



Information memorandum

Hororata
2 Hobbs Street

Prepared by Kayla Dynes

Boundary lines are indicative only

BAYLEYS

IN ASSOCIATION WITH
 **Knight
Frank**



The Hororata Cafe

CASSELLS

COFFEE





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Notice and disclaimer

The opportunity

Kayla Dynes is pleased to offer 2 Hobbs Street, Hororata for sale by way of Asking Price \$450,000 + GST (if any) at Bayleys Methven, Suite 2, The Mall, Methven.

Located in the heart of the Selwyn District, this iconic property is home to the much-loved Hororata Village Bar and Café, a well-known stop for both locals and travellers passing through. With a strong tenancy in place, this is a rare opportunity to secure a piece of Hororata's history and charm while enjoying the benefits of a solid, established investment.

Positioned proudly in the centre of Hororata village, the building is impossible to miss. Its character and presence perfectly complement the rural village setting, while the property itself has been well cared for both inside and out. Offering solid construction and undeniable appeal, it sits on well-maintained grounds featuring outdoor dining areas, a large gazebo, storage sheds, garaging, and car parking. Additional space at the rear provides potential for future development, such as adding a tiny home or accommodation options (subject to council approval).

At the front, the café's inviting shop frontage showcases its delicious food and daily offerings. To the left, a sunny and spacious dining area provides a welcoming atmosphere for patrons to relax and enjoy their meals. Toward the rear, a separate bar area offers a generous and comfortable space complete with large bi-fold doors that open to the gazebo and garden area, creating excellent indoor-outdoor flow that's perfect for functions and summer evenings.

The layout is both practical and charming, with a kitchen, modern bathroom facilities, and excellent storage options throughout, including multiple outbuildings garaging. The overall presentation reflects ongoing care and maintenance, ensuring both functionality for the current tenant and long-term value for the new owner.

Hororata is a district on the rise. The Hororata Community Trust continues to lead the way with innovative events and initiatives that showcase the area's unique character, including the renowned Highland Games and Glow Festival, which draw thousands each year and highlight the spirit of the community. With the upcoming Community Hub project and continued focus on rebuilding and revitalisation post-earthquakes, Hororata's future is looking brighter than ever.

Surrounded by Canterbury's premier outdoor destinations, Mt Hutt Ski Field, the Rakaia Gorge, and an array of walking, hiking, and mountain biking tracks, the area's popularity continues to grow alongside New Zealanders' love for outdoor adventure.

With its strong tenancy, prime position, and community-driven growth, this central village property represents not just a charming investment, but one perfectly positioned for the future.

Kayla Dynes

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Executive summary

Business overview



Business details

Hororata Village Bar and Cafe



Business type

Café and Bar

Land and building

Land size



928sqm

Building size

130sqm

Rateable value



Rateable value

Improvement value: \$200,000

Land value: \$200,000

Capital value: \$400,000 1 July 2024



Lease details

- **Commencement date:** 29 November 2019
- **Current rent:** \$26,226.20 + GST and outgoings per year
- **Renewal dates:** 29 November 2027 and 29 November 2030
- **Rent review:** 29 November 2027, 29 November 2029 and 29 November 2031
- **Rights of renewal:** Two (2) of three (3) years each
- **Lease expiry:** 28 November 2033
- **Operating expenses:** All normal property outgoings, ie rates, insurance etc are payable by the tenant.
Insurance \$119.62 weekly
Rates \$102.44 weekly
Rent \$580.00 weekly
TOTAL \$802.06
- Figures are inclusive of GST

The sale process



Method of sale

Asking Price \$450,000 + GST (if any)

Water and septic



Water

Sourced from Hororata water supply scheme

Septic

Own septic at the rear of the property

Key highlights

- Strong tenancy in place
- Positioned in central Hororata
- Featuring outdoor dining areas, a large gazebo, storage sheds, garaging, and additional space at the rear.

Zoning

Partially Operative Selwyn District Plan (Appeals Version)

2 Hobbs Street, Hororata
Hororata Selwyn District
Site Size 928 m²
Legal Desc Section 1 SO 5031

Search for an address...

SCA-RD3
SDC-9

GRUZ

Hobbs Street

SETZ

CNZ-4

Hororata Road

1 : 564

Property Specific District Plan Chapters
View Full District Plan
Zoom to selected property
Clear selected property

Appeals: 12 Aug 2025
Revision: 12 Aug 2025
Change

The following information applies to this property

Area Specific

- Settlement zone
- Designation

Number: CNZ-4
Site Name: Hororata Exchange
Requiring Authority: Chorus NZ Ltd

Hazards and Risks

- Plains Flood Management Overlay
- Liquefaction Damage Unlikely Overlay

Settlement Zone

For further information on Settlement zoning please visit: [E Plan Selwyn](#)

The property includes the [Chorus NZ Ltd Hororata Exchange designation](#)





Hororata Village
Cafe & Bar
where you're treated like a local



coffee
espresso
hot chocolate
milk







Restaurant & Bar

Village
Cafe & Bar

Village
Cafe & Bar

Site plan

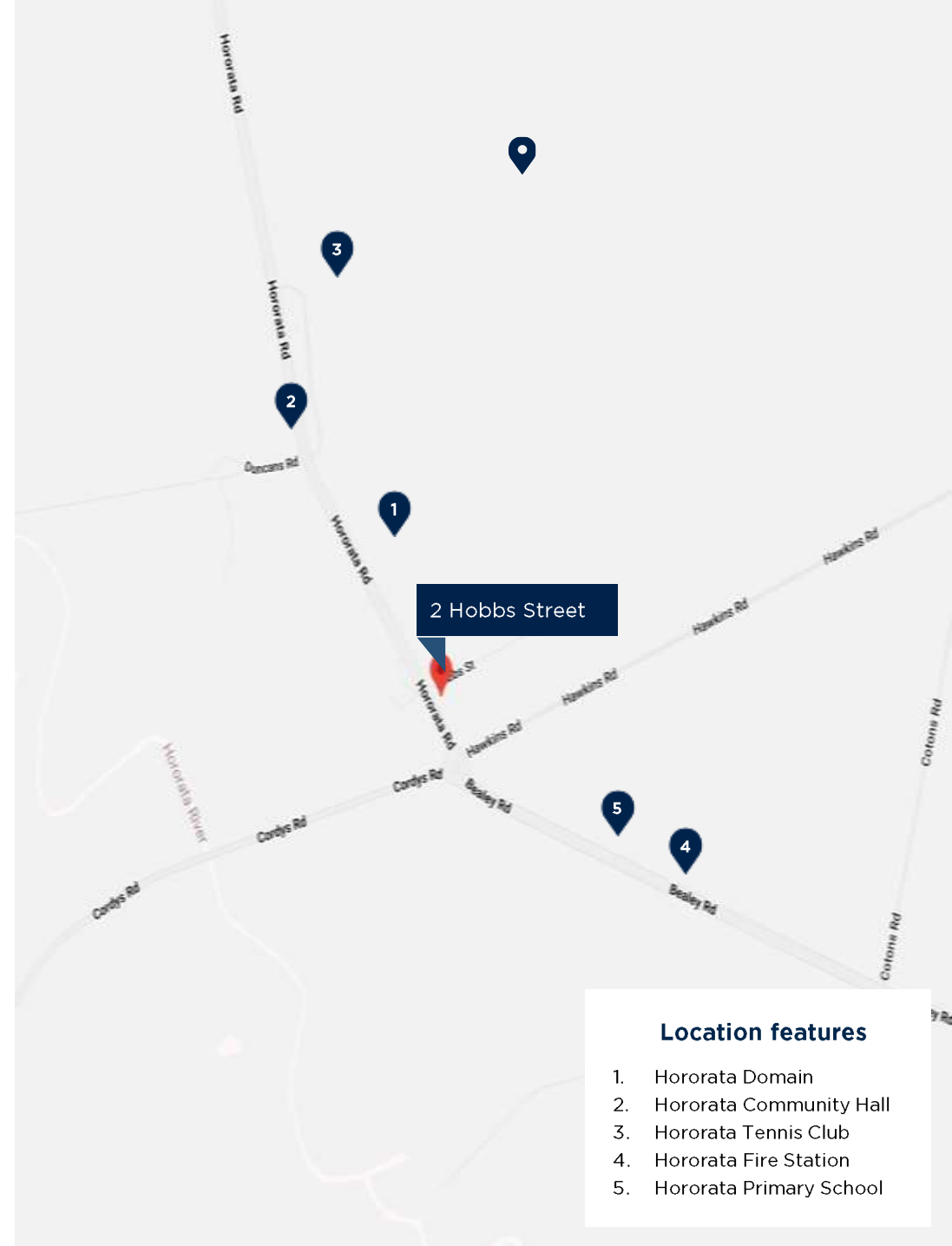


The location

Hororata is an area on the rise. The Hororata Community Trust, with its local leadership and forward-thinking vision, continues to put this township on the map. Their renowned events the Highland Games and the Glow Festival draw thousands each year, showcasing the spirit and strength of the community.

With exciting plans underway, including the creation of a new Community Hub, Hororata's focus on rebuilding, restoring, and revitalising after the earthquakes is shaping a vibrant future.

Surrounded by Canterbury's premier outdoor destinations, Mt Hutt Ski Field, the Rakaia Gorge, and an array of walking, hiking, and mountain biking tracks, the area's popularity continues to grow alongside New Zealanders' love for outdoor adventure.



Location features

1. Hororata Domain
2. Hororata Community Hall
3. Hororata Tennis Club
4. Hororata Fire Station
5. Hororata Primary School



Lease details

Commencement date	29 November 2019
Renewal dates	29 November 2027 and 29 November 2030
Rights of renewal	Two (2) of three (3) years each
Final expiry	28 November 2033
Annual rental	\$26,226.20 + GST and outgoings per year
Operating expenses	All normal property outgoings, ie rates, insurance etc are payable by the tenant. Insurance \$119.62 weekly Rates \$102.44 weekly Rent \$580.00 weekly TOTAL \$802.06 Figures are inclusive of GST.





- Milkshakes
- Banana
- Chocolate
- Cinnamon rolls
- Lime
- Raspberry
- Sweetheart
- Strawberry



The sale process

2 Hobbs Street, Hororata is being offered for sale by way of Asking Price \$450,000 + GST (if any)

To assist purchasers with their assessment of the offering an online due diligence data room is available. propertyfiles.co.nz/5528550

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/5527799





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