



Information memorandum

Rolleston
16 Hannover Place

Prepared by Whalan and Partners Limited, Bayleys
March 2026





Boundary lines are indicative only



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The opportunity

Whalan and Partners Limited is pleased to offer 16 Hannover Place, Rolleston, for sale by way of Asking Price of \$1,038,768.00 + GST (if any).

Comprising a freehold landholding of approximately 2,546sqm, the property benefits from a regular configuration, providing efficient site utilisation and flexibility for a wide range of industrial development outcomes. The practical shape allows for straightforward building design, optimal yard circulation, and efficient vehicle manoeuvring — key considerations for owner-occupiers, developers, or investors looking to maximise functionality and long-term value.

Izone continues to attract national and regional operators due to its strategic proximity to State Highway 1, excellent connectivity to Christchurch and the wider South Island logistics network, and the proactive approach taken by Selwyn District Council toward industrial expansion.

With very few medium-sized freehold sites remaining available within Izone, opportunities of this scale are becoming increasingly scarce. The combination of

location, zoning, and development flexibility makes 16 Hannover Place ideally suited to developers seeking their next project, businesses looking to future-proof operational requirements, or investors wanting to secure land within a proven long term industrial growth corridor.

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/5529841](https://www.bayleys.co.nz/5529841)

Executive summary

16 Hannover Place, Rolleston, is a rare 2,546sqm (more or less) freehold industrial site with a practical layout ideal for efficient building, yard, and vehicle use. Located in the thriving iZone Industrial Precinct, it offers excellent access to State Highway 1, Christchurch, and the wider South Island logistics network. Perfect for developers, owner-occupiers, or investors, this site combines location, zoning, and flexibility in a highly sought-after growth corridor.

The property



Property address

16 Hannover Place, Rolleston, 7614



Legal description & record of title

Lot 6 Deposited Plan 516372
on record of title 804797



Land area

2,546sqm (more or less)



Zoning

Industrial Zone A

The sale process



Method of sale

Asking Price of \$1,038,768.00 + GST (if any).

Key highlights

- Freehold industrial site – approximately 2,546 sqm with a regular, practical layout.
- Prime iZone location – within Rolleston's established industrial precinct.
- Excellent connectivity – close to State Highway 1, Christchurch, and South Island logistics network.
- Development flexibility – ideal for warehousing, distribution, manufacturing, or mixed industrial use.
- Rare opportunity – few medium-sized freehold sites of this scale remain available in iZone.

The location

Rolleston is a relatively new and growing suburb located 25km south-east of Christchurch City Centre. Over the past decade, it has transformed from a small rural town into a thriving suburban and commercial hub. A major driver of this growth is the substantial industrial business park, which has become one of Canterbury's key logistics and manufacturing centres. The precinct accommodates large-scale warehouses, transport and distribution facilities, food processing, and other manufacturing operations, with many national and international companies choosing Rolleston as their base due to its location and excellent transport links.

The extension of the Southern Motorway has further reinforced Rolleston's position as a prime industrial and commercial location, significantly reducing travel times to Christchurch and the wider Canterbury region. Alongside this, the town continues to expand its supporting commercial amenities to service both the workforce and the growing population. Rolleston's industrial zone now plays a pivotal role in the region's economy, providing employment opportunities and attracting continued investment.



Accessibility

Strategically positioned within Rolleston's iZone Industrial Precinct with direct connectivity to key arterial routes and surrounding industrial hubs.



Transport

Minutes from the Christchurch Southern Motorway (SH1), providing efficient access to Christchurch CBD, Lyttelton Port, and the wider South Island freight network.

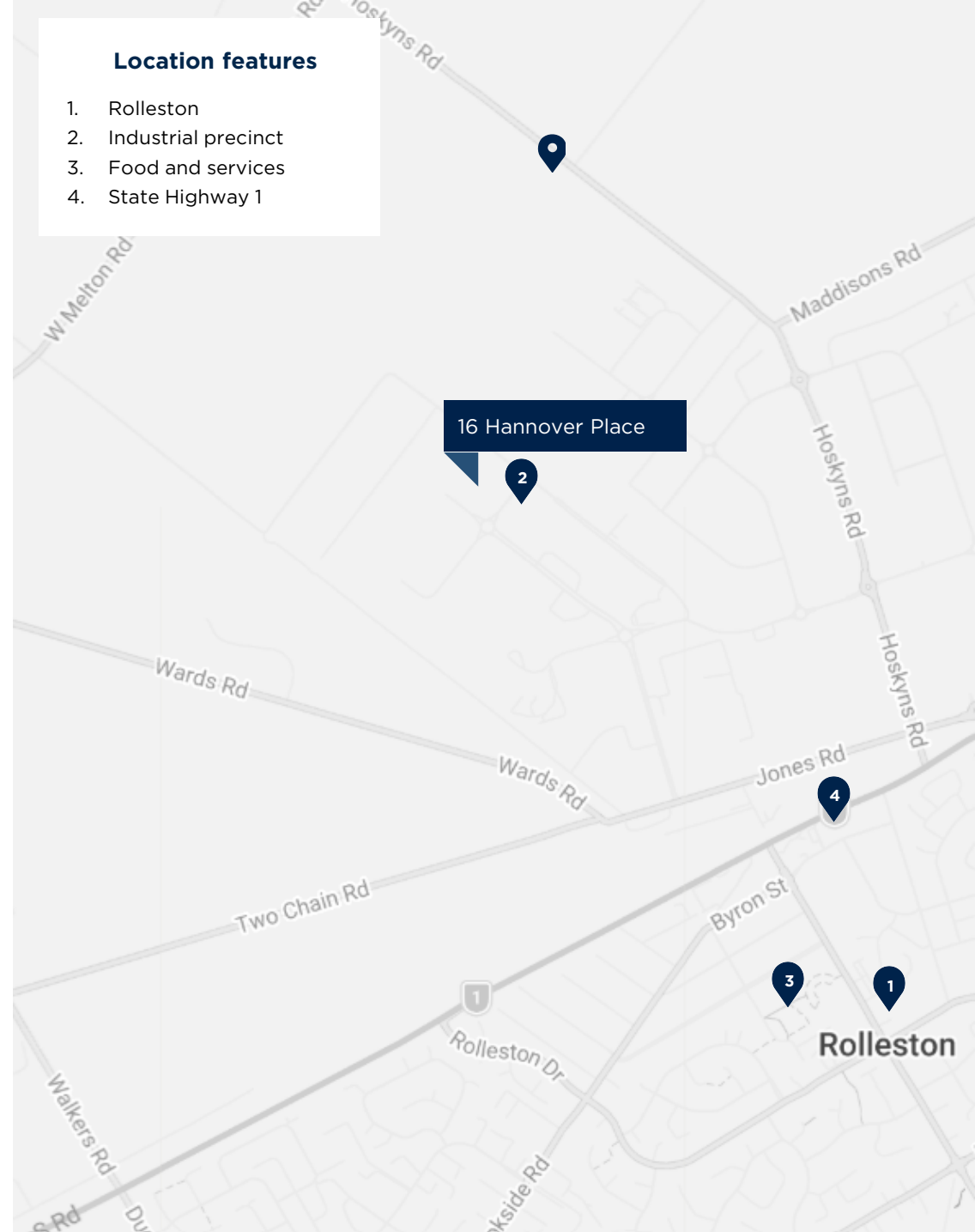


Amenities

A short drive to the Rolleston town centre offering supermarkets, cafés, services, and community facilities.

Location features

1. Rolleston
2. Industrial precinct
3. Food and services
4. State Highway 1



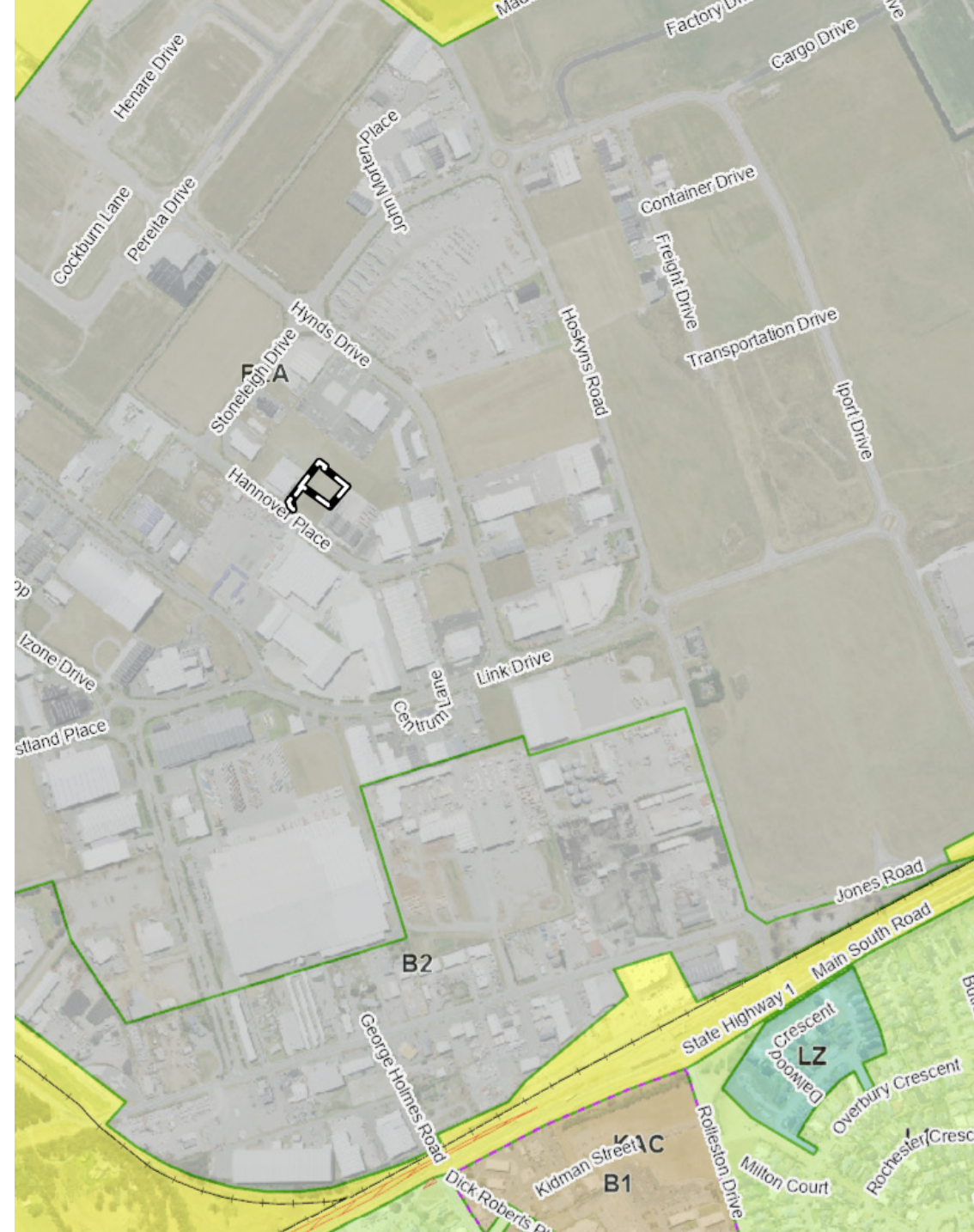


Legal description and zoning

Record of title	804797
Legal description	Lot 6 Deposited Plan 516372
Tenure	Freehold
Local authority	Selwyn District Council
Zoning	Industrial Zone A

Zoning

The property is zoned Industrial under the Selwyn District Plan, enabling a broad range of industrial and commercial uses including warehousing, logistics, manufacturing, distribution, and associated office activities. Located within Rolleston's established iZone Industrial Precinct, the zoning supports modern industrial development with strong transport connectivity and access to essential infrastructure, as administered by the Selwyn District Council.



The sale process

16 Hannover Place, Rolleston is being offered for sale by way of Asking price of \$1,038,768 + GST (if any).

To assist purchasers with their assessment of the offering an online due diligence data room is available. **propertyfiles.co.nz/5529841**

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/5529841**





Appendices

- Record of title
- Property files
- Land information memorandum

Our full-service offerings



Bayleys Residential Projects

- Specialises in comprehensive support for residential developments, including market research, pricing strategies, and master plan assessments.
- Expertise in off-plan and new developments to ensure competitiveness in changing markets.
- Provides tailored solutions to optimise returns and minimise risks.



Bayleys Building Consultancy

- Offers expert building surveying services to optimise property performance.
- Key services: technical due diligence, premises condition reports, development monitoring, and contract administration.
- Focuses on tailored, innovative solutions for property optimisation.



Bayleys Property Services

- Expert management solutions across property sectors, enhancing tenant satisfaction and asset performance.
- Key services: property management, facilities and risk management, financial management, and corporate occupier services.
- Emphasises seamless management for landlords and tenants.



Bayleys Valuations

- Provides valuation services across all property sectors for mortgages, financial reporting, and strategic decisions.
- Key services: current market valuations, rental and insurance valuations, and portfolio strategies.
- Renowned for professionalism and market expertise.

Get in touch with your agent, who will ensure you're referred to the most suitable expert for your specific needs.



- Focuses on commercial property management in retail, office, and industrial sectors.
- Key services: financial management, rent and OPEX collection, maintenance, and leasing.
- Over 30 years of market-leading expertise in tailored asset management.



MaxCap
Group

- Leading commercial property finance specialist, offering funding for investments and developments.
- Joint venture with Bayleys and Forsyth Barr, leveraging global and local expertise.
- Services: investment property finance, project underwriting, and capital raising.



- A commercial brokerage specialising in tailored financial solutions for property funding and business acquisition.
- Partnered with Bayleys to provide seamless financing options through a diverse lender network.
- Services range from small-scale loans to complex development financing exceeding \$100M.

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Any interest in this property should be registered with the vendors agency. While care has been taken in their preparation, no responsibility is accepted for the accuracy of the whole or any part and interested persons are urged to seek legal advice and to make their own enquiries and satisfy themselves in all respects.

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