Property report

136 Old Tai Tapu Road, Kennedys Bush
bayleys.co.nz/5528070

Introduction

A landmark property

On one of the most picturesque approaches to Christchurch, the original Gate House at 136 Old Tai Tapu Road is now available for sale. Rarely does a property of such heritage, provenance, and potential come to market.

Originally constructed as part of the grand Lansdowne Estate, which we have recently had the privilege of selling the Gate House is forever linked with one of Canterbury's most significant country houses. With its storybook gingerbread profile, steep gables, and heritage detailing, it has long captured the imagination of those passing by.

Most recently, the Gate House has been home to the renowned Bicycle Thief restaurant, celebrated as a destination for dining and events. The site is already well established for hospitality, with covered patios, sealed off-street parking, mature grounds, and multiple outbuildings. For those seeking a commercial venture, it is ready and consented to be re-established as a thriving restaurant, function venue, or boutique enterprise.

Equally, for the buyer with vision, the property offers a once-in-a-lifetime opportunity to reimagine this landmark as a distinguished private residence. It's history, architectural charm, and established setting make it an exceptional canvas for transformation into a truly unique home of significance.

In a location where opportunities are becoming increasingly scarce, the Gate House represents a rare blend of history and future potential whether for hospitality, commercial use, or residential prestige.

The property

136 Old Tai Tapu Road, Kennedys Bush	
Legal description	Lot 1 DP 21280 CT CBA1/932
Website	bayleys.co.nz/5528070
Rates	Selwyn District Council Rates $6,892.45 incl. GST per annum
Capital valuation	Land $185,000 Improvements $745,000 Capital Value $930,000 July 2026
Floor area	163 sqm (more or less)
Land area	1040 sqm (more or less)
Levels	One
Property files	Please copy and paste this website address into your internet browser to download the property file: https://www.propertyfiles.co.nz/5528070
Heating	Open fire

Photo gallery

Deadline Sale Protocol

A Deadline sale is in essence a simplified Tender, without the formality and with more flexibility. It is favoured over Tender for these reasons with Tender now being reasonably rare.

A property is promoted over several weeks inviting offers to be submitted by purchasers before a specified time on a specified date - the Deadline. After the Deadline, the Vendor generally has five working days to determine which offer is most attractive, and if necessary to negotiate price and/or terms with one, or more, of the offerors. During this period none of the offers can be withdrawn.

The offer is made on a pre-prepared standard Auckland District Law Society Sale and Purchase form to which any special requirements of the Vendor have been added. A property LIM, copies of the Titles and other material required for an interested party's due diligence is obtained and available from the Agents early in the marketing campaign. The marketing time frame usually enables the purchaser to arrange their finance well prior to the Deadline.

The objective is to enable purchasers to make their offer unconditional when presented, however the method of sale allows purchasers to add clauses to suit their circumstances, such as being conditional upon the sale of their property.

As with all offers for purchase there are two components for a vendor to consider – price and conditions (terms). A lower, unconditional offer may be more acceptable to a vendor than a higher offer with conditions, as an unconditional offer gives certainty. It is therefore beneficial for an offeror to complete all due diligence before the Deadline and make an unconditional offer.

Unlike a Tender where the offers must be submitted on the due date in a sealed envelope at a determined place, the flexibility of Deadline sale allows an offer to be delivered or emailed to the Agent by the Deadline. The integrity of the Deadline sale method is based on confidentiality. Bayleys warrant that the only parties that will know the contents of an offer are Bayleys personnel involved in the process, the Vendor and the Vendor's advisors. This is a non-negotiable Bayleys minimum standard.

Whilst a cheque for the deposit is not required to accompany the offer, if the offer is accepted, the successful offeror will need to be able to pay the deposit immediately the agreement is signed by all parties.

Unlike a Tender where the offers are all presented at that specified time and date, an offer can be presented at any time prior to the Deadline. Thus if a purchaser elects to submit an offer prior to the Deadline, the Vendor is free to accept that offer if they so wish.

This situation is rare but can occur when an offer is made and the Vendor believes they will not achieve a better offer by completing the campaign. If an early offer is made Bayleys' best practice is to consult all other parties known to them who are engaged in due diligence on the property, making them aware an early offer has been received and allowing them the opportunity to also make an offer prior to the Deadline. Other parties are given a very short time frame (24 to 48 hours or as the Vendor directs) in which to make their offer so it is prudent to complete due diligence early.

During the week following the Deadline an offeror may be contacted by the Agent with suggestions from the Vendor to negotiate changes to price or terms to make their offer more acceptable to the Vendor. Equally however, an offeror may not be contacted. It is the Vendor's choice and often a vendor may accept an offer immediately without consulting other parties. It is therefore most prudent for offerors to make their very best offer at close date. It may be their only opportunity.

In Summary:

- A "clean and simple" offer is always best
- An offeror may make an early offer if they wish, but it needs to be strong
- It is best to complete due diligence early
- The vendor may choose to negotiate with one, or more, of the offerors
- The vendor may choose not to negotiate with any of the offerors
- Always be frank with the agent – they can help you best when they are clear what it is you are trying to achieve

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RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **CBA1/932**

Land Registration District **Canterbury**

Date Issued 27 September 1961

Prior References

CB164/11

Estate Fee Simple

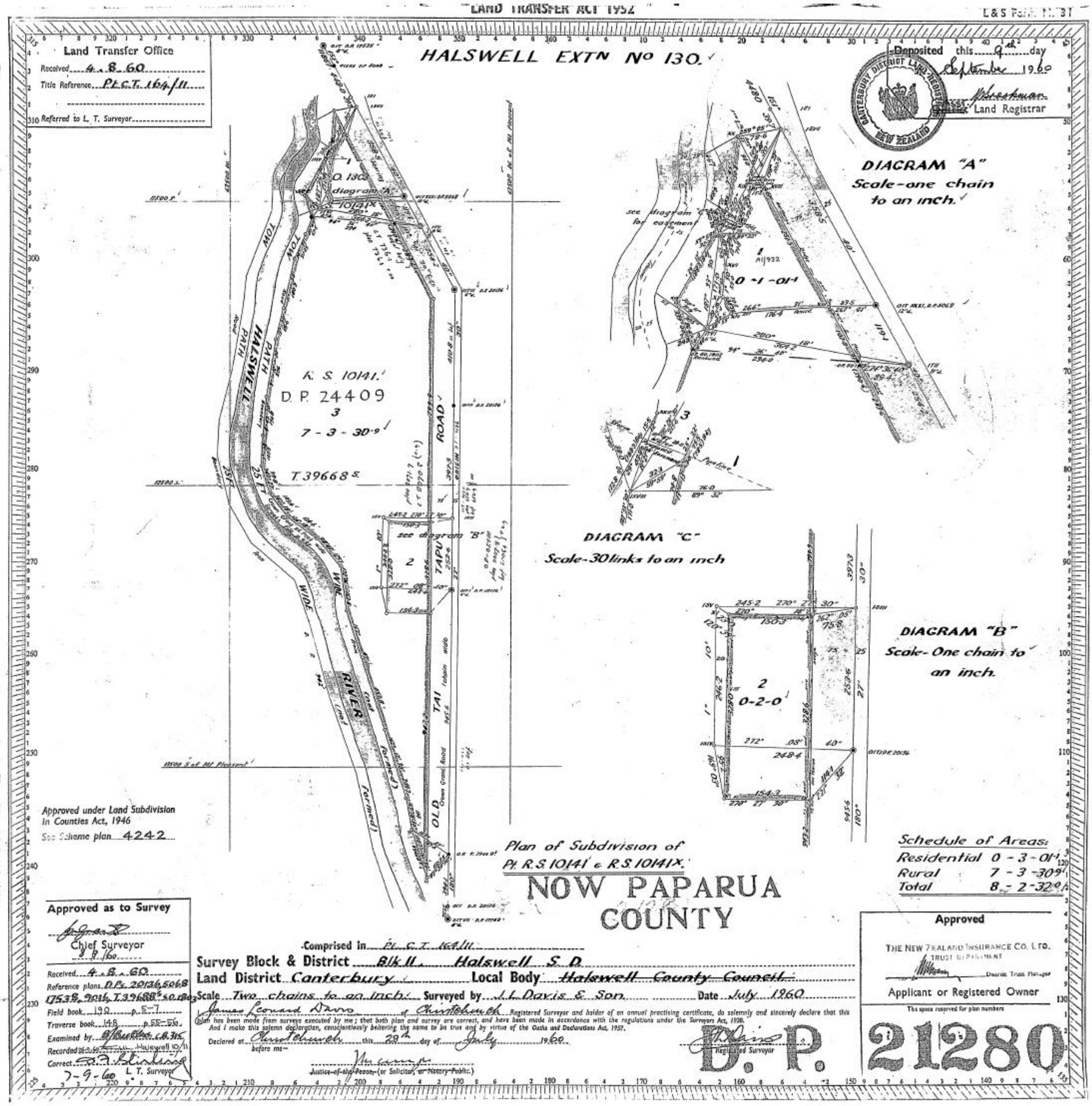
Area 1040 square metres more or less

Legal Description Lot 1 Deposited Plan 21280

Registered Owners

The Birss Cottage Company Limited

Interests


LAND TRANSFER ACT 1952
L&S Form No. 31
Land Transfer Office
Received 4.8.60
Title Reference Pt.C.T. 164/11
Referred to L. T. Surveyor
HALSWELL EXTN No 130.
Deposited this 9th day September 1960
Land Registrar
DIAGRAM "A"
Scale-one chain to an inch.
K. S. 10141.
D. P. 24409
3
7 - 3 - 30·9
T 39668 S.
HALSWELL RIVER
OLD TAI TAPU ROAD
DIAGRAM "C"
Scale-30 links to an inch
DIAGRAM "B"
Scale- One chain to an inch.
2
0-2-0
Approved under Land Subdivision in Counties Act, 1946
See Scheme plan 4242
Plan of Subdivision of Pt. R.S. 10141 & R.S. 10141X.
NOW PAPARUA COUNTY
Schedule of Areas:
Residential 0 - 3 - 01·4
Rural 7 - 3 - 30·9
Total 8 - 2 - 32·3
Approved as to Survey
Chief Surveyor
Received 4.8.60
Reference plans D.Ps. 20136, 5068, 17538, 9014, T.39688
Field book 190 p. 5-7
Traverse book 148 p. 55-56
Comprised in Pt. C. T. 164/11
Survey Block & District Blk II. Halswell S. D.
Land District Canterbury Local Body ~~Halswell County Council~~
Scale Two chains to an inch. Surveyed by J. L. Davis & Son Date July 1960
James Leonard Davis of Christchurch Registered Surveyor and holder of an annual practising certificate, do solemnly and sincerely declare that this plan has been made from surveys executed by me; that both plan and survey are correct, and have been made in accordance with the regulations under the Surveyors Act, 1938. And I make this solemn declaration, conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act, 1957.
Declared at Christchurch this 28th day of July 1960 before me—
Justice of the Peace (or Solicitor, or Notary Public.)
Registered Surveyor
Approved
THE NEW ZEALAND INSURANCE CO. LTD. TRUST DEPARTMENT
District Trust Manager
Applicant or Registered Owner
This space reserved for plan numbers
D. P. 21280
7-9-60 L. T. Surveyor

BAYLEYS ALTOGETHER BETTER

Deadline Sale (unless sold prior)
1pm, Thu 27 Nov 2025

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