



124P Mackenzies Road

Waipara, North Canterbury

Information Memorandum
For Sale enquiries over \$1,195,000 plus GST
(if any)



Rural &
Agribusiness

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Colliers is pleased to present 124P Mackenzies Road, Waipara to the market for sale.

The property is offered for sale enquiries over \$1,195,000 plus GST

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Further information can be obtained by registering your interest with the Colliers team below or via the online listing at colliers.co.nz/67034142



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Executive Summary

Idyllic Lifestyle with Significant Passive Income

Located in the prestigious Waipara wine growing region in North Canterbury, this 8.0047 hectare modern home, winery building and productive vineyard is now offered for genuine sale.

Assuring us that they have done their last harvest here, the vendors have stressed their motivation to move on, providing a unique opportunity for new owners to build on the hard work already done.

The modern family home overlooks the picturesque setting of the vines and vast landscape with the property receiving all day sun as well as 360-degree views of the dramatic surrounding hills. The home is warm, spacious and well-maintained with entertainment made easy as the large patio creates fantastic indoor and outdoor flow.

The property has been well managed to produce quality grapes for a successful local wine label. This property will appeal to a wide range of buyers due to the potential to lease the vineyard and winery out to a third party, getting the best of both worlds - living amongst the vines without the work. On the contrary the potential for a self-managed contract growing or winemaking venture makes the possibilities endless.

The Winery building, which is currently leased, provides a passive income for the vendors. Built on the opposite side of the property, its own private entrance allows next to no disturbance for the owners.

Amenities such as a primary school is a short bike ride away, with Amberley providing most other services only 10 minutes' drive away.

For Sale Enquiries Over \$1,195,000 plus GST (if any)

Any enquiries in relation to this sale are to be directed to George Fox or Mick Sidey of Colliers including clarification or interpretation of any matters within this request for sale, and inspections are by appointment or open home.

Buyer appeal

-  Ideal for families seeking rural living with modern convenience
-  Well suited to people looking to desire on income off the land
-  Multiple options for vines, either self manage or contract out





Property Overview



Address

124P Mackenzies Road, Waipara, North Canterbury



Legal description

Lot 2 Deposited Plan 78985



Land area

8.0047 hectares (more or less)



Rateable value

Land value - \$600,000
Improvements value - \$680,000
Capital value - \$1,280,000
*dated 1 July 2022



Rates

\$4,429.30 per annum (based on 2024/2025 year)



Local authority

Hurunui District Council



Zone

Rural, the property also lies within the 'Waipara wine growing area'

Residence

Dwelling

This warm, modern home built in 2006, features three spacious bedrooms, including a master ensuite. The open-plan kitchen and dining area seamlessly connect to an inviting lounge, perfect for family gatherings.

At 177 square metres, the home has a plaster exterior and a coloursteel roof and blends seamlessly into the natural landscape. A large patio offers the perfect spot to soak up the abundant sunshine whilst relaxing or entertaining guests.

Features:

- Open-plan kitchen, dining and sitting area bathed in natural light
- Modern kitchen with stylish and functional design, perfect for culinary enthusiasts
- Adjoining lounge provides an inviting retreat
- Stacker doors connect indoor with outdoor patio overlooking the picturesque vineyard

Heating & Utilities

- Heat pump, located in the dining room
- Wall heaters in both bathrooms
- Free standing fire in the dining room
- Open fire in the lounge

Insulation

Ceilings and walls

Hot water

Electric, with a solar hot water system on roof

Chattels included in Sale

Heat pump, Heat pump remote, Blinds/Curtains/Drapes, Bathroom Heater x 2 Clothesline, Dishwasher, Fixed Floor Coverings, Free Standing Fire, Garage Door Opener x 2, Garden Shed, Extractor Fan x 2, Heated Towel Rail x 2, Electric Hob, Laundry Tub, Light Fittings, Oven Electric Gas, Range Hood, Expelair x 2, Security Alarms, Hot Water Solar Panels, Wall Oven, Washing Machine taps x 2, Water Pump, Frost Boss C49 frost fan, Vine Nets.

Cladding

Plaster on Hardies 'Hardibacker' cladding fitted over 22mm vented cavity.

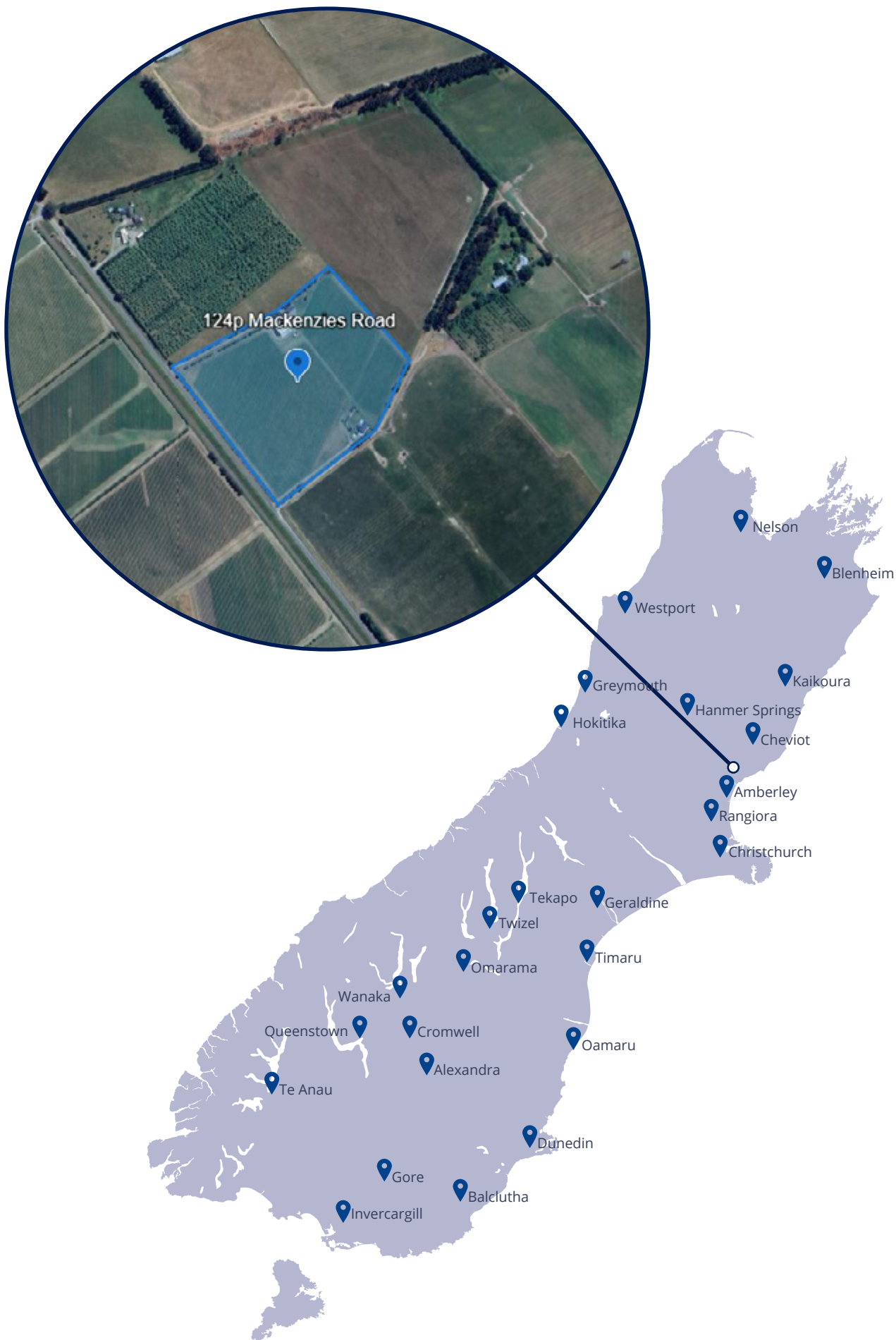


Location

- Situated in the Waipara Wine Growing Area
- Close to renowned wineries and cellar doors
- A sought-after tourist destination
- Endless leisure activities right at your doorstep
- Ideal for families looking for an inclusive, welcoming community



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



Improvements

Winery

Built in 2005 on a concrete floor with wooden framing and coloursteel cladding. With a floor area of 324 square metres, the building also contains a modern office/tasting room with a heat pump as well as a shower and toilet. This building is currently leased out.

Implement Shed

3 bay 81sqm implement shed, 1 bay closed in with a roller door and concrete floor.

Irrigation

Water for grape vine irrigation comes from an original Weka Plains Irrigation Scheme storage dam on an adjacent property. The dam is approximately 650 metres from the vineyard and has a capacity of 200 megalitres (200,000 m3).

This property has an allocation of 10 megalitres (10,000m3 = 10 million litres) per annum. The right to the water supply is registered on the Record of Title and the water is supplied under a Water Supply Agreement and paid for per quarter. A water meter and Merric valve are installed.

This arrangement is to be reviewed every two years regarding the cost of the water. There are two 20,000 litre storage tanks. The vineyard is dripper irrigated and is fully operational.

Domestic and Winery Water

The Hurunui District rural water supply supplies 1 unit (1800 litres/day) and is stored in four 30,000 litre tanks.

Winery Effluent

An effluent system at the winery consists of a concrete sump, pump and two 25,000 litre tanks.

Frost protection

There is a diesel-powered frost fan located near the center of the property. The ‘Frost Boss C49’ has an automatic start and has been regularly serviced and fully operational.

Soil Types

- Glasnevin stony silt
- Glasnevin shallow silt
- Eyre stony loam



Produced by OPENHOME.PWOTO





Planting Schedule

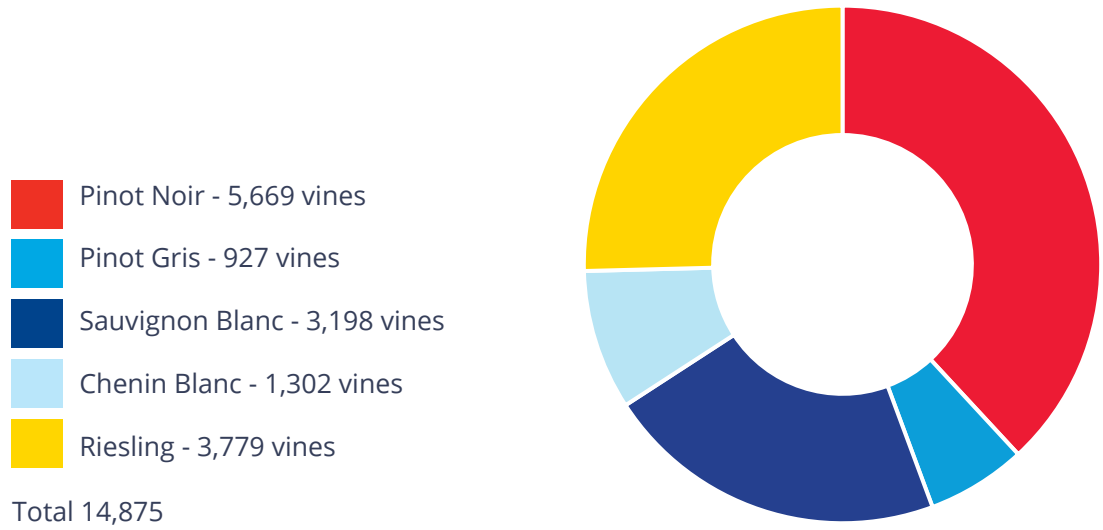
	Area	Planting Date	Rootstock	Clones	Spacing	Vine Numbers
Pinot Noir	0.4 ha	2002	101-14, 3309	AM10/5	2.5x1.6	875
	0.4 ha	2002	101-14, 3309	777	2.5x1.6	874
	0.4 ha	2002	3009, Schwarz	667	2.5x1.6	874
	1.0 ha	2002	RGL	UCD5	2.5x1.0	3,046
Riesling	0.4 ha	2002	3,309	GM110	2.5x1.6	863
	1.7 ha	2006	5C	GM239	2.5x1.6	2,916
Pinot Gris	0.4 ha	2006	5C	Lincoln Berrysmith	2.5x1.0	927
Chenin Blanc	0.7 ha	2006	5C	UCD1	2.5x1.6	1,302
Sauvignon Blanc	1.0 ha	2005	5C	MS	2.5x1.0	3,198
Totals	6.4 ha					14,875

**Vineyard maps and graphs are approximate only. Purchasers are advised to complete their own Due Diligence.*

Vine numbers

Vineyard Production

	Harvest	
	2023-2024	2024-2025 (estimated)
Pinot Noir	1.9t	8t
Chenin Blanc	4.63t (thinned)	6t
Sav Blanc	4.96t (combined with PG)	10t
Riesling	7.1t	10t
Pinot Gris	4.96t (combined with SB)	3t





Sales Process

For Sale

Enquiries over \$1,195,000 plus GST (if any).

Inspections

By appointment or Open Home

Due Diligence

Additional information is available for download from the website below:

<https://www.propertyfiles.co.nz/property/67034142>

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.

For a copy of the sale documents please contact the Vendor's exclusive agents below.



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