



Information memorandum

Levin, Manawatu
170 Tararua Road

Prepared by Capital Commercial (2013) Limited
Total Property 2 – April 2025



Boundary lines are indicative only



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The opportunity

Capital Commercial (2013) Limited is pleased to offer 170 Tararua Road, Levin, for sale by way of Tender closing at 4:00pm, Wednesday 16th April 2025.

A rare opportunity for forward-thinking developers to acquire a 15,000sqm development land parcel adjacent to what will be a key interchange linking Levin to the Otaki to North Levin highway infrastructure.

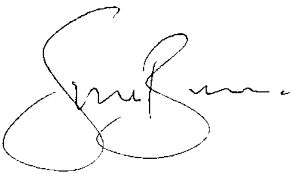
Zoned rural but approved by the Horowhenua District Council for commercial and industrial activity, this site is primed for development.

With 130 metres of frontage to Arapaepae South Road and current access from Tararua Road, the site offers excellent business exposure and connectivity.

Strategically positioned near one of Levin's main arterials, it provides seamless access to Wellington and Palmerston North—an increasingly attractive hub for logistics and distribution, with added future value as the planned roading infrastructure becomes reality in 2028.

Buyers have the option to purchase the full 15,000sqm or divide it into two 7,500sqm sections, catering to various occupier or development needs.

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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CAPITAL COMMERCIAL (2013) LIMITED
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bayleys.co.nz/3258275

Executive summary

The property



Property address

170 Tararua Road, Levin



Legal description & record of title

Lot 1 Deposited Plan 611034. 1211072.
Lot 2 Deposited Plan 611034. 1211073.
Lot 3 Deposited Plan 611034. 1211074.



Land area

15,546sqm



Occupancy

Vacant possession



Zoning

Rural – with consent for commercial activity

The sale process



Method of sale

Tender



Tender date

4:00pm, Wed 16th April 2025

Key highlights

- Strategic site adjacent future SH1 interchange
- Zoned rural with consent for commercial use
- 120sqm of frontage onto arterial route
- Take all or half - options available.





The property

The subject property is a level parcel of rurally zoned land, uniform in shape with access via Tararua Road and extensive frontage onto Arapaepae Road and the key future interchange with SH1.

The land offers a resilient location for development in a strategic position with excellent future exposure and logistics access.

Outside of any liquefaction or Tsunami zones, the subject property is prime for development and future capital gain as the area is set to benefit from impending connectivity improvements to the wider region via the Otaki to North of Levin Expressway (O2NL).

The site offers multiple building platforms and can be split into individual parcels to suit at the Vendors expense.

Property attributes

Land area	15,546sqm
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The location

The subject property is located in a position of excellent future potential. On the current South-eastern fringe of Levin, just 1 kilometre from the heart of Levin Town Centre, the site occupies pole position in relation to the impending roading network improvements and key SH1 Interchange. Neighbouring owners looking to capitalise on the site include Z Energy,

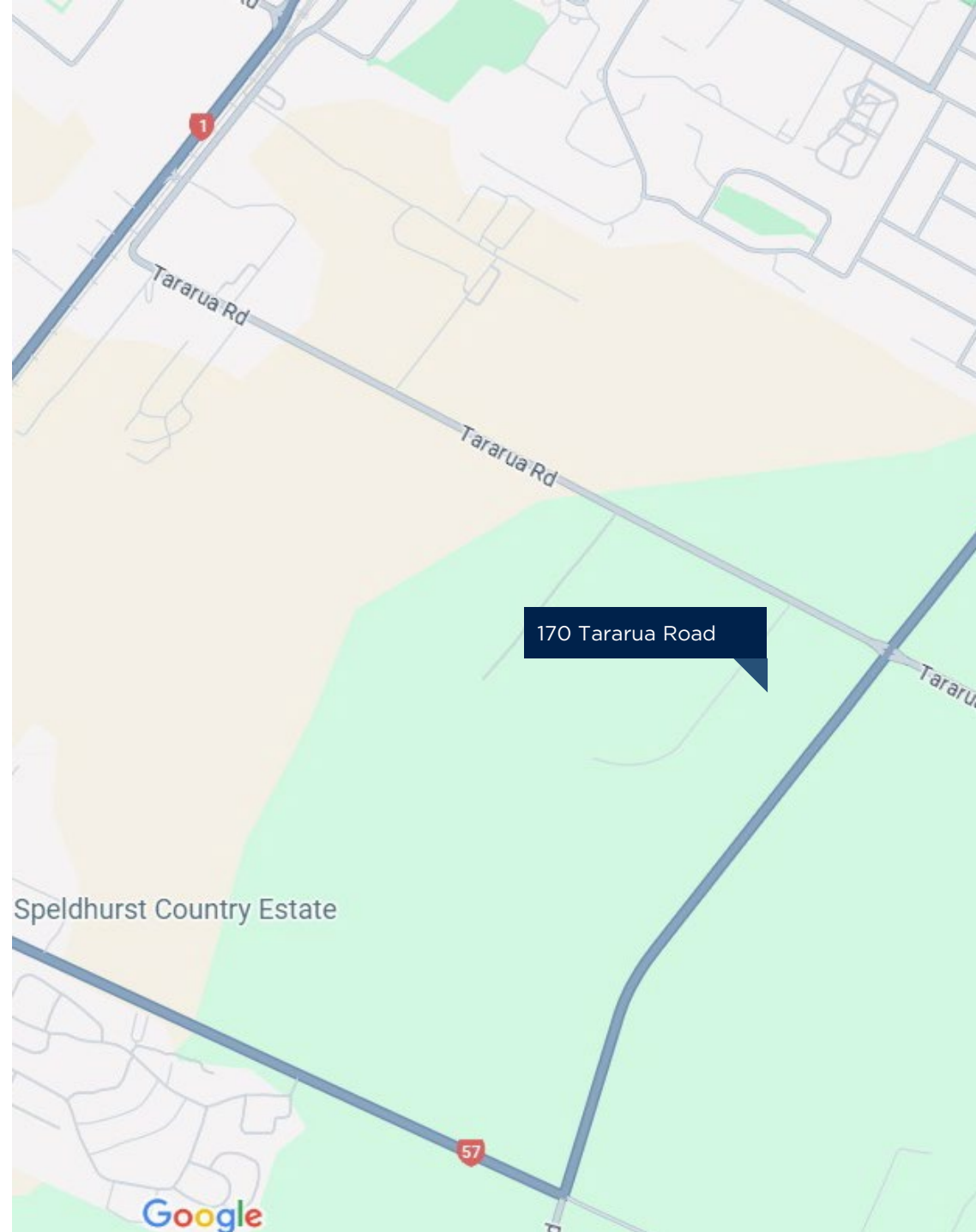
As the largest town in the Horowhenua District, Levin offers an economic landscape, fuelled by its role as a logistics feeder to Wellington. Its employment base is focussed around horticulture, agriculture, manufacturing, construction and food and service industries.

Wellington is conveniently situated approximately 92 kilometres south via State Highway 1. This proximity grants businesses operating in Levin connectivity to the capital, making it an advantageous location for logistics.

Palmerston North, another significant urban centre, lies approximately 40 kilometres east of Levin. This strategic placement further enhances the accessibility and connectivity of the region, for efficient transportation and distribution networks.

The ongoing development of Transmission Gully and the Otaki to Levin Expressway reinforces Levin's important role in the regional logistics network. As this major infrastructure project progresses, Levin is poised to experience a surge in economic activity.

<https://www.nzta.govt.nz/projects/wellington-northern-corridor/otaki-to-north-of-levin/>



Legal description and zoning

Legal description	Lot 1 Deposited Plan 611034. 1211072.	
	Lot 2 Deposited Plan 611034. 1211073.	
	Lot 3 Deposited Plan 611034. 1211074.	
Tenure	Freehold	
Land area	15,546sqm	
Rating valuation	Land value	\$460,000
	Value of Improvements	\$5,000
	Capital value	\$465,000
Local authority	Horowhenua District Council	
Zoning	Rural - Consent for commercial use	





Boundary lines are indicative only



Operating expenses

Description	Annual expense
Rates	\$2,299.52
Total	\$2,299.52

*All figures exclude GST.

The sale process

170 Tararua Road, Levin is being offered for sale by way of Tender closing at 4:00pm, Wednesday 16th April 2025 at Level 14, The Bayleys Building, 36 Brandon Street, Wellington.

To assist purchasers with their assessment of the offering an online due diligence data room is available.

www.propertyfiles.co.nz/property/170TararuaRoad

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/3258275



Appendices



Appendices

- Aerial
- Certificate of Title

Aerial



Certificate of title

Certificate of title

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