

Colliers

Information Memorandum

15A Clyde Road
Upper Riccarton, Christchurch



15A Clyde Road Fendalton, Christchurch

Colliers is excited to present, as sole agent, a rare opportunity to secure a strategically located land holding just 500m from University of Canterbury, prime for student accommodation development.

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.

All enquiries, requests for information and arrangements to undertake inspections in relation to this opportunity are to be directed to the sole agents.



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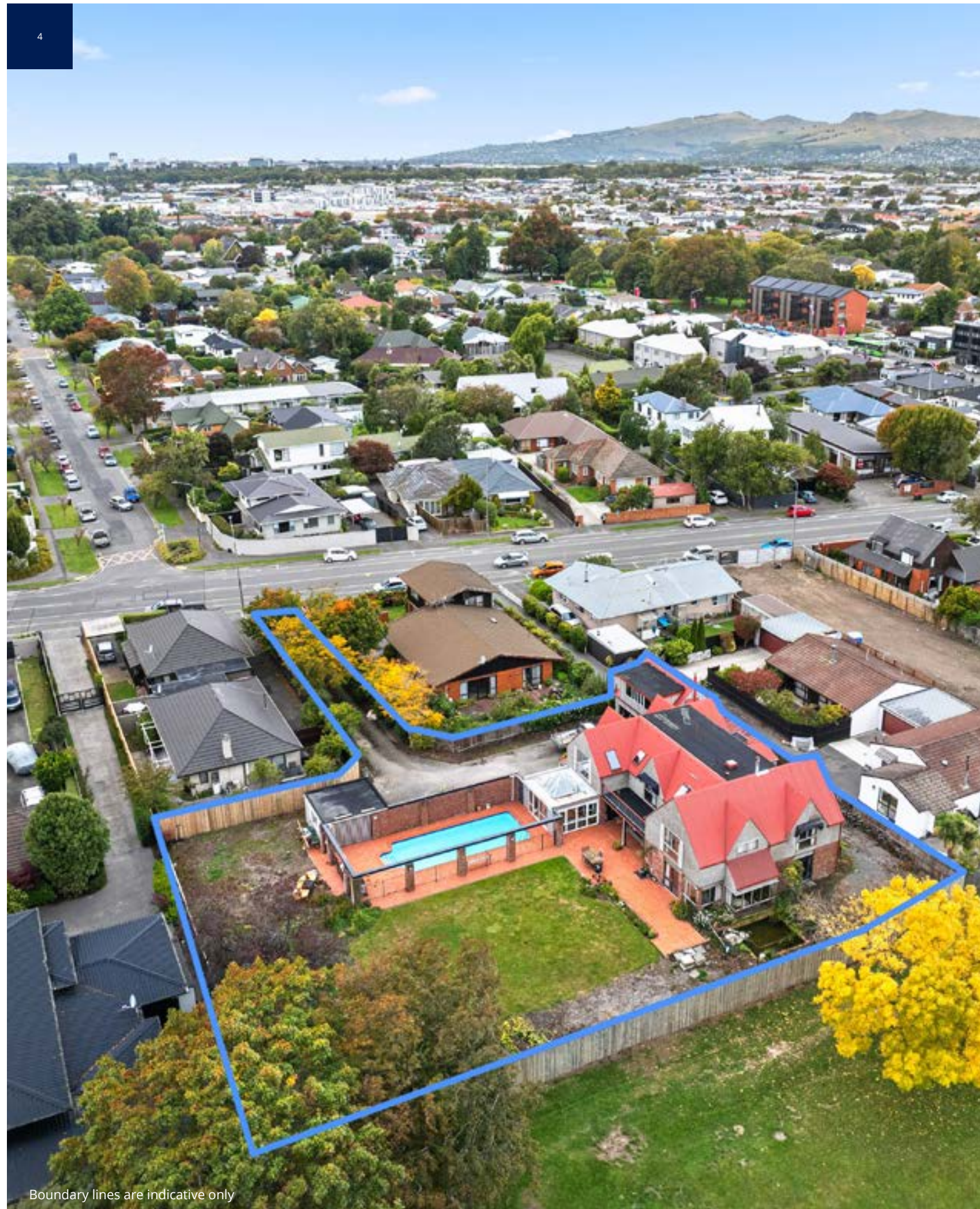
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The property is offered for sale by Deadline Private Treaty closing 4pm, Thursday 2 July 2026 (unless sold prior).



Boundary lines are indicative only

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Executive summary

Key property information

Address

15A Clyde Road, Upper Riccarton, Christchurch

Vendor

Kyle Everett Marshall
Kerry Thelma Mahuika

Legal description

LOT 2 DP 41440

Floor area

459 sq m

Land area

1,724 sq m

Tenure

Freehold

Zone

Medium Density Residential Zone (MRZ)

The opportunity

Extremely rare opportunity to acquire a sizeable future development site, positioned moments from the University of Canterbury.

Positioned on a secluded 1,724sqm rear site, 15A Clyde Road presents a significant development opportunity following the recent rezoning to Medium Density Residential (MRZ). Located within close proximity to the University of Canterbury, the property sits in an area experiencing strong and ongoing demand for additional student accommodation and higher-density housing.

The site benefits from outlook across the Kirkwood School Fields, providing open space views that enhance the long-term appeal of

any future development.

Currently improved with a substantial five-bedroom, four-bathroom dwelling, the property includes multiple living areas, upstairs lounge, a conservatory, formal dining, kitchen with casual dining, and a top-floor rumpus room. Outdoor features include a swimming pool with pool room and extensive outdoor entertaining areas. A double garage with an additional room above provides further utility.

While the existing home offers holding income or accommodation potential, the primary value lies in the landholding and MRZ zoning, creating scope for multi-unit residential development or purpose built student accommodation (subject to council approval).

Opportunities like this are rare, a large MRZ-zoned site in a sought-after student rental location.

For further information, please contact the sole listing agents today.



Investment highlights



1,724 sq m rear site



Immediate vicinity of the University of Canterbury



Strong location for student accommodation



Existing five-bedroom dwelling and ancillary improvements



Convenient to Riccarton amenities, public transport and major retail



Favourable school zones, including CBHS & CGHS



Surrounded by quality residences



Medium Density Residential Zone (MRZ)



Outlook across Kirkwood School fields



Vendor would consider deferred settlement options



Boundary lines are indicative only

Location

Nestled in a prime central-west location, 15A Clyde Road provides easy access to the University of Canterbury and local Riccarton amenities.

This unique position ensures sustained demand for student accommodation and medium-density living. Key location benefits include the below;

- University of Canterbury – 500m walk
- Westfield Riccarton – approx. 1 km east (10–12 minute walk / 2–3 minute drive)
- Christchurch CBD – approx. 3 km east (under 10 minutes' drive)
- Hagley Park – approx. 2.5 km east (5–7 minutes' drive)
- Christchurch Boys' & Girls' High Schools – within zoning catchments (approx. 2–3 km distance)
- Excellent access to public transport routes along Riccarton Road.

This is a rare opportunity to secure a large MRZ-zoned site in a proven high demand student rental location.

Zoning

Medium Density Residential Zone (MRZ)

This zone allows buildings up to 12m (generally 3 storey) and up to 3 residential units per site. This zone is mainly for residential buildings including apartments and detached, semi-detached, and terraced housing. Permitted Medium Density Standards within this zone are detailed in Part 2 of Schedule 3A of the Resource Management Act (MDRS).



Boundary lines are indicative only

Sales process

The property is offered for sale by Deadline Private Treaty closing 4pm, Thursday 2 July 2026 (unless sold prior).

Inspections

All inspections of the property by a purchaser and/or consultants are to be by prior appointment, and arranged through Colliers.

Information memorandum

The purpose of the Information Memorandum is to provide information in relation to the property and the investment opportunity that is available. It is produced solely as a general guide for interested parties. It does not constitute valuation advice or an offer.

Please note

The Vendor reserves the right not to accept any offer and, without limitation, the Vendor is not obliged to accept the offer with the highest consideration. The Vendor may, in its absolute discretion, negotiate with any person who submits an offer or with any other person with respect to the sale of the Property and, at any time prior to the exchange of binding contracts, may withdraw the Property from sale. No person is entitled to any redress against the Vendor if the Vendor exercises that discretion.

The Vendor is not responsible for any costs or expenses incurred by any prospective purchaser in preparing and lodging an offer.

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