



Information memorandum

‘Linton’

Oxford, North Canterbury

bayleys.co.nz/5521351

Executive Summary

'Linton', Oxford, North Canterbury

Land areas

4.0120ha – 4.1150ha (more or less)

Local Authority

Waimakariri District Council

Zoning

Rural

Current Use

Lifestyle/grazing

Address/Asking price per lot (including GST)

- Lot 2 - SOLD
- Lot 3 - SOLD
- Lot 4 - SOLD
- Lot 5 - SOLD
- Lot 6 - SOLD
- 34 Linton Lane (Lot 7) - \$479,000
- 28 Linton Lane (Lot 8) - \$479,000
- Lot 9 - SOLD
- 84 Barracks Road (Lot 10) - \$479,000

Sales team

Mark Pringle 027 433 3334

Jack Pringle 027 533 4820

George Pringle 027 726 4912

Notes

- Vendor is GST registered
- Landscape plantings may vary from Kamo Marsh landscape plan as shown on signage and in previous marketing material

Travelling distances

Approximate distances from the property:

- Rangiora town centre – 32km (approx. 28 minutes)
- Christchurch Airport – 52.2km (approx. 38 minutes)

Additional information available

- Scheme Plan of subdivision
- Land Covenants
- Sale and Purchase Agreement
- REA Buyers Guide



Property overview

‘Linton’ – all titles now issued!

Premium selection of 4-hectare lots located close to Oxford township.

Features of the development include:

- Breathtaking views, premium shelter: panoramic vistas towards the Oxford foothills, surround yourself with well-established shelter belts, ensuring a sense of seclusion, privacy, and protection from the elements
- These lots are located on the outskirts of Oxford Township, offering a rural lifestyle while maintaining convenient proximity to Rangiora and Christchurch
- You'll be spoilt for choice, whether it's accessing your choice of local ski fields, or mountain biking on the acclaimed Wharfedale track, hunting in the foothills or jetboating into the secluded Waimakariri Gorge for a BBQ or day's fishing, all of these exciting activities are just a quick trip away from 'Linton'. Afterwards relax and enjoy Oxford's extensive amenities, including cafes, restaurants, pubs, shops and supermarket
- Services provided to each lot include; power supply, council water supply (2,000 litres per day) with an approx. 20,000 litre water storage tank provided to each lot. The lots are fully fenced with custom built entrance ways with feature timber gates
- Enjoy the convenience of direct access from a sealed country road and a private lane, making your daily commute seamless and comfortable
- Be captivated by the stunning formal entrance which sets the tone for this exceptional development
- These exceptional lots have to be some of the best available! – Phone now for a full information memorandum.

Property information

'Linton', Oxford, North Canterbury

Legal descriptions

- 34 Linton Lane - Lot 7 Deposited Plan 609916, CT: 1206292
- 28 Linton Lane - Lot 8 Deposited Plan 609916, CT: 1206293
- 84 Barracks Road - Lot 10 Deposited Plan 597678, CT: 1158638

Land areas

- 34 Linton Lane - 4.1040 hectares more or less
- 28 Linton Lane - 4.3690 hectares more or less
- 84 Barracks Road - 4.12 hectares more or less

Rating Valuations (2025)

- 34 Linton Lane - \$500,000
- 28 Linton Lane - \$500,000
- 84 Barracks Road - \$505,000

Rates - per annum

- 34 Linton Lane - Not yet struck
- 28 Linton Lane - Not yet struck
- 84 Barracks Road - \$2,012.50

Water supply

Council supply, 2,000lt per day plus 20,000 litre water holding tank has been installed per lot

Access Way

- Each lot has a formed post and rail entrance and custom-made timber gates

Entrance/fencing

Sections have been subdivided with post and rail and wire netting/fencing

Trees

Established shelter belts, formal entrance

Chattels/trees

Custom made timber gates per lot, 20,000 litre tank per lot, fencing, trees as inspected

Power

Available for connection to each lot

Photo gallery – Lot 7



Photo gallery – Lot 8



Photo gallery – Lot 10





Appendix

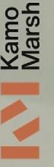
LINTON

LINTON SUBDIVISION



ISSUE ONE, JUNE, 2023

LINTON LAND LTD



Kamo Marsh



Certificate of Titles (Lots 7,8,10)



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier 1206292

Land Registration District Canterbury

Date Issued 29 July 2025

Prior References

1158639

Estate Fee Simple

Area 4.1040 hectares more or less

Legal Description Lot 7 Deposited Plan 609916

Registered Owners

Linton Land Limited

Interests

12927615.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 12.2.2024 at 3:55 pm

Land Covenant in Covenant Instrument 12927615.9 - 12.2.2024 at 3:55 pm

Appurtenant hereto is a right of way and right to convey water, electricity and telecommunications created by Easement Instrument 13328374.3 - 29.7.2025 at 8:26 am

The easements created by Easement Instrument 13328374.3 are subject to Section 243 (a) Resource Management Act 1991

13328374.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 29.7.2025 at 8:26 am

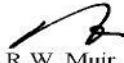
13328374.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 29.7.2025 at 8:26 am

Land Covenant in Covenant Instrument 13328374.6 - 29.7.2025 at 8:26 am (Limited as to Duration)



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier 1206293

Land Registration District Canterbury

Date Issued 29 July 2025

Prior References

1158639

Estate Fee Simple

Area 4.3690 hectares more or less

Legal Description Lot 8 Deposited Plan 609916

Registered Owners

Linton Land Limited

Interests

Subject to a right of way and a right to convey electricity, telecommunications and water over part marked E on DP 609916 created by Easement Instrument 12927615.3 - 12.2.2024 at 3:55 pm

The easements created by Easement Instrument 12927615.3 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity over part marked E on DP 609916 in favour of MainPower New Zealand Limited created by Easement Instrument 12927615.4 - 12.2.2024 at 3:55 pm

12927615.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 12.2.2024 at 3:55 pm

Land Covenant in Covenant Instrument 12927615.9 - 12.2.2024 at 3:55 pm

Subject to a right (in gross) to convey electricity over part marked A and G on DP 609916 in favour of Mainpower New Zealand Limited created by Easement Instrument 13328374.2 - 29.7.2025 at 8:26 am

The easements created by Easement Instrument 13328374.2 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way and right to convey water, electricity and telecommunications over part marked A and E on DP 609916 created by Easement Instrument 13328374.3 - 29.7.2025 at 8:26 am

Appurtenant hereto is a right of way and right to convey water, electricity and telecommunications created by Easement Instrument 13328374.3 - 29.7.2025 at 8:26 am

The easements created by Easement Instrument 13328374.3 are subject to Section 243 (a) Resource Management Act 1991

13328374.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 29.7.2025 at 8:26 am

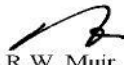
13328374.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 29.7.2025 at 8:26 am

Land Covenant in Covenant Instrument 13328374.6 - 29.7.2025 at 8:26 am (Limited as to Duration)



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier 1158638

Land Registration District Canterbury

Date Issued 12 February 2024

Prior References

CB2A/252

Estate Fee Simple

Area 4.1150 hectares more or less

Legal Description Lot 10 Deposited Plan 597678

Registered Owners

Linton Land Limited

Interests

Appurtenant hereto is a right of way and a right to convey electricity, telecommunications and water created by Easement Instrument 12927615.3 - 12.2.2024 at 3:55 pm

The easements created by Easement Instrument 12927615.3 are subject to Section 243 (a) Resource Management Act 1991

12927615.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 12.2.2024 at 3:55 pm

12927615.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 12.2.2024 at 3:55 pm

12927615.7 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 12.2.2024 at 3:55 pm

12927615.8 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 12.2.2024 at 3:55 pm

Land Covenant in Covenant Instrument 12927615.9 - 12.2.2024 at 3:55 pm



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Alex Toohey

Mortgage Adviser

022 132 0373 | alex@vegalend.co.nz

3 Deans Ave, Christchurch

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www.facebook.com/markpringle.bayleys

Mark Pringle

A track record that speaks for itself

With a real estate career spanning more than three decades and sales totalling over \$800 million, Mark enjoys a track record that speaks for itself. Mark's ranking of No. 1 for Bayleys Rangiora is underscored by his consistent presence in the Top 5% of Salespeople Nationwide and he placed in the top 20 across the entire Bayleys group for the 2023/2024 financial year.

027 433 3334 | mark.pringle@bayleys.co.nz

WHALAN AND PARTNERS LIMITED, BAYLEYS, LICENSED UNDER THE REA ACT 2008

George Pringle

Unlocking your potential with property

With a strong background in marketing and five years in the recruitment industry, George brings a unique skill set to the table, making him an invaluable asset in the competitive world of real estate.

027 726 4912 | george.pringle@bayleys.co.nz

WHALAN AND PARTNERS LIMITED, BAYLEYS, LICENSED UNDER THE REA ACT 2008

Jack Pringle

Your Results. My Commitment

Having been raised in a property - driven household, it's little surprise that Jack developed a taste for the real estate industry from an early age.

Since commencing his real estate career in 2016, Jack's innate ability has been continually honed and his business acumen is supported by a degree in Agribusiness and Marketing from Lincoln University, proving he can walk the talk.

027 533 4820 | jack.pringle@bayleys.co.nz

WHALAN AND PARTNERS LIMITED, BAYLEYS, LICENSED UNDER THE REA ACT 2008

Jasmine Neale

Providing excellence from start to finish

With her exceptional organizational skills, Jasmine plays a pivotal role in providing invaluable support to the team. From the initial appointment to settlement day, Jasmynes strong work ethic ensures all operations run smoothly and communication is seamless and efficient.

027 394 0718 | jasmine.neale@bayleys.co.nz

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