



Boundary lines are indicative only

Information Memorandum

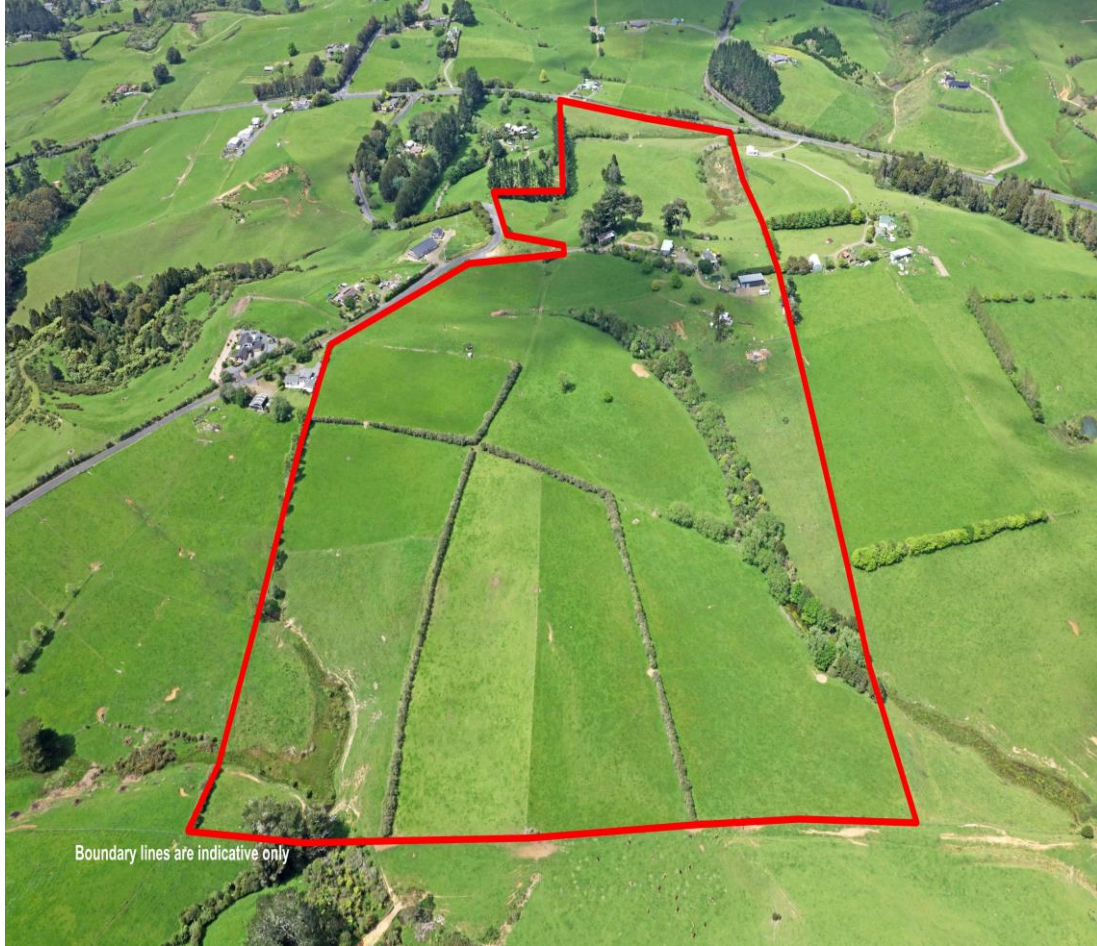
Hunua, Auckland
362 Jones Road

Prepared by Bayleys Real Estate Ltd
November 2022



ALTOGETHER BETTER

Residential / Commercial / **Rural** / Property Services



Contents

03

The opportunity

04

Executive summary

05

Investment highlights

06

The location

07

Legal description
and zoning

15

Sale details

16

Appendix

The opportunity

Bayleys Real Estate Limited is pleased to offer 362 Jones Road, Hunua, for sale by Auction.

Ex-Dairy Farm – deceased estate

- 25.2977 hectares (more or less) (approximately 62.5 acres)
- Rural zone in a beautiful and private setting
- Modern 21 x 9m high stud storage facility
- Quality lifestyle or finishing farm options



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[bayleys.co.nz/1952376](https://www.bayleys.co.nz/1952376)

Executive summary

The property



Property address

362 Jones Road, Hunua,
Auckland



Zoning

Rural (1A)



The opportunity

- Prime pasture with onsite bore
- Range of farming options such as grazing, finishing, or equestrian
- Improvements include a 21x9m high-stud storage facility
- Close to Hunua Village, Papakura and Clevedon



Current use

Stock finishing



Rating valuation

Capital value \$ 1,250,000
Land value \$ 1,050,000
Improvement value \$200,000
As at 1 June 2021

Annual rates \$ 2,390.41
Including GST 2022/2023



Land area

25.2977 hectares (more or less)
62.5 acres (more or less)



Legal description

Part Allotment 10 and
Allotment 264 Parish of Hunua

The sale process



Sales method

Auction (unless sold prior)
12pm, Tuesday 13th December 2022
292 Great South Road, Takanini

Investment highlights

- 01 **Prime pasture with two main road frontages**
- 02 **Land is suited to a range of farming options such as grazing, finishing, equestrian, or your lifestyle dream**
- 03 **Farm water supplied by onsite bore**
- 04 **Improvements include the original 3 bedroom cottage, an implement shed, and a modern 21x9m high-stud storage facility**

Located between Clevedon and Papakura is this ex-dairy farm of 25.29 hectares (more or less) of prime pasture with two main road frontages.

The farm is has a mix of gentler to rolling contour with some steeper land and is suited to a range of farming options such as grazing, finishing, equestrian, or to build your lifestyle dream.

The farm has picturesque views across private valleys and extensive coastal views from higher positions on this unique property.

The improvements include the original three-bedroom cottage, an implement shed, and a modern 21x9m high-stud storage facility. The farm water is supplied by a bore onsite.

Jones Road has always been a favorable location in Hunua just a few minutes from Papakura, Clevedon and the Hunua village, regional parks, and the famous Hunua Falls. Hunua is thriving with its peaceful and relaxed country atmosphere and only a short drive to the Clevedon farmers market, the Pohutukawa Coast and Kawakawa Bay.

This is a wonderful opportunity to purchase a sizeable farm within the Auckland boundary.

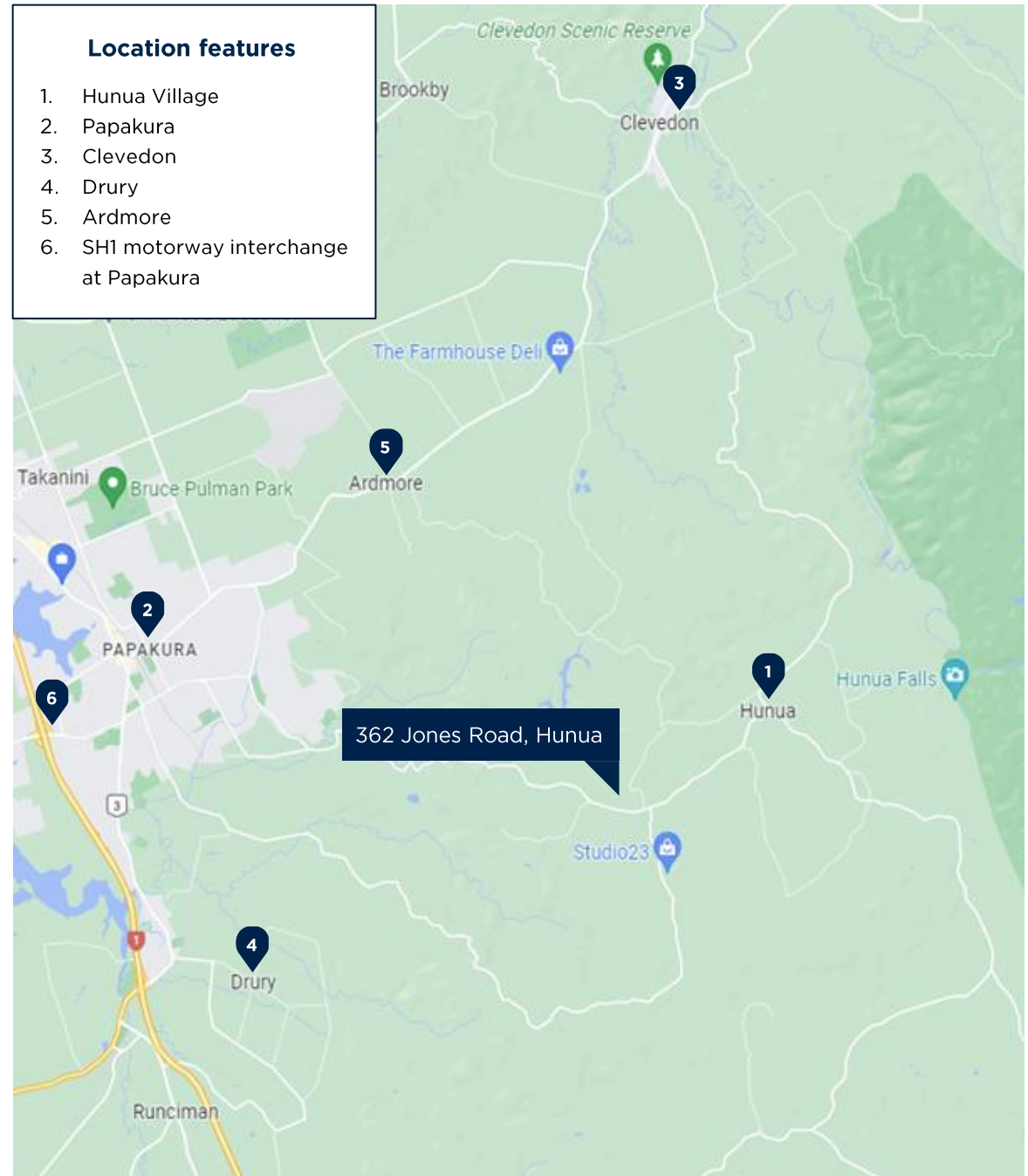


The location

This property is situated approximately 44km south of Auckland City.

And approximately:

- 5km to Hunua Village
- 11km to Papakura Town Centre and Train Station
- 13km to Clevedon
- 15km to Drury
- 9km to Ardmore
- 14km to southern motorway (SH1) interchange at Papakura
- Manukau City Centre



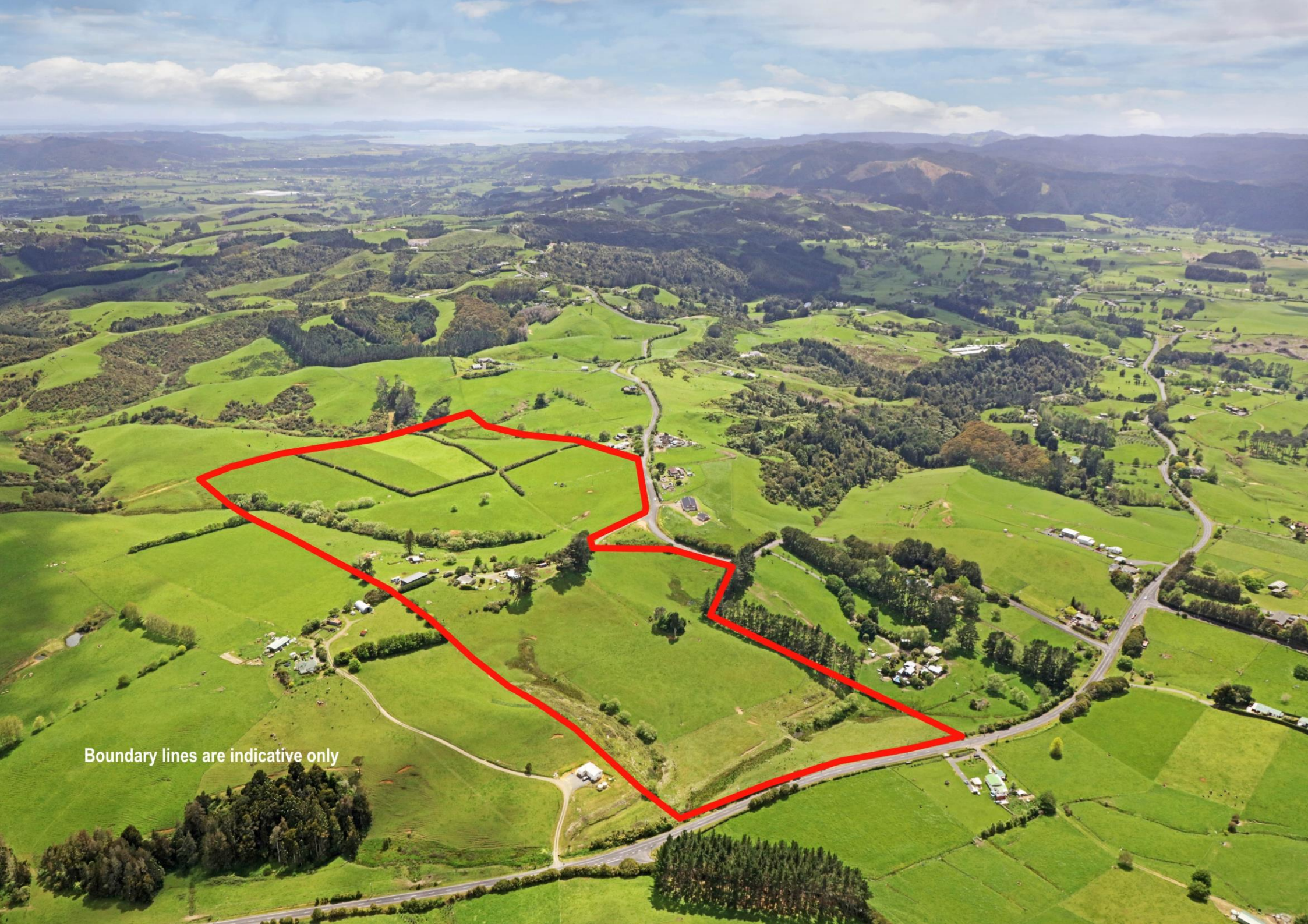


Legal description and zoning

Record of title	NA67C/593 AND NA67C/594
Legal description	PT Allotment 10 and Allotment 264 Parish of Hunua
Tenure	Fee Simple
Rating valuation	Land value \$ 1,050,000 Improvements \$ 200,000 Capital value \$ 1,250,000
Land area	25.2977 ha (more or less)
Zoning	Rural (1A)

Zoning

The purpose of the Rural Production Zone is to provide for the use and development of land for rural production activities and rural industries and services, while maintaining rural character and amenity values. The objective of the zone is to maintain the productive capability of the land and protect it from inappropriate subdivision, use and development.



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Sale details

362 Jones Road, Hunua is offered for sale by way of:

**Auction (unless sold prior), at 12pm, Tuesday 13th
December 2022 at 292 Great South Road, Takanini**

[bayleys.co.nz/1952376](https://www.bayleys.co.nz/1952376)

If you have any questions regarding the content included in this document or to arrange a viewing of the property, please contact us:



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Information memorandum




Appendix



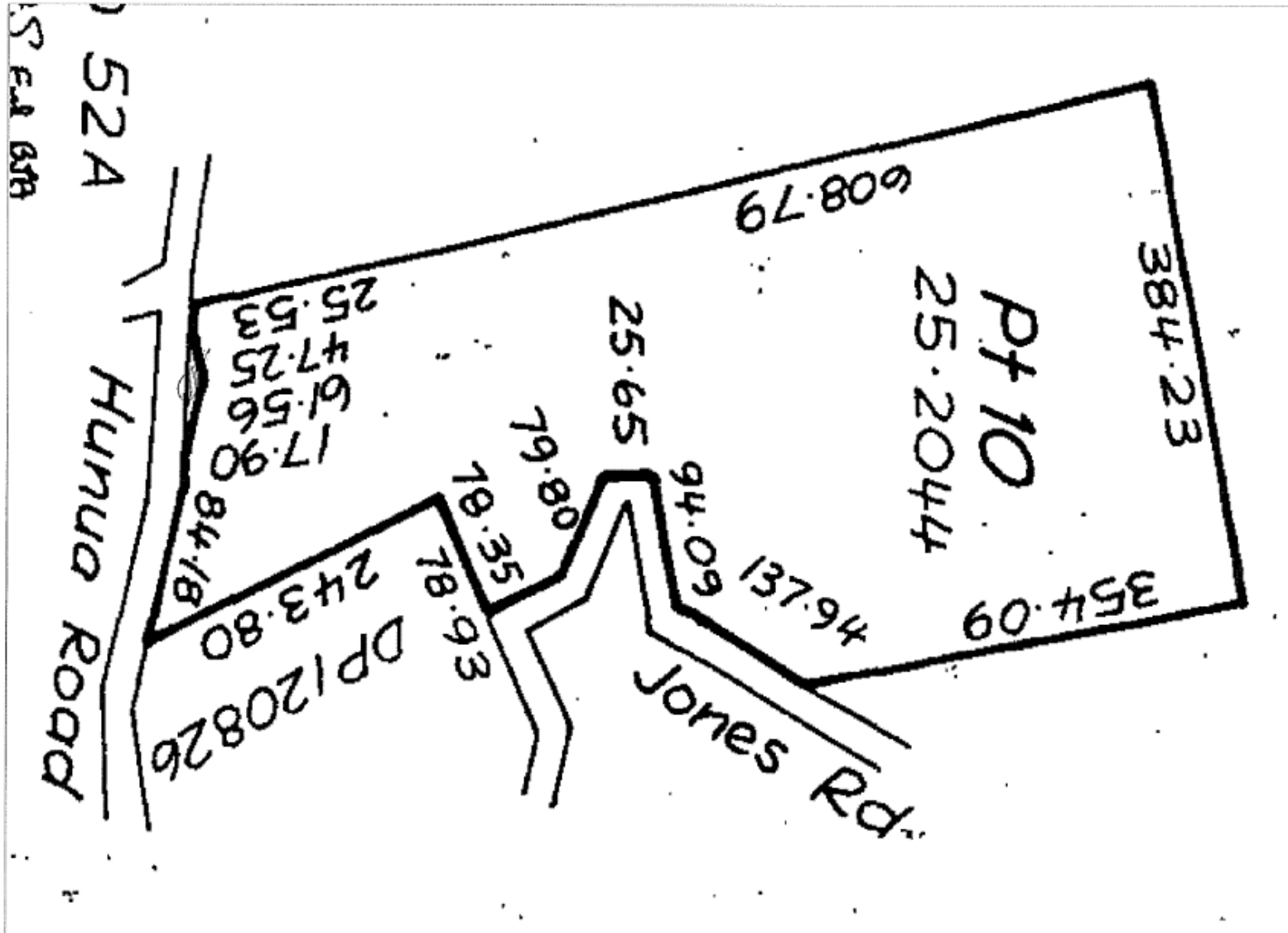
Appendix

- Certificates of Title
- Health and Safety
- LIM Report – available upon request

Certificate of Title

	RECORD OF TITLE UNDER LAND TRANSFER ACT 2017 FREEHOLD Search Copy	  R.W. Muir Registrar-General of Land
Identifier	NA67C/593	
Land Registration District	North Auckland	
Date Issued	09 September 1988	
Prior References	NA52D/769	
Estate	Fee Simple	
Area	25.2044 hectares more or less	
Legal Description	Part Allotment 10 Parish of Hunua	
Registered Owners	B. & S. Patrick Limited	
Interests		

Certificate of Title



Identifier

NA67C/593

Certificate of Title



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

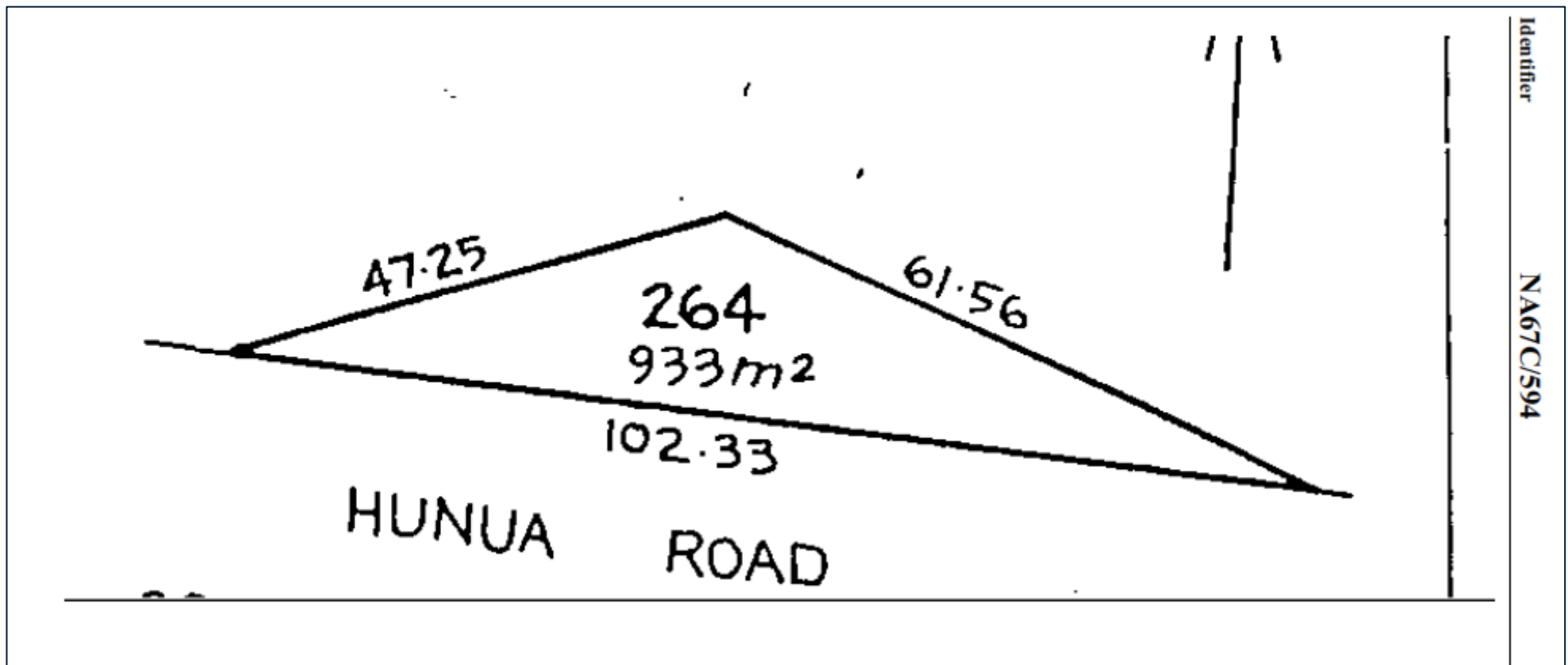
Identifier **NA67C/594**
Land Registration District **North Auckland**
Date Issued 09 September 1988

Prior References
NA52D/770

Estate Fee Simple
Area 933 square metres more or less
Legal Description Allotment 264 Parish of Hunua
Registered Owners
B. & S. Patrick Limited

Interests
Subject to Section 8 Coal Mines Amendment Act 1950

Certificate of Title



Health and safety

At Bayleys, we take our responsibilities under the Health and Safety Act very seriously. In order to minimise the effect of hazards during an open day or site inspection, we display clearly marked hazard notices, drawing a visitors attention to potential risks relevant to the specific property.

Each visitor is also asked to complete an inspection acknowledgement form confirming they have been made aware of these risks and agree to comply with the directions of the Bayleys salesperson at all times while on site.

Health and Safety Site Notice

You are entering a multiple hazard area.

Persons entering this property must comply with all safety regulations under the Health and Safety Act(s).
Please register with our licensee/s upon entry and exit of the property.

- Report accidents or near misses while on the property
- Wear suitable footwear
- Exercise caution when operating a vehicle on the property
- Helmets are required when driving a quad or motor bike
- Take caution on slippery tracks and lanes while driving and walking
- Smoking is prohibited in all buildings
- Take extreme care around buildings with hazardous materials including chemicals
- Caution is required with any livestock
- Children must be supervised at all times
- Emergency assembly site at the start point

Bayleys

BAYLEYS

Slip/Trip Hazard

Take care. Be alert.

LICENSED UNDER THE REAL ESTATE ACT 2008

BAYLEYS

Keep a Safe Distance

Take care. Be alert.

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Hazard Notice

Welcome as a visitor to our Open Day. This is a work place and a number of hazards exist which cannot be eliminated. These include trees, buildings, access tracks, stock, farm machinery and general hazards. It is a hazard notice to your attention that there are associated risks to personal health and safety in visiting and inspecting this property. You should always be advised by the visitors, management and Bayleys licensee to act in a manner which ensures your and your passengers safety at all times.

In order to minimise the effect of hazards during your visit we request that you comply with the following requirements:

- 1 You enter the property at your own risk and you will not hold the licensee or Bayleys Real Estate or its licensees liable for any loss and/or harm and/or damage suffered.
- 2 You will comply with all instructions given by the licensee/s at any time.
- 3 You are responsible for all people who accompany you.
- 4 If you take any vehicle onto the property, it must hold a current Wof, be in good working condition and suitable for use in the conditions. You must hold a current drivers licence and have sufficient driver training and/or experience to operate the vehicle.
- 5 In the event that such a vehicle is an ATVs, it is to be operated strictly in accordance with the conditions set out in the "Agriculture Solutions - Safe Use of ATVs on New Zealand Farms".
- 6 Please keep your vehicle to the obvious tracks and lanes and away from all slopes and apparent hazardous areas.
- 7 Please drive by the "normal" road code rules whilst driving on the farm tracks, except other vehicles to be coming from the opposite direction, and keep your speed below 30km/hr maximum. Please be courteous at all times.
- 8 Do not venture off the track with your vehicle under any circumstances - there are dangerous hazards which may include steep slopes, duffs and the occasional "bull hole" which if driven over or into, could cause serious injury to you and/or your passengers.
- 9 Parts of the tracks may be steep and/or the surface may be slippery, particularly during or immediately after rain. Inspection and should ensure your vehicle has wheel drive during the time you are on the property and/or avoid such problems.
- 10 Should you decide to leave the vehicle to walk a short distance for better views, or to inspect pastures etc, please ensure your vehicle is left in a safe position to leave your vehicle safely.
- 11 You will take care to keep yourself safe and avoid the hazards noted above, as well as any other hazards.
- 12 You will wear all gates and fences as you find them. Please treat all fences as being electric, and that they are "live".
- 13 You will not endeavour and not cause any damage to the property. If any damage does occur you will notify the licensee immediately.
- 14 You will not trespass onto neighbouring land.
- 15 All children (overseas) are to be supervised by an adult while on the farm.
- 16 Smoking is prohibited in all buildings. The lighting of fires is strictly prohibited.
- 17 Caution is required with any livestock.
- 18 When you leave the property, you will report back to the licensee to confirm that you and all people accompanying you have left the property.
- 19 If you have any questions or concerns please advise the licensee immediately.

bayleys.co.nz **BAYLEYS**

Please ensure all visitors report to the salesperson upon exiting the property. LICENSED UNDER THE REAL ESTATE ACT 2008

All notice and are aware of our obligations to and of the Licensee and Staff of the Vendor. **BAYLEYS**

I accept this property and their responsibilities under s. 46. bayleys.co.nz



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