



8 Hopkins Road, Twizel

4 | 1 | 1

Potential Plus Position

\$395,000

We've all heard the real estate mantra – 'look for the worst house on the best street' – and, while you wouldn't label our feature property the 'worst', it's certainly an appealing proposition being four bedrooms, very spacious backyard and central plus !

Inside, this naturally warm home (insulation updated 2016) currently boasts four bedrooms, a well-appointed bathroom and a highly-functional kitchen. While the home is perfectly enjoyable as-is there's undeniable scope to freshen up the décor, and astute buyers will recognise this as a chance to add their own sense

Internet www.oad.nz/RX1370136
Contact Coralie Reid 021 919 089

PROPERTY **8 Hopkins Rd Twizel**
FILE

Prepared
by: **Coralie Reid** 

4/2/2018

Statement relating to passing over information

The attached material has been compiled by the collection of records, documents, or information which may have been supplied by third parties, the vendor or the vendor's agent. Accordingly, it is merely passing over the information as supplied to us.

Warning

No responsibility for the accuracy of the materials whole or in any part is made by One Agency The Property Specialist Ltd or Coralie Reid.

This material is provided to assist you with obtaining relevant information about the property, it is not intended that you rely solely on this information and you should conduct your own investigation. This could be legal, technical or any other advice relating to the property or information on the property.

Obtaining advice

One Agency and its licensees recommend you seek legal advice before signing a sale and purchase agreement or other contractual documents. You should also be aware you can and may need to seek technical or other advice and information prior to signing a sale and purchase agreement or other contractual document.

Here is the link to approve guide relating to sales & purchase agreements published by the Real Estate Agents Authority

<http://www.reaa.govt.nz/ForBuyersAndSellers/Pages/ForBuyersandSellers.aspx>

Property Details

Land Area: 771m2 **Building Size Area:** 100m2 **Estate:** Freehold

GV: \$350,000

Legal Description: Lot 670 DP48643

Property Age; 1970's

Stove: electric oven , **Air conditioning:** None **Hot Water:** Electric (2011 cylinder)

Heating: Closed Woodburner, Gillies installed 1999 & CCC issued

Chattels

General

Fixed floor coverings, light fittings, oven, range hood, 2 x garden sheds, TV aerial

In addition to this I am required by law to make the following disclosures to you:

1.CONFIRMATIONS RELATING TO MATTERS AFFECTING THE PROPERTY;

I confirm to you that I am not aware of any issues in relation to the following matters except for those mentioned below or in a latter part of this form.

1. No alterations to the property
2. There is a small leak in acetone sheet in bathroom which has led to damage in back bedroom floor – this is being repaired by vendor – using a builder.
3. Insulation was updated in 2016 – under floor and ceiling by energy Smart – insulation certificate attached.
4. Soak holes are due for redoing.
5. House exterior was last painted approx. 15 years ago.

I confirm that on the basis of my knowledge and experience of the real estate market as that expression is used in clause 10.7 of the Real Estates Agents Act. (Professional Code and Client Care) Rules 2012, I am not aware of any hidden or underlying defects or hazards with regards to the property apart from those mentioned above, if any.

Property Use:

Use and zoning under the District Plan – Residential one Mackenzie District Council.

More information at www.mackenzie.govt.nz

Property Title:

I have advised you to take legal advice relating to the Certificate of Title to the property, the details of the legal description of the property in the Certificate of Title, and any memorials recorded against that Certificate of Title, and I have not provided you with any advice relating to the Certificate of Title for the property. I have however pointed out the following (if any interest(s) which have been registered against the title and recommended you seek legal advice in relation to these interests.

Covenant(s) Caveat(s) Easements(s)

None

GIS overview property and sewer lines

Refer to <https://mapviewer.canterburymaps.govt.nz/>

Insulation – Batts in ceiling, wool batts underfloor

LIM - Vendors have ordered a LIM 1/2/18 & will supply to purchasers.

General Property Information: 2531245000

Fisher Estate Limited

Property

Valuation No	2531245000 : GIS
Location	8 HOPKINS RD, TWIZEL COMMUNITY
Legal Description	LOT 670 DP 48643
Owner	Fisher Estate Limited :
Owner Address	153 Eastern Terrace Beckenham Christchurch 8023
Area (Hectares)	0.0771

Rates

Government Valuation

Land	148,000
Improvements	202,000
Capital Value	350,000

Current Rates Year 2017 to 2018

Annual Rates	1,920.00
Current Instalment	480.00
Outstanding Balance	528.00
Arrears for Previous Years	0.00
Next Instalment Date	20/03/18

Planning/Resource Management

Planning 1. The Council is conducting a Community Planning Project to determine a range of town planning issues for Twizel, a report has been released and can be purchased from the Council. The actual outcome has yet to be determined.

Planning 2. The Council has notified Plan Changes 2 & 6 generally relating to Lake Tekapo for public submission on 16 February 2005. Hearings were held on 10-12 August 2005, outcomes are yet to be determined. Details of the plan changes can be found on the Council website www.mackenzie.govt.nz or by contacting the Council.

Planning 3. Plan change 5 relates to Residential 1 & 2 zones district wide and may have some effect on the rules relating to use of this site.

Planning 4. This site is located approximately 250 metres from the Combined Services Club which has premises licensed under the Sale of Liquor Act.

Planning Notes The Council is conducting a Community Planning Project to determine a range of town planning issues for Twizel. The actual content and outcomes of the project are yet to be determined.

Building

29/04/99 BUILDING CONSENT 990077 : INSTALL GILLIES "GLOWBURN" FIREPLACE : Code Compliance Certificate issued 18/05/99

Licences

No information located

Sewer and Drainage

Sewer/Water Notes The sewer connection for this section encroaches on a neighbouring section to access the Council sewer main.

Sewer/Water Notes A water main crosses the back of the section. The Twizel Water Supply is not treated or disinfected. It is currently un-graded by the Ministry of Health. A plan of Council services and an aerial photograph are attached.

Sewer/Water Notes A water main crosses the back of the property. The Twizel Water Supply is not treated or disinfected. It is graded De by Ministry of Health. Services plan attached.

Land and Building Classifications

No information located

Transport

No information located

Special Land Features

No information located

Swimming Pools

No information located

Other

5/10/05 LIM APPLICATION L20050198 : Land Information Memorandum

17/10/03 LIM APPLICATION L20030297 : Land Information Memorandum

Completion Certificate

This is to certify that, as part of EECA's Warm Up New Zealand: Healthy Homes programme, **Energy Smart** has installed the products listed below in this house.

Address: 8 Hopkins Road, Twizel, Twizel 7901

Energy Smart provides the guarantees set out below in accordance with the Approval for Work Form signed by the owner prior to installation.

PRODUCTS INSTALLED (where applicable)

Ceiling Insulation (total fill)	100 m ² installed of	Tasman Pink Batts Segment R4.0
Underfloor Insulation	100 m ² installed of	Terra Lana UFL R1.4
Remedial Work	<u>3.0000 hour(s)</u>	Foil removal from underfloor

Signed:



Date: **20/04/2016**

Service Provider Job Reference: **003384Twi**



New Zealand Government



Guarantee: The Service Provider guarantees that it has: installed the products as set out above in a good and workmanlike manner in accordance with all applicable regulations, codes and manufacturer's specifications and EECA requirements; provided the owner with the manufacturers' warranties in relation to the products installed and that it will promptly repair or remedy any defective workmanship relating to the installation of the insulation works and/or any resulting damage, at its own cost. This guarantee is transferable to subsequent owners of the house.
Disclaimer: EECA provides no guarantee or warranty in respect of the installation of the products carried out by the Service Provider, and is not liable to the homeowner or any other person for any loss or damages suffered as a consequence of the installation of the products referred to above.



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952




R. W. Muir
Registrar-General
of Land

Search Copy

Identifier **CB28B/1076**
Land Registration District **Canterbury**
Date Issued 13 March 1986

Prior References

CB28A/1247

Estate	Fee Simple
Area	771 square metres more or less
Legal Description	Lot 670 Deposited Plan 48643

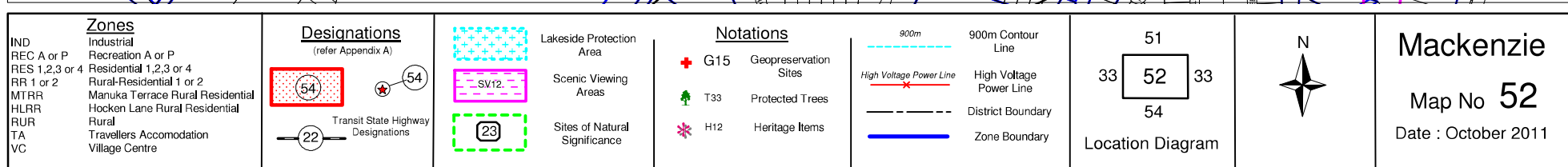
Proprietors

Fisher Estate Limited

Interests

6653422.3 Mortgage to (now) Westpac New Zealand Limited - 18.11.2005 at 9:00 am

1



Planning Map 52

Schedule of Designations (See appendix A of the Plan)

Designation Number	Description
11	Twizel Area School
20	Police Station and Residence, Twizel
32	Twizel Exchange
47	Water Supply Plant
52	Ambulance Depot, Twizel
57	Water Supply Intake - Twizel

Schedule of Scenic Viewing Areas (See Appendix J of the Plan)

Site Number	Description
SV22	Twizel Information Centre
SV23	Market Place Twizel

PLEASE NOTE:

The Sites of Natural Significance, Scenic Viewing Areas and Lakeside Protection Areas shown on these Planning Maps have been taken from topographical maps (1:50000) prepared as part of Council's decisions on submissions to the Proposed District Plan. The topographical maps are available for inspection at the Mackenzie District Council offices, Main Street, Fairlie.