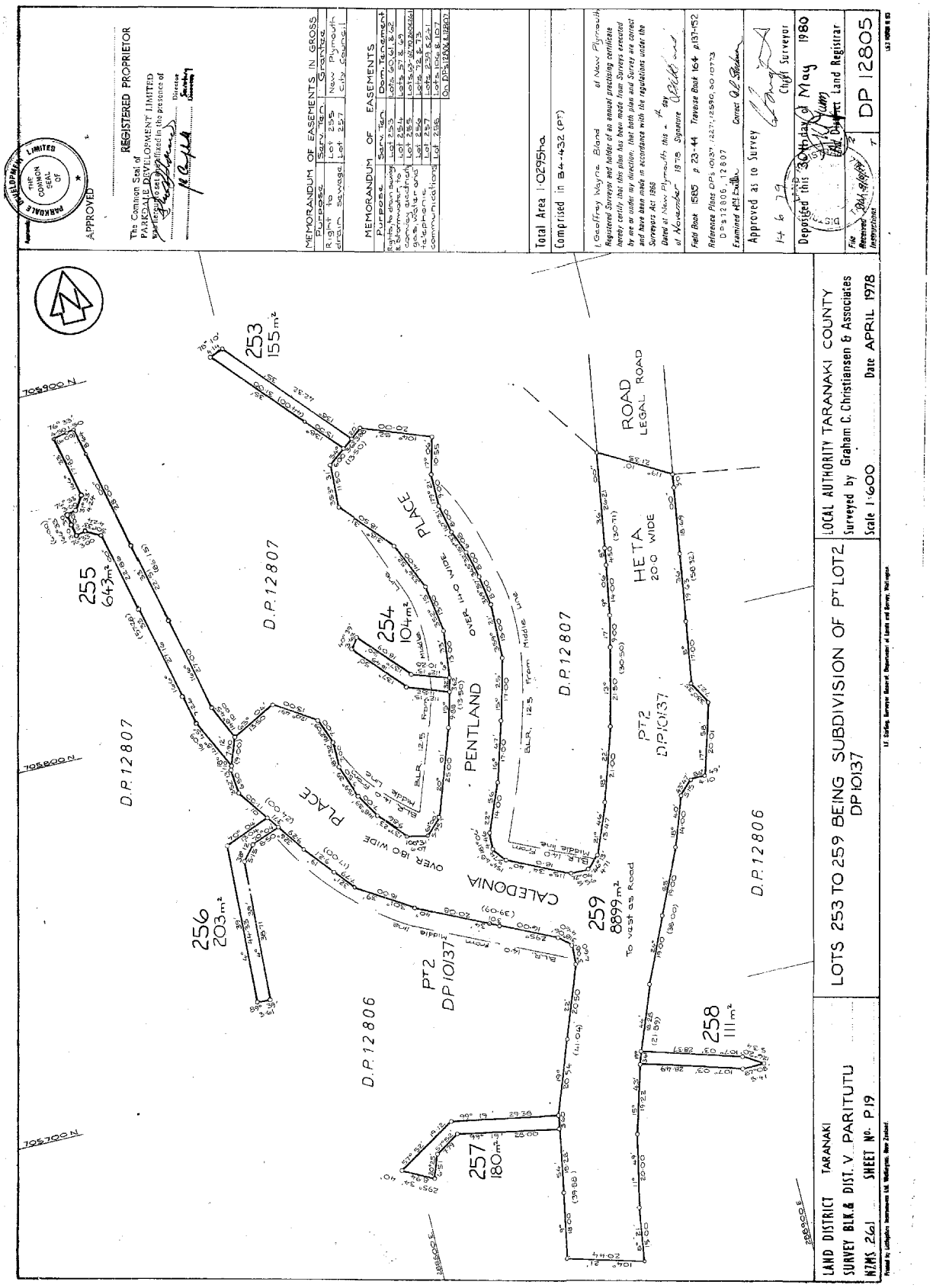
Appurtenant hereto are rights to drain sewage and stormwater and to rights to convey water, gas, electricity and telephonic communications rights specified in Easement Certificate 265547.17 - produced 29.2.1980 at 1.33 pm and entered 30.5.1980 at 1.33 pm (affects Lot 73 DP 12807)

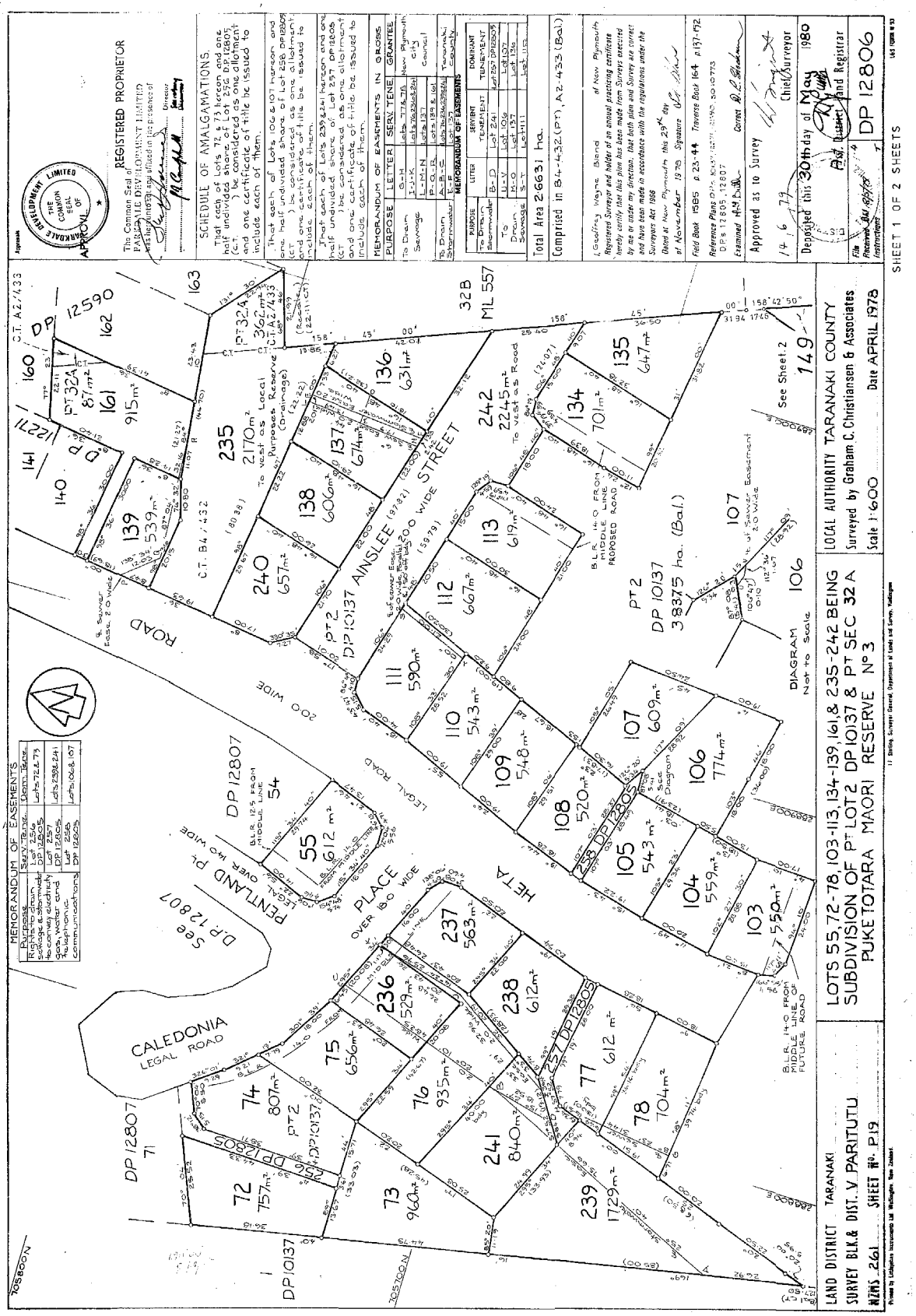
The easements specified in Easement Certificate 265547.17 are subject to Section 37 (1) (a) Counties Amendment Act 1961

Land Covenant in Transfer 265547.7 - produced 29.2.1980 at 1.33 pm and entered 30.5.1980 at 1.33 pm (affects Lot 256 DP 12805)

Land Covenant in Transfer 265547.7 - produced 29.2.1980 at 1.33 pm and entered 30.5.1980 at 1.33 pm (affects Lot 73 DP 12806)

11668069.3 Mortgage to TSB Bank Limited - 30.1.2020 at 3:48 pm


APPROVED
PARKDALE DEVELOPMENT LIMITED
THE COMMON SEAL OF
REGISTERED PROPRIETOR
The Common Seal of PARKDALE DEVELOPMENT LIMITED was hereunto affixed in the presence of
Director
Secretary
MEMORANDUM OF EASEMENTS IN GROSS
Purpose | Servient Tenement | Grantee
Right to drain sewage | Lot 255 Lot 257 | New Plymouth City Council
MEMORANDUM OF EASEMENTS
Purpose | Servient Tenement | Dominant Tenement
Rights to drain sewage & stormwater & water supply & gas, water and telephonic communications | Lot 253 | Lots 60,61 & 62
Lot 254 | Lots 57 & 59
Lot 255 | Lots 69 & 70 DP 12806
Lot 256 | Lots 74 & 75
Lot 257 | Lot 73
Lot 258 | Lots 104 & 107
Lot 259 | On DPs 12806 & 12807
Total Area 1·0295ha
Comprised in B4-432 (PT)
I Geoffrey Wayne Bland of New Plymouth Registered Surveyor and holder of an annual practising certificate hereby certify that this plan has been made from Surveys executed by me under my direction: that both plan and Survey are correct and have been made in accordance with the regulations under the Surveyors Act 1966
Dated at New Plymouth this 14th day of November 1978 Signature
Field Book 1585 p 23-44 Traverse Book 164 p137-152
Reference Plans DPs 10137, 12296, SO 10173 DPs 12806, 12807
Examined this Eighth day of January 1979 Correct
Approved as to Survey
14 th day of May 1980
Chief Surveyor
Deposited this 30th day of May 1980
District Land Registrar
File Reference
Instructions
DP 12805
LOCAL AUTHORITY TARANAKI COUNTY
Surveyed by Graham C. Christiansen & Associates
Scale 1:600
Date APRIL 1978
LOTS 253 TO 259 BEING SUBDIVISION OF PT LOT 2 DP 10137
LAND DISTRICT TARANAKI
SURVEY BLK. & DIST. V PARITUTU
N.Z.M.S. 261 SHEET No. P 19
D.P.12807
D.P.12806
PLACE
PENTLAND
CALEDONIA
ROAD
LEGAL ROAD
HETA
20·0 WIDE
PT 2 DP 10137
253 155 m²
254 104 m²
255 643 m²
256 203 m²
257 180 m²
258 111 m²
259 8899 m²
To vest as Road
OVER 18·0 WIDE
OVER 10·0 WIDE
BLR. 12·5 From Middle Line
705900 N
705800 N
705700 N


LOTS 55, 72-78, 103-113, 134-139, 161, & 235-242 BEING SUBDIVISION OF PT LOT 2 DP 10137 & PT SEC 32A PUKETOTARA MAORI RESERVE No 3
LAND DISTRICT TARANAKI
SURVEY BLK. & DIST. V PARITUTU
NZMS 261 SHEET No. P19
LOCAL AUTHORITY TARANAKI COUNTY
Surveyed by Graham C. Christiansen & Associates
Scale 1:600 Date APRIL 1978
DP 12806
SHEET 1 OF 2 SHEETS
Approved as to Survey
14.6.79
Chief Surveyor
Deposited this 30th day of May 1980
District Land Registrar
Comprised in 84-432 (PT), A2-433 (Bal.) 2.6631 ha.
Total Area 2.6631 ha.
Examined M.M. Dunn Correct W.L. Strachan
Field Book 1585 p 23-44 Traverse Book 164 p 131-152
Reference Plans DP's 10137, 12805, 12807
Dated at New Plymouth this 23rd day of November 1978
I Geoffrey Wayne Bland of New Plymouth Registered Surveyor and holder of an annual practising certificate hereby certify that this plan has been made from Surveys executed by me or under my direction, that both plan and Survey are correct and have been made in accordance with the regulations under the Surveyors Act 1968
MEMORANDUM OF AMALGAMATIONS
That each of Lots 72 & 73 hereon and one half undivided share of Lot 256 DP 12805 (C.T.) be considered as one allotment and one certificate of title be issued to include each of them.
That each of Lots 239 & 241 hereon and one half undivided share of Lot 257 DP 12805 (C.T.) be considered as one allotment and one certificate of title be issued to include each of them.
MEMORANDUM OF EASEMENTS IN GROSS
PURPOSE | LETTER | SERV. TENE. | GRANTEE
To Drain | G-H | Lots 72 & 73 | New Plymouth City Council
Sewage | J-K | Lots 73 & 241
L-M-N | Lots 139 & 140
P-Q-R | Lots 139 & 140
A-B-C | Lots 74 & 239
To Drain Stormwater | D-E | Lots 74 & 239 | Taranaki County
F | Lot 257
MEMORANDUM OF EASEMENTS
PURPOSE | LETTER | SERVIENT TENEMENT | DOMINANT TENEMENT
To Drain Stormwater | B-D | Lot 241 | Lot 257 DP 12805
To Drain Sewage | J-K | Lot 109 | Lot 107
L-M-N | Lot 137 | Lot 136
P-Q-R | Lot 111 | Lot 135
MEMORANDUM OF EASEMENTS
PURPOSE | SERV. TENE. | DOM. TENE.
Retaining | Lot 256 DP 12805 | Lots 72 & 73
Drainage & stormwater | DP 12805 | Lots 72 & 73
Accessway electricity gas, water and telephonic communications | Lot 257 DP 12805 | Lots 238 & 241
Lot 256 DP 12805 | Lots 104 & 107
CALEDONIA LEGAL ROAD
LEGAL ROAD
PENTLAND PL OVER 14.0 WIDE
HETA PLACE OVER 18.0 WIDE
AINSLEE STREET 20.0 WIDE
ROAD 20.0 WIDE
DIAGRAM Not to Scale
See Sheet 2
See D.P. 12807
DP 12807
DP 10137
DP 12805
PT 2 DP 10137 3.8375 ha. (Bal.)
ML 557
CT. A2/433
CT. B4/432
CT. 32A/87
CT. 362/433
CT. A2/433
REGISTERED PROPRIETOR
THE COMMON SEAL OF PARAMOUNT DEVELOPMENT LIMITED was hereunto affixed in the presence of
Director
Secretary
THE COMMON SEAL OF PARAMOUNT DEVELOPMENT LIMITED
APPROVED
Agnesab

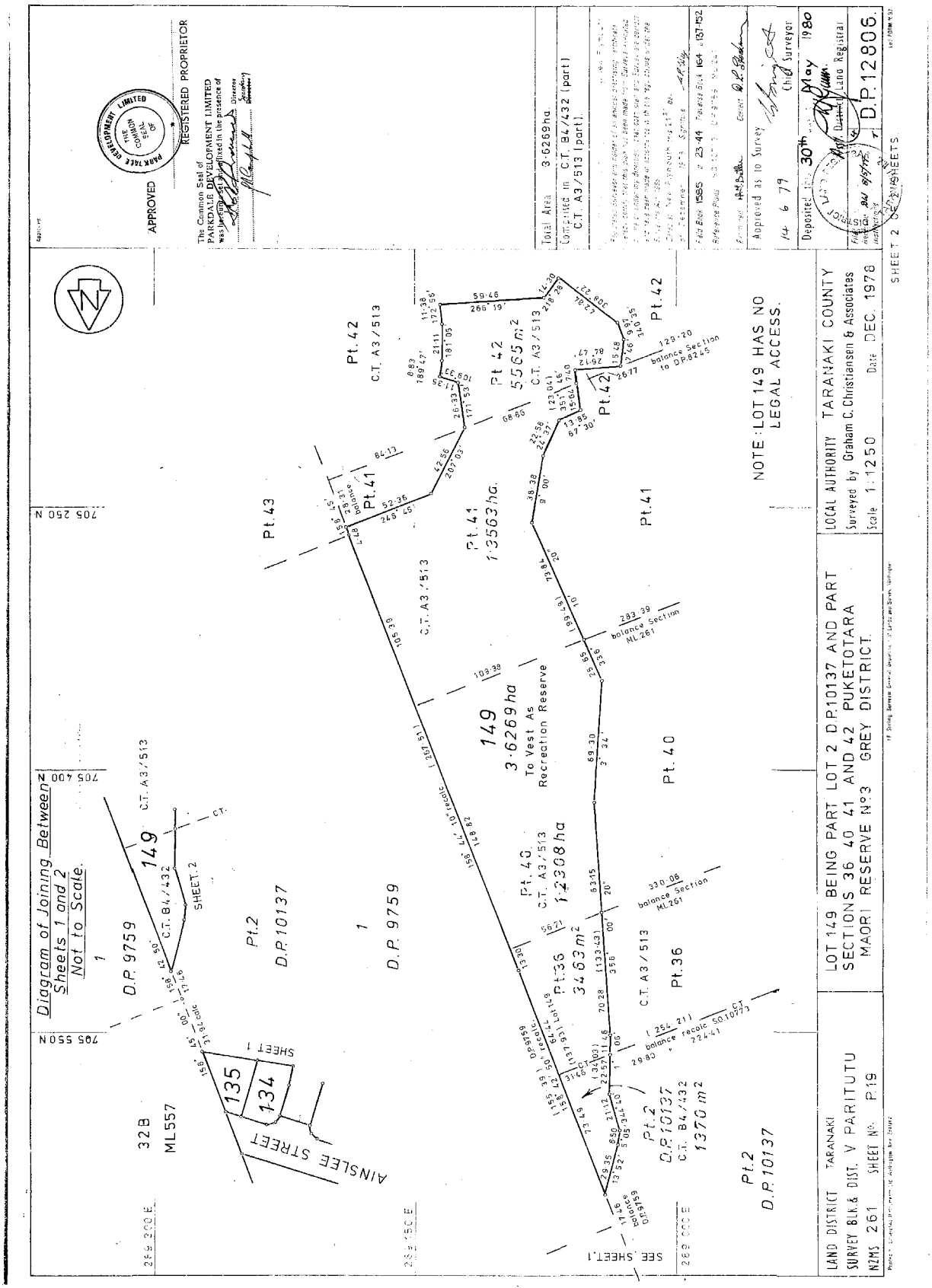


Diagram of Joining Between Sheets 1 and 2
Not to Scale.
APPROVED
REGISTERED PROPRIETOR
PARK TAKE DEVELOPMENT LIMITED
THE COMMON SEAL OF
The Common Seal of PARKDALE DEVELOPMENT LIMITED was hereto affixed in the presence of
Total Area 3·6269ha.
Compiled in C.T. B4/432 (part) C.T. A3/513 (part).
Field Book 1585 p 23-44 Taharoa Book 164 p 137-152
Approved as to Survey 14 6 79
Deposited 30th May 1980
D.P.12806.
SHEET 2 OF 2 SHEETS
NOTE: LOT 149 HAS NO LEGAL ACCESS.
LOT 149 BEING PART LOT 2 D.P.10137 AND PART SECTIONS 36 40 41 AND 42 PUKETOTARA MAORI RESERVE No3 GREY DISTRICT
LOCAL AUTHORITY TARANAKI COUNTY
Surveyed by Graham C. Christiansen & Associates
Scale 1:1250 Date DEC. 1978
LAND DISTRICT TARANAKI
SURVEY BLK & DIST. V PARITUTU
NZMS 261 SHEET No. P19
149 3·6269ha To Vest As Recreation Reserve
Pt.41 1·3563ha.
Pt.42 5565m²
Pt.40 1·2368ha
Pt.36 3463m²
Pt.2 D.P.10137 C.T. B4/432 1370m²
Pt.43
Pt.42 C.T. A3/513
Pt.41
Pt.40
Pt.36
Pt.2 D.P.10137
C.T. A3/513
C.T. B4/432
D.P. 9759
D.P.10137
ML557
32B
135
134
SHEET 1
SHEET 2
AINSLEE STREET
SEE SHEET 1
balance Section to DP.8245
balance Section ML.261
balance DP9759
balance recalc SO.10773
705 550 N
705 400 N
705 250 N
269 200 E
269 150 E

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 (WWTP)
- Pumpstation (PS)
- Storage Unit
- Hydrant (H)
- Manhole
- Alert Valve
- Air Valve
- Non-Return Valve
- Standard Valve
- Manifold Valve
- Backflow (B)
- Meter (M)
- Restricted Flow (R)
- Wellup (I)
- Inlet (I)
- 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

Te Kaunihera-ā-Rohe o Ngāmotu
New Plymouth District Council

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.

HORIZONTAL DATUM
New Zealand Geodetic Datum 2000

MAP PROJECTION
New Zealand Transverse Mercator

0 5 10 20
m

MILES Print Map

Date: 14/01/2026

1:564

Method of Sale

- Asking Price $1,035,000

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:

Dallas Green

M 027 448 1841

E dallas@robertangus.co.nz