



Information memorandum

Levin, Manawatu
80 State Highway 1 South

Prepared by Capital Commercial (2013) Limited
Total Property 8 - November 2024



**Potential Lot
7,700sqm**

**Potential Lot
4,000sqm**

Boundary lines are indicative only



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The opportunity

Capital Commercial (2013) Limited is pleased to offer 80 State Highway 1 South, Levin, Manawatū for sale by way of Tender closing at 4.00pm, Wednesday 4th December 2024.

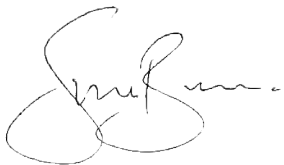
Forward thinking industrial users, look no further! Presenting this significant land opportunity within the progressive Levin commercial district, ready for imminent development or future planning.

Holding prime position on the southern end of Levin's major thoroughfare, future occupiers will benefit from the recently confirmed four-lane Ōtaki to North of Levin Expressway (O2NL) with connection through to Wellington, positioning the Horowhenua as a key future industrial hub for the Lower North Island.

The land on offer is well positioned outside of any liquefaction or Tsunami zones and can be split to meet individual occupier requirements, with the current owner able to assist with turn key development options.

Act now to get ahead of the curve and secure your position in this soon-to-be pivotal location.

Please do not hesitate to contact a member of the project team in regard to any aspect of the content included in this document or to arrange a viewing of the property.



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Executive summary

The property



Property address

80 State Highway 1 South, Levin, Manawātū



Legal description & record of title

LOT 1 DP 55794
WN26B/651



Land area

2.278ha



Occupancy

Vacant possession



Zoning

Industrial

The sale process



Method of sale

Tender



Tender date

4.00pm, Wed 4th December 2024

Key highlights

- Freehold land parcel
- Long term growth location
- Sites from 4,000sqm available
- Town fringe with excellent access to current and future highway networks
- Full development options available - turn key!



Boundary lines are indicative only



The property

The subject property is a level parcel of industrially zoned land, uniform in shape and partially chip sealed with access via State Highway One.

Two small structures are present on the tile with service connection which can be removed by the vendor as required. The site offers multiple building platforms and can be split into individual parcels to suit at the Vendors expense.

The land offers a resilient location for development in a strategic position which great profile and logistics access. Outside of any liquefaction or Tsunami zones, the subject property is prime for development and future capital gain as the area is set to benefit from impending connectivity improvements to the wider region via the Otaki to North of Levin Expressway (O2NL)

Property attributes

Land area	2.278ha
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The location

The subject property is located strategically on the Southern fringe of Levin, just 1 kilometre from the heart of Levin Town Centre. Surrounding businesses include Homestead, Plumbing World, United Steel, Mainfreight, Tatana Contracting, Komatsu and the new Carters Depot.

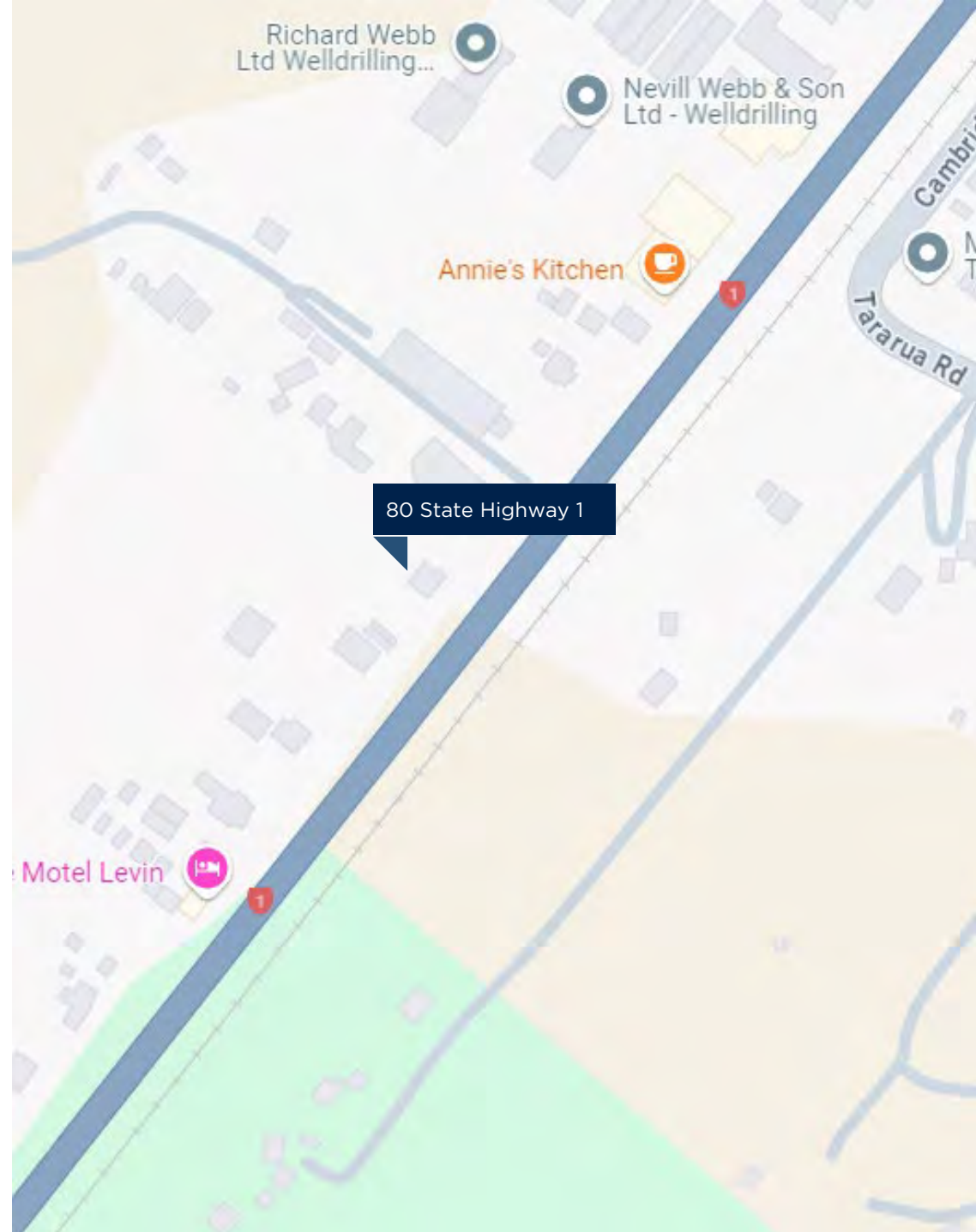
As the largest town in the Horowhenua District, Levin offers an economic landscape, fuelled by its role as a logistics feeder to Wellington. Its employment base is focussed around horticulture, agriculture, manufacturing, construction and food and service industries.

Wellington is conveniently situated approximately 92 kilometres south via State Highway 1. This proximity grants businesses operating in Levin connectivity to the capital, making it an advantageous location for logistics.

Palmerston North, another significant urban centre, lies approximately 40 kilometres east of Levin. This strategic placement further enhances the accessibility and connectivity of the region, for efficient transportation and distribution networks.

The ongoing development of Transmission Gully and the Otaki to Levin Expressway reinforces Levin's important role in the regional logistics network. As this major infrastructure project progresses, Levin is poised to experience a surge in economic activity.

<https://www.nzta.govt.nz/projects/wellington-northern-corridor/otaki-to-north-of-levin/>



Legal description and zoning

Legal description	LOT 1 DP 55794 WN26B/651	
Tenure	Estate in Fee Simple (Freehold Title)	
Land area	2.278ha	
Rating valuation	Land value	\$1,200,000
	Value of Improvements	\$400,000
	Capital value	\$1,600,000
Local authority	Horowhenua District Council	
Zoning	Industrial	

Zoning

Permitted activities include industrial, wholesale trade, vehicle service stations, commercial garages, motor vehicle sales yards and vehicle hire, residential accommodation ancillary and necessary to any permitted activity, open space. Maximum height limit 12m.

Purchasers are advised to seek the advice of suitably qualified professionals and consult with the Horowhenua District Council for further details of permitted activities and development controls within this zoning.





Boundary lines are indicative only



Operating Expenses

Description	Annual expense
Rates	\$6,852
Insurance/Body Corporate	\$NIL
Total	\$6,852

*All figures exclude GST.

The sale process

80 State Highway 1 South, Levin, Manawātū is being offered for sale by way of Tender closing at 4.00pm, Wednesday 4th December 2024 at Level 14, The Bayleys Building, 36 Brandon Street, Wellington.

To assist purchasers with their assessment of the offering an online due diligence data room is available at

<https://www.propertyfiles.co.nz/property/80StateHighway1>

If you have any questions regarding the content included in this document or to arrange a viewing of the property, please do not hesitate to contact us:



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This Information Memorandum provides preliminary information to assist interested parties with their assessment of the property. For further information about the property sign into MyBayleys and visit bayleys.co.nz/3257812



Appendices

Appendices

- Aerial
- Certificate of Title



Aerial



Certificate of title



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



R. W. Muir
Registrar-General
of Land

Identifier **WN26B/651**

Land Registration District **Wellington**

Date Issued 05 December 1984

Prior References

WN25B/269 WNC4/128

Estate

Fee Simple

Area

1.2643 hectares more or less

Legal Description

Lot 1 Deposited Plan 55794

Registered Owners

JWA Developments Limited

Interests

Subject to Section 8 Mining Act 1971 (affects part formerly in CT WN25B/269)

Subject to Section 5 Coal Mines Act 1979 (affects part formerly in CT WN25B/269)

806665 Gazette Notice declaring portion of No. 1 State Highway (Awapuni - Bluff) to be a limited access road -
18.11.1969 at 1.31 pm

BAYLEYS

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