



Boundary lines are indicative only

# Information memorandum

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Hillmorton, Christchurch  
**47 and 49 Lincoln Road**

Prepared by Bayleys Real Estate  
**March 2026**



Christchurch CBD

Orange Theory Stadium

Wolfbrook Arena

State Highway 76

# Executive summary

Bayleys Real Estate is pleased to offer 47 and 49 Lincoln Road, Hillmorton, Christchurch for sale by way of Deadline Private Treaty (unless sold prior) closing at 4pm on Thursday 9 April 2026 at Bayleys, 3 Deans Avenue, Addington, Christchurch.

## The property



### Property address

47 and 49 Lincoln Road, Hillmorton, Christchurch



### Legal description & record of title

Lot 3 Deposited Plan 2314 on Record of Title CB503/240 and  
Lot 4 and Part Lot 5 Deposited Plan 2315 on Record of Title CB483/142



### Land area

1,508sqm (more or less) combined



### Zoning

Commercial Local

## The sale process



### Method of sale

By Deadline Private Treaty (unless sold prior) closing at 4pm on Thursday 9 April 2026 at Bayleys, 3 Deans Avenue, Addington, Christchurch

## Key highlights

- 1,508sqm (more or less) freehold site
- Zoned Commercial Local
- Redevelopment potential

**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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[bayleys.co.nz/5529950](https://bayleys.co.nz/5529950)



IN ASSOCIATION WITH  
 Knight  
Frank

# The property

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Positioned between a busy McDonald's restaurant and a fuel station, this approximately 1,500sqm site presents an outstanding opportunity for developers and investors.

The property comprises two titles and is zoned Neighbourhood Centre, offering excellent potential for a range of commercial or retail developments. With a regular site shape and prominent frontage to Lincoln Road, this location would suit businesses seeking strong visibility such as car sales, retail, or service-based operations.

With approximately 22,000 vehicles passing daily, the site benefits from exceptional exposure and accessibility in a high-traffic area. Opportunities in locations like this are increasingly rare. Developers and investors should take serious note.



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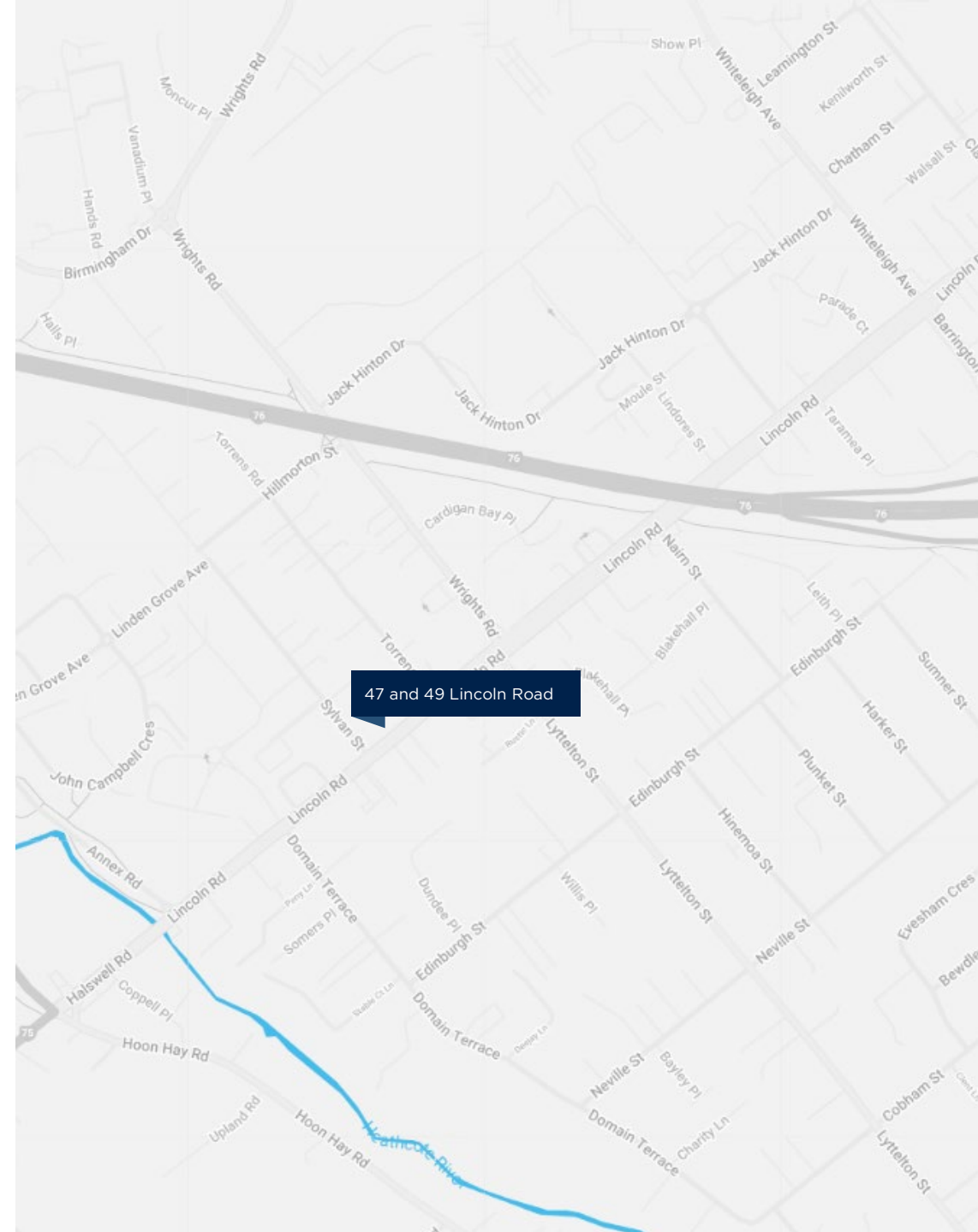
# The location

Hillmorton is situated 5km southwest of Christchurch City Centre

With the Southern motorway running through the north of the suburb, Curletts Road running through the middle and Halswell Road through the south; Hillmorton is a very well-connected suburb.

A majority of the suburb is green space used for recreational activities such as Athletics Canterbury, Canterbury Rugby, Halswell Pony Club, Canterbury Agricultural Park etc. In terms of property Hillmorton is primarily residential, however has several commercial properties, mainly running along Lincoln Road.

Hillmorton is also home to Hillmorton public hospital, a significant healthcare facility In Christchurch. Being primarily residential, Hillmorton has limited options for tenants seeking industrial and commercial property.





Addington Raceway

State Highway 76

Wolfbrook Arena

Tower Junction

Orange Theory Stadium

# Legal description and zoning

|                          | 47 Lincoln Road           | 49 Lincoln Road                          |
|--------------------------|---------------------------|------------------------------------------|
| <b>Record of title</b>   | CB503/240                 | CB483/142                                |
| <b>Legal description</b> | Lot 3 Deposited Plan 2314 | Lot 4 and Part Lot 5 Deposited Plan 2314 |
| <b>Tenure</b>            | Freehold                  |                                          |
| <b>Local authority</b>   | Christchurch City Council |                                          |
| <b>Zoning</b>            | Commercial Local zone     |                                          |

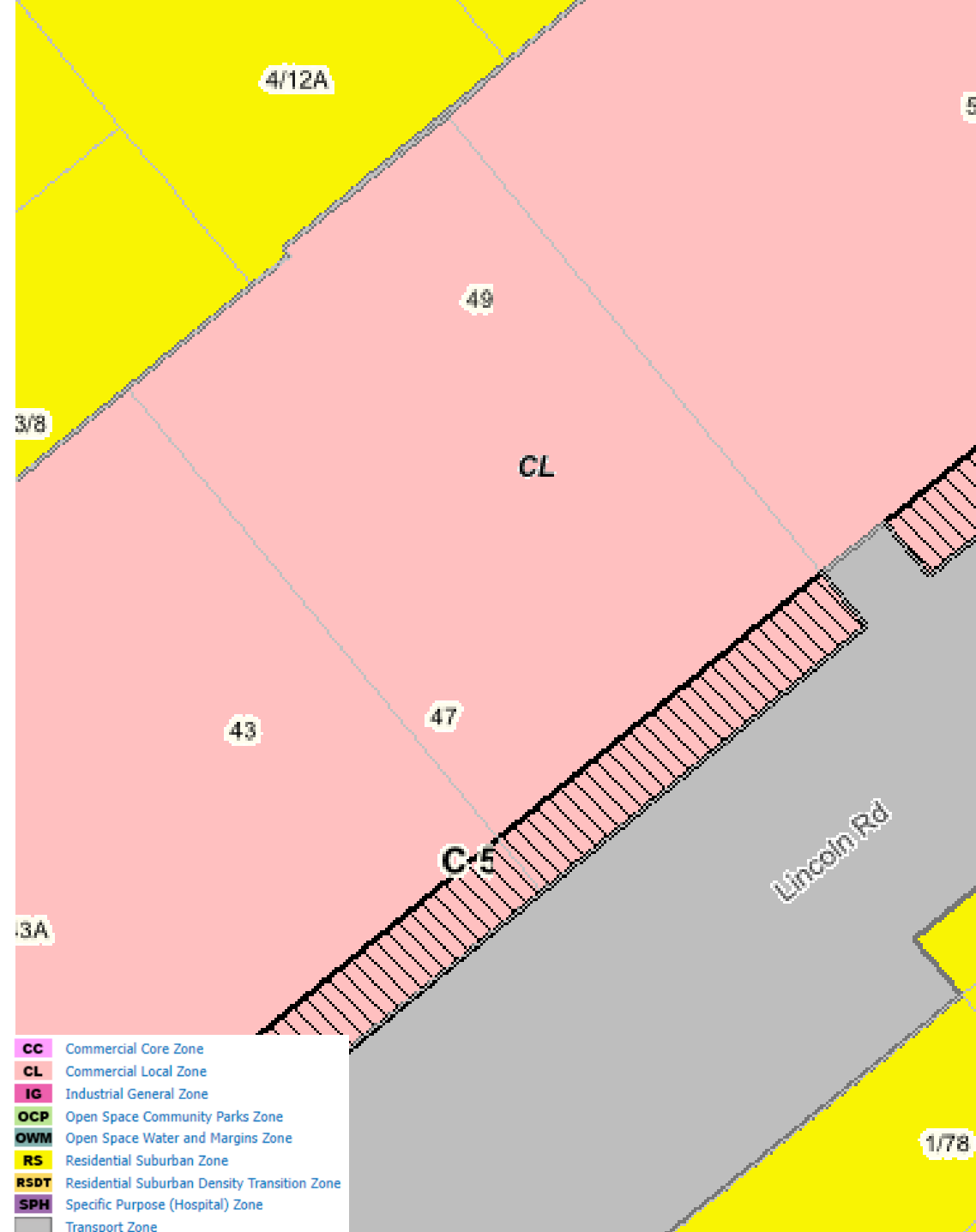
## Commercial Local zone

The Commercial Local Zone comprises small standalone groups of primarily convenience shops and community facilities that serve the immediate area.

A small group of primarily convenience shops and, in some instances, community facilities.

Accessible by walking, cycling from the area served and on a bus route in some instances.

Also includes standalone supermarkets serving the surrounding residential community.



# The sale process

**47 and 49 Lincoln Road, Hillmorton, Christchurch is being offered for sale by way of Deadline Private Treaty (unless sold prior) closing at 4pm on Thursday 9 April 2026 at Bayleys, 3 Deans Avenue, Addington, Christchurch.**

To assist purchasers with their assessment of the offering an online due diligence data room is available. [propertyfiles.co.nz/863410003](https://propertyfiles.co.nz/863410003)

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.



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