



508 Steffens Road & 2399 Oxford Road

Oxford, Waimakariri District

Information Memorandum

For Sale - enquiries over \$449,000 (GST inclusive)

Contents

Executive Summary	4
Key Property Information	7
508 Steffens Road and 2399 Oxford Road	8
Location	10
Boundary map	12
Due Diligence & Contact Information	14

Colliers, as sole marketing agent, is pleased to present 508 Steffens Road & 2399 Oxford Road, to the market for sale.

The property is offered for sale - enquiries over \$449,000 (GST inclusive)

This Information Memorandum provides information to assist interested parties with their assessment of the property, is produced as a general guide only and does not constitute valuation advice nor an offer for sale or purchase. All parties should undertake and rely on their own due diligence investigations and not rely on the information contained in this document to make their purchasing decisions.

This document is CONFIDENTIAL to the recipient and information contained herein may not be disclosed to any other party and may not be used or reproduced either in whole or in part without the written consent of the Vendor or the Selling Agents. All areas, dimensions and measurements referred to in this Information Memorandum are metric and are subject to purchasers own survey.

Further information can be obtained by registering your interest with the Colliers agents below or via the online listing at colliers.co.nz/p-NZL67029790



Mick Sidey
Director
Phone: +64 3 365 7887
Mobile: +64 27 229 8888
mick.sidey@colliers.com

Executive Summary

Two Bare Land Blocks – Pony Club Nearby

Following the recent successful sales of 500 and 504 Steffens Road, Colliers are excited to bring the two remaining 4-hectare blocks in this development to the market. Located at 508 Steffens Road on Lansbury Lane (off Steffens Road) and 2399 Oxford Road on the main road to Oxford, these properties offer an exceptional opportunity.

Discover the ideal foundation for your dream lifestyle with each property boasting a stunning rural outlook, orientation, established shelter and flat terrain. With a minimum build requirement of 160sqm, the convenience of an existing bore and power to the boundary, ease is offered to your vision. Whether you envision a sprawling homestead or a cosy retreat, these expansive blocks of land provide the canvas for imagination to flourish.

Situated just 7-kilometers from Oxford, a short 15-minute drive to Rangiora, and within easy commuting distance to Christchurch, these blocks combine rural living with urban convenience. The location offers an enriching environment where families will thrive, with nature’s playground at your doorstep. Perfect for equestrian enthusiasts, two of the blocks are on the boundary of the Oxford Pony Club providing ample opportunities for outdoor leisure and community engagement.

- 500 Steffens Road - SOLD
- 504 Steffens Road - SOLD
- 508 Steffens Road - AVAILABLE ENQUIRIES OVER \$449,000 INCLUDING GST
- 2399 Oxford Road - AVAILABLE ENQUIRIES OVER \$449,000 INCLUDING GST

Do not delay. Contact Mick Sidey today to discover how you can become the proud owner of one of these bare land blocks.

The property is offered for sale - enquiries over \$449,000 (GST inclusive).



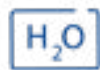
Two 4 hectare bare land blocks



Idyllic rural views



Power provided to the boundary



Bore water supply





Key Property Information

	Address 508 Steffens Road & 2399 Oxford Road, Oxford, North Canterbury		Rateable value 508 Steffens Road & 2399 Oxford Road RV \$485,000 LV \$480,000 IV \$5,000 as at 1 July 2022
	Local Authority Waimakariri District Council		Rates Not yet struck
	Legal description 508 Steffens Road: Lot 1 Deposited Plan 574072 as Described in Certificate of Title 1048194 2399 Oxford Road: Lot 6 Deposited Plan 574072 as Described in Certificate of Title 1048199		GST status The property is to be sold including GST
	Land area Each of the two blocks are 4.0000 hectares (more or less)		Zoning Rural (RU)



508 Steffens Road and 2399 Oxford Road

Opportunity

Perfect for families, couples, or even downsizing farmers. There is ample space for sheep, chickens, growing flowers or a vegetable garden, Perfect for equestrian enthusiasts, two of the blocks are on the boundary of the Oxford Pony Club providing ample opportunities for outdoor leisure and community engagement.

Shelter & Views

Established Oak and Gum trees provide shelter from the North. Idyllic views.

Covenants

Please refer to Instrument 12713683.7 on the propertyfiles or ask agent for a copy.

Services available

Power provided and bore

Building information

The minimum build size is 160sqm

Water and bore consent

508 Steffens Road

Number: BW23/0752

2399 Oxford Road

Number: BW23/0757

Please refer to Property Files for copies of individual Well map and Bore log summaries.

<https://www.propertyfiles.co.nz/property/67029790>

Location

The property itself is situated 7 kilometres from Oxford, close to Cust, a short 15-minute drive to Rangiora and within easy 40-minute commuting distance from Christchurch. Located at the rear of the development

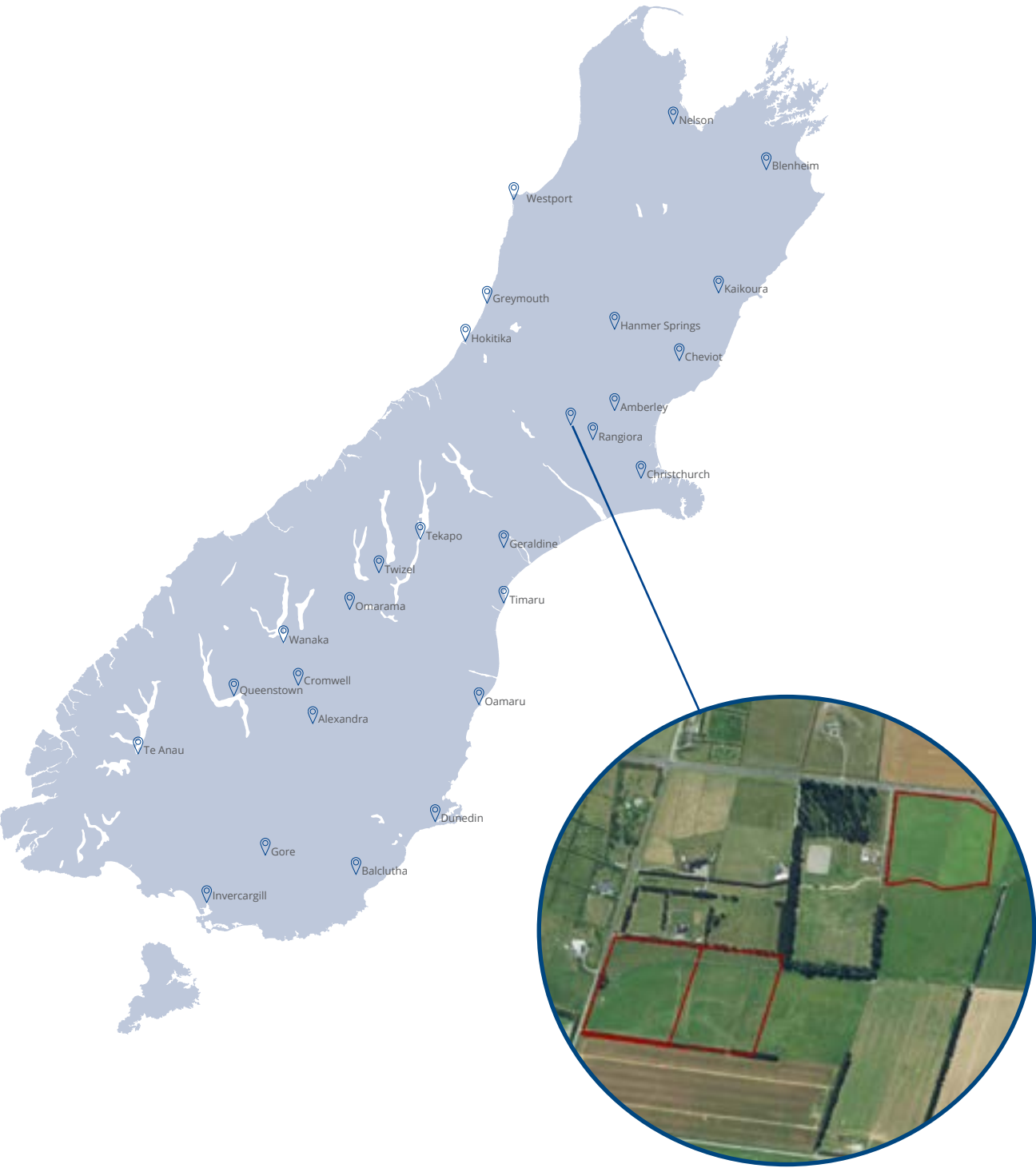
Oxford

Oxford is located at the inland edge of the Canterbury Plains, approximately 50 km northwest of Christchurch. The township is about 30 km from Rangiora to the East, and the townships of Sheffield and Darfield to the west. Originally settled as a logging town, Oxford hosts many businesses including a Medical Centre, Pharmacy, Fresh Choice Supermarket, Butcher, Cafes, Accommodation, Clothing boutiques, Churches, an Antique shop and a Farmers Market.

Schools nearby

- West Eyreton School | Full Primary
- Marian College | Secondary
- Rangiora New Life School | Composite
- Christchurch Adventist School | Composite
- Oxford Area School** | Composite

Click on the boundary outline to view the property in Google Earth. (Boundary lines are indicative only)



Boundary map



Due Diligence & Contact Information

Additional information

Additional information is available for download from the website below:

<https://www.propertyfiles.co.nz/property/67029790>

Parties wishing to access Property Files are required to enter their contact information. They will then get an email from Property Files containing the information to download and view.

Additional information may be added from time to time so interested parties should refer to this regularly.

Sales process

For sale - enquiries over \$449,000 (GST inclusive)

Inspections

Inspections are by appointment only. For copy of the sale documents please contact the vendor's exclusive broker.



Mick Sidey
Director
Phone: +64 3 365 7887
Mobile: +64 27 229 8888
mick.sidey@colliers.com



Visit our offices at

Colliers Christchurch
Level 1, 181 High Street
Christchurch 8140

Tavendale & Partners
Level 1, 62 Cass Street
Ashburton 7700

The Vault
46 George Street
Timaru 7910



Level 1, 181 High Street
PO Box 933
Christchurch 8140
New Zealand
+64 3 365 7887
colliers.co.nz

Disclaimer

Colliers does not guarantee, warrant or represent that the information contained in this advertising and marketing document is correct. Any interested parties should make their own enquiries as to the accuracy of the information. We exclude all inferred or implied terms, conditions and warranties arising out of this document and any liability for loss or damage arising there from. COPYRIGHT Colliers. All rights reserved. No part of this work may be reproduced or copied in any form or by any means (graphic, electronic or mechanical, including photocopying, recording, taping, or information retrieval systems) without the written permission of Colliers.

Agri Realty Limited, Licensed under the REAA 2008.