



“Linton” - Stage 1 & Stage 2

8 Powells Road & 84 Barracks Road
North Canterbury

Information Memorandum

Asking price from \$459,000 per lot including GST



Rural &
Agribusiness

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Colliers is pleased to present 8 Powells Road & 84 Barracks Road to the market for sale.

The property is offered for sale asking price from \$459,000 per lot including GST

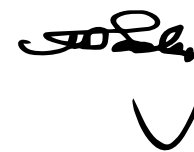
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Further information can be obtained by registering your interest with the Colliers team below or via the online listing at www.colliers.co.nz/p-NZL67032247



Mick Sidey

Director | Rural & Lifestyle Sales
Advisor
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Executive Summary

Linton

Premium selection of 4-hectare lots located close to Oxford township. Stages one & two of the development are now fully titled.

Key Features

- Breathtaking views, premium shelter: panoramic vistas towards the Oxford foothills, surround yourself with well-established shelter belts, ensuring a sense of seclusion, privacy, and protection from the elements
- These lots are located on the outskirts of Oxford Township, offering a rural lifestyle while maintaining convenient proximity to Rangiora and Christchurch
- You'll be spoilt for choice, whether it's accessing your choice of local ski fields, or mountain biking on the acclaimed Wharfdale track, hunting in the foothills or jetboating into the secluded Waimakariri Gorge for a BBQ or day's fishing, all of these exciting activities are just a quick trip away from 'Linton'. Afterwards relax and enjoy Oxford's extensive amenities, including cafes, restaurants, pubs, shops and supermarket
- Services provided to each lot include; power supply, council water supply (2,000 litres per day) with an approx. 20,000 litre water storage tank provided to each lot. The lots are fully fenced with custom built entrance ways with feature timber gates
- Enjoy the convenience of direct access from a sealed country road and a private lane, making your daily commute seamless and comfortable
- Be captivated by the stunning formal entrance which sets the tone for this exceptional development
- Option to purchase in stage two of the development (Lots 3, 4, 5, 6, 7, 8) with titles to be issued approx. 2025

These exceptional lots have to be some of the best available!

Asking prices per lot (including GST)

Lot 2 (8 Powells Road) - \$479,000

Lot 3 - SOLD

Lot 4 - \$479,000

Lot 5 - \$479,000

Lot 6 - \$459,000

Lot 7 - \$479,000

Lot 8 - \$479,000

Lot 9 - SOLD

Lot 10 (84 Barracks Road) - \$479,000

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



Property Information

 Address 8 Powells Road, Oxford, North Canterbury	 Address 84 Barracks Road, Oxford, North Canterbury
 Land tenure Fee simple	 Land tenure Fee simple
 Legal description Lot 2 DP 597678 as comprised in certificate of title 1158636	 Legal description Lot 10 DP 597678 as comprised in certificate of title 1158638
 Land area 4.0120 hectares (more or less)	 Land area 4.1150 hectares (more or less)
 Rateable value (2022) Rating valuation - \$485,000	 Rateable value (2022) Rating valuation - \$490,000
 Rates \$1,867.26	 Rates \$1,875.74
 Access way Separate access off Powells Road. Post and rail entrance and custom-made timber gates.	 Access way Access off a private chip sealed laneway from Barracks Road. Post and rail entrance and custom-made timber gates.

 Water supply Council supply, 2,000lt per day plus 20,000 litre water holding tank has been installed per lot	
 Entrance/fencing Sections have been subdivided with post and rail and wire netting/fencing	
 Trees Established shelter belts, formal entrance	
 Contour Sections are flat	
 Power Available for connection to each lot	
 Local authority Waimakariri District Council	
 Chattels/trees Custom made timber gates per lot, 20,000 litre tank per lot, fencing, trees as inspected	
 Travelling distances Approximate distances from the property: - Rangiora town centre - 32km (approx. 28 minutes) - Christchurch Airport - 52.2km (approx. 38 minutes)	

- Notes**
- Vendor is GST registered
 - Landscape plantings may vary from Kamo Marsh landscape plan as shown on signage and in previous marketing material

Additional information available

- Scheme Plan of subdivision
- Land Covenants
- Sale and Purchase Agreement
- REA Buyers Guide





Sales Process

For Sale Asking price from \$459,000 including GST

Inspections

By appointment only.

Due Diligence

Additional information is available for download from the website below:

<https://www.propertyfiles.co.nz/property/67032247>

Parties wishing to access Property Files are required to enter their contact information and sign a Non-Disclosure Agreement (NDA). 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 agent below.



Mick Sidey

Director | Rural & Lifestyle Sales
Advisor

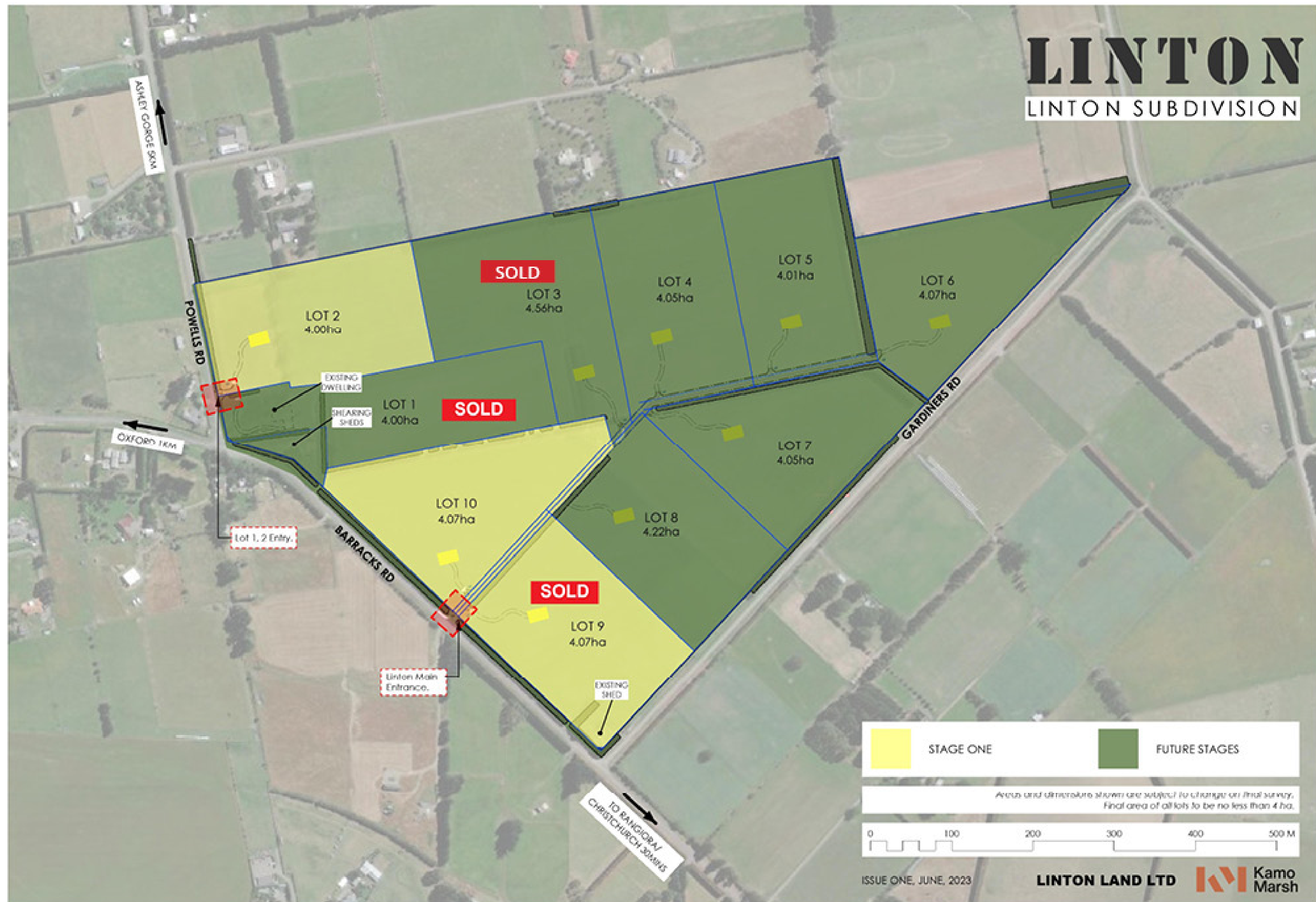
027 229 8888

mick.sidey@colliers.com



LINTON

LINTON SUBDIVISION



LOTS 1-12 BEING A SUBDIVISION OF RS 7816 & RS 8255 Comprised in RsT CB24F/705 & 2A/252

NOTES:-

Areas and dimensions shown are subject to change on final survey

Final area of all lots to be no less than 4 ha

This proposal plan has been prepared for the purpose of obtaining subdivision and resource consents only

Legend

 Denotes indicative possible new dwelling and effluent disposal sites

 WDC Water

 Overhead Power Lines

 Denotes areas subject to flood risk (WDC records)

 Denotes 120 x 120 internal square within each Lot.

Areas X, Y and Z are to be subject to consent notices requiring soil testing.

STAGING

Stage 1 - Lot 1, 11, & 12 and balance

Stage 2 - Lot 2 and balance

Stage 3 - Lots 9 & 10 and balance

Stage 4 - Lots 3 - 8



Memorandum of Easements			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, RIGHT TO CONVEY WATER, ELECTRICITY AND TELECOMMUNICATIONS	A & E	Lot 8	Lots 3 - 7
	B & F	Lot 3	Lots 4 - 8
	C	Lot 4	Lots 5 - 7
	D	Lot 5	Lots 6 & 7
	E	Lot 8	Lots 9 & 10
	F	Lot 3	Lots 9 & 10
RIGHT OF WAY	G	Lot 2	Lot 1

REVISION DETAILS					INT	DATE	SURVEYED		2 POWELLS ROAD OXFORD	J L HORN	POWELLS, BARRACKS & GARDINERS ROAD, OXFORD	SCHEME PLAN	STATUS			ISSUED FOR INFORMATION	REV	
1	DRAFT TO CLIENT				DSK	27/07/20	DESIGNED						SCALE	1:4000 @ A3				4
2	Staging added				NC	18/9/20	DRAWN	DSK					COUNCIL					
3	Minor bdy changes & Lot 5 Area corrected				NC	2/6/2023	CHECKED						DWG NO	P20-081-006-SC				
4	Easements added for access				NC	30/6/2023	APPROVED						WOODS.CO.NZ	Linton Information Memorandum				
																15		



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