



Property Information

Property Information prepared for:

64 Mt Biggs Road Halcombe

Notice of Disclaimer

To be read before reading the contents of the Memorandum

This Information Memorandum (the "Memorandum") is in relation to the advertised property at, **64 Mt Biggs Road, Halcombe** ("the Property") and has been prepared by **David Adam Willetts and Cherie Janet Willetts** ("the owner"). This Memorandum is for use solely by selected parties in considering their interest in making an offer to acquire the property.

This memorandum has been prepared solely to assist interested parties in deciding whether to express their interest in the assets and then making their own evaluation of the property and its assets. This Memorandum does not purport to contain all information that a prospective purchaser may require. In all cases, interested parties should conduct their own investigation, analysis and verification of the data contained in this Memorandum and the property. Neither the delivery of this Memorandum nor any contractual agreement concluded thereafter shall under any circumstances create any implication that there has been no change in the affairs or prospects of the property since the date of this Memorandum or since the date as at which any information contained in this Memorandum is expressed to be applicable.

The Owners have not independently verified any of the information contained in this Memorandum.

None of the Owners make any representation or warranty as to the accuracy or completeness of the information contained in this Memorandum and none of the Owners shall have any liability for any statements, opinions, information or matters (express or implied) arising out of, contained in or derived from, or for any omissions from, or failure to correct any information in this Memorandum, or any other written or oral communications transmitted to any recipient of this Memorandum in relation to the property. It is also to be noted that the images provided for this property have been digitally staged and/or enhanced.

Retention of this Memorandum will constitute acceptance by the recipient and readers of these terms and conditions and any recipients who do not accept any of the terms and conditions should return the Memorandum to the Owners immediately.

Property Information

Property address	64 Mt Biggs Road, Halcombe
Certificate of title	361835 Prior references: 390577/WN321/195
Legal Description	LOT 6 DP 390199
Zoning	Rural
Rateable Value	\$780000
Annual Rates	\$1784.79
Size of Land (sqm)	14699
Size of Dwelling (sqm)	152
Age of Home	1910s relocated from Feilding to current position in 2008/09
Living Area	Open plan living
Bedrooms	3 double bedrooms
Bathroom	1 family bathroom
Other rooms	Separate laundry
Insulation	<u>Ceiling:</u> 100mm Bradford Gold + Pink Batts + 75mm insulation blanket; <u>Underfloor:</u> Technobond R1.8; <u>External Walls:</u> Bradford Gold + Pink Batts
Sewage	3 Chamber septic system
Water Supply	2 x concrete rainwater tanks + Sediment, Carbon and UV filtration system in garage, with surge protector plug.
Internet	VDSL (40Mb down/10Mb up); Inspire Net fibre at the road
Heating	Wood burner, heat pump and heat transfer system to all 3 bedrooms
Water Heating	Electric – Coopers 180L mains pressure hot water cylinder. Dated: 8/2008
Foundations	Tanalised piles
Roof	Long run coloursteel
Exterior Cladding	250 X 25 weather board
Joinery	Single glazed
Fencing	Fully fenced – 5/7 wire farm fencing
External Features	Vege garden, decking, veranda, landscaped gardens lawn area, orchard
Garaging	9m x 6m, 3 bay colour steel garaging, off-street parking



The Home

The home was formerly 'old Mr Gracie's' homestead on Manchester Street in Feilding – it was moved to the site in 2008 and re-developed - Meaning you get a solid character 1910s villa, which has been re-piled, re-wired, re-plumbed, re-roofed, re-clad (where required), fully insulated, fitted-out and opened up.

The Chattels

Fixed floor coverings. Light fittings. Stove. Hob/Cooktop. Oven. Dishwasher. Heat pump. Range hood. Heated towel rails. Alarm system. Wall heater. Clothesline. Blinds. Curtains. Heat transfer system. Water filtration system. Water pump. Smoke detectors. Clothes airer. Sky dish.

Specifically Excluded Chattels

2 x 20ft Shipping Containers. Flag pole.

Tenancy Details

Vacant possession.

The Property

Kitchen/Dining/Living

The open-plan kitchen, dining and living room has plenty of space for the family to spread out. The kitchen is well appointed with a practical layout, tile flooring and ample storage space. There is an area for bar stools, a glass fronted drinks/glasses cupboard and terracotta wine rack. Inbuilt electric oven and cooktop, and a dishwasher. The dining is spacious and sunny with French doors that open out to the deck, with views across the village to the ranges behind. The living room has carpet flooring and a wood-burner for heating. Stunning high ceilings, timber detailing and a sash bay window area. There is a country clothes airer and a heat transfer system. Both the dining and the lounge have a doorway through to the hallway.



The Property

Bedrooms

The spacious master bedroom has a double-breasted wardrobe with views out to the front garden. The bedroom also features attic style storage above the wardrobe. The second bedroom is a comfortable double with a single-breasted wardrobe. It features a sash window which captures the afternoon sun. There is a lofted, open, storage area in this room, with potential to develop into a walled bunk space/reading nook. The third bedroom is a beautiful sunny niche – with dual aspect windows, and a large double-breasted wardrobe with organisation racks. This room also features an electric wall-heater and views over the veggie garden to the paddocks beyond. All bedrooms have a heat-transfer vent and smoke detector.



The Property

Bathroom and Hallway

The family bathroom consists of a bath, vanity, toilet, shower and a heated towel rail. The floor is fully tiled and the walls have been subway tiled to shoulder height. The shower has good pressure and a shower dome. There is an extractor fan and frosted opening windows. The toilet is private, behind a tiled knee wall. The hallway is spacious and wide – with a large entranceway; room enough for a bookshelf or small office space. There is a roomy hot water and linen/storage cupboard and a Panasonic heat pump. Access to the ceiling space is in the hallway – there is potential here to install an attic ladder and line the ceiling space for additional storage.



The Property

Grounds and Exterior Features

Accessed from the back door is a covered porch area which has access to the enclosed laundry. The laundry has a tiled floor, tub and shelving, with room for a washing machine and wall mounted drier. The large deck is a great space for outdoor entertaining, with views and beautiful sun throughout the day, with shelter from the evening heat. The front porch is a welcoming space, with room to relax in the evening sun, or even stack your firewood. Beyond the house and decking area, you find an established section with New Zealand native gardens, mature trees, generous lawn area, tree house, veggie gardens and a rotary clothesline. There are approximately 20 fruit varieties on the property, with two main orchard spaces.



The Property

Garage and Parking

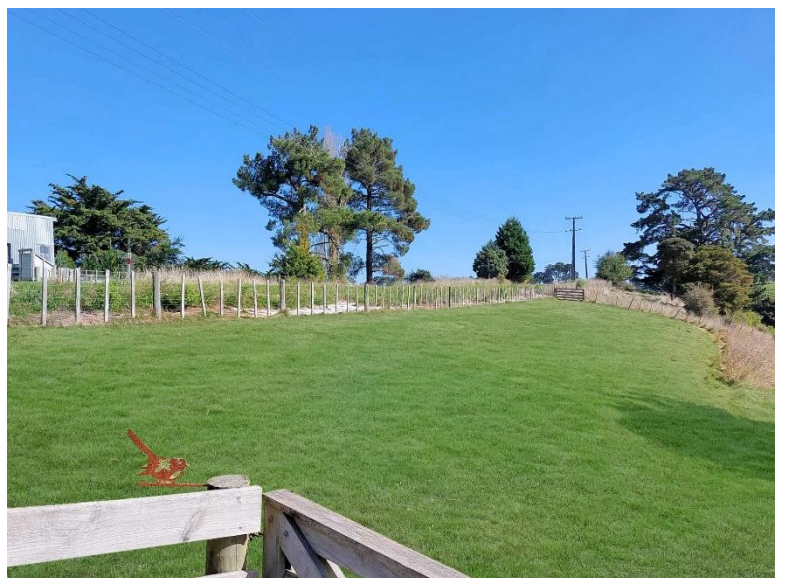
There is a three bay coloursteel shed at 9m x 6m. The bay closest to the house has been walled off – this has potential to be converted into a studio space. The middle bay has a large workbench and tool storage wall. The water pump and filtration system are also housed in the garage – with sediment, carbon and UV filtration units. There is a large amount of sealed and gravel off-road parking, with plenty of room to park and store multiple vehicles and still have room to turn around.



The Property

The Land

The property is set on 1.47Ha of land. The land is moderately to steeply sloping. Scattered throughout are native plantings, gum trees and a beautiful stand of mature totara. There are troughs in place, with provisions to feed them from the rainwater tanks. There is a gate and 4wd path from the driveway to access the remainder of the land. There is also a pedestrian gate to the paddock and orchard area on the opposite side of the property.



The Area

Halcombe Village and Surrounds

The property is located on Mt Biggs Road, a short walk down the hill to the wonderful Halcombe village. This is a small community with a big heart. Here you will find the quirky Rusty Radiator café, the Halcombe Tavern, volunteer fire station, newly upgraded sports turf, playground, community walkway, and Halcombe Rugby Club.

For education there is the choice of Halcombe Play Centre and in-home education for pre-schoolers, and the highly regarded Halcombe School for primary aged children. The secondary school bus also runs from the primary school into Feilding High School.

The village hall is a hub for many local activities and events, including regular fitness bootcamps, dance fit and yoga classes. Many of the activities and progress developments come about through the hard work of the local Halcombe Community Development Group and the Halcombe Community Trust.

Feilding, Sanson, Bulls, Marton and the Ohakea Airforce Base are all within an easy 15-minute commute. With Palmerston North only a further 10 minutes, Halcombe is a great base – a lovely rural community, with easy access to all the services and amenities of city life.





Asking Price:

\$775000

Want to book a viewing?

For further information contact Cherie
and David Willetts

mtbiggsbeauty@outlook.com

Book a viewing at listed.co.nz/P3034

Ph. 0204 254 936

Viewings strictly by appointment only.

Certificate of Title



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




R. W. Muir
Registrar-General
of Land

Identifier 361835
Land Registration District Wellington
Date Issued 15 November 2007

Prior References
390577 WN321/195

Estate Fee Simple
Area 1.4699 hectares more or less
Legal Description Lot 6 Deposited Plan 390199
Registered Owners
David Adam Willetts and Cherie Janet Fenemor

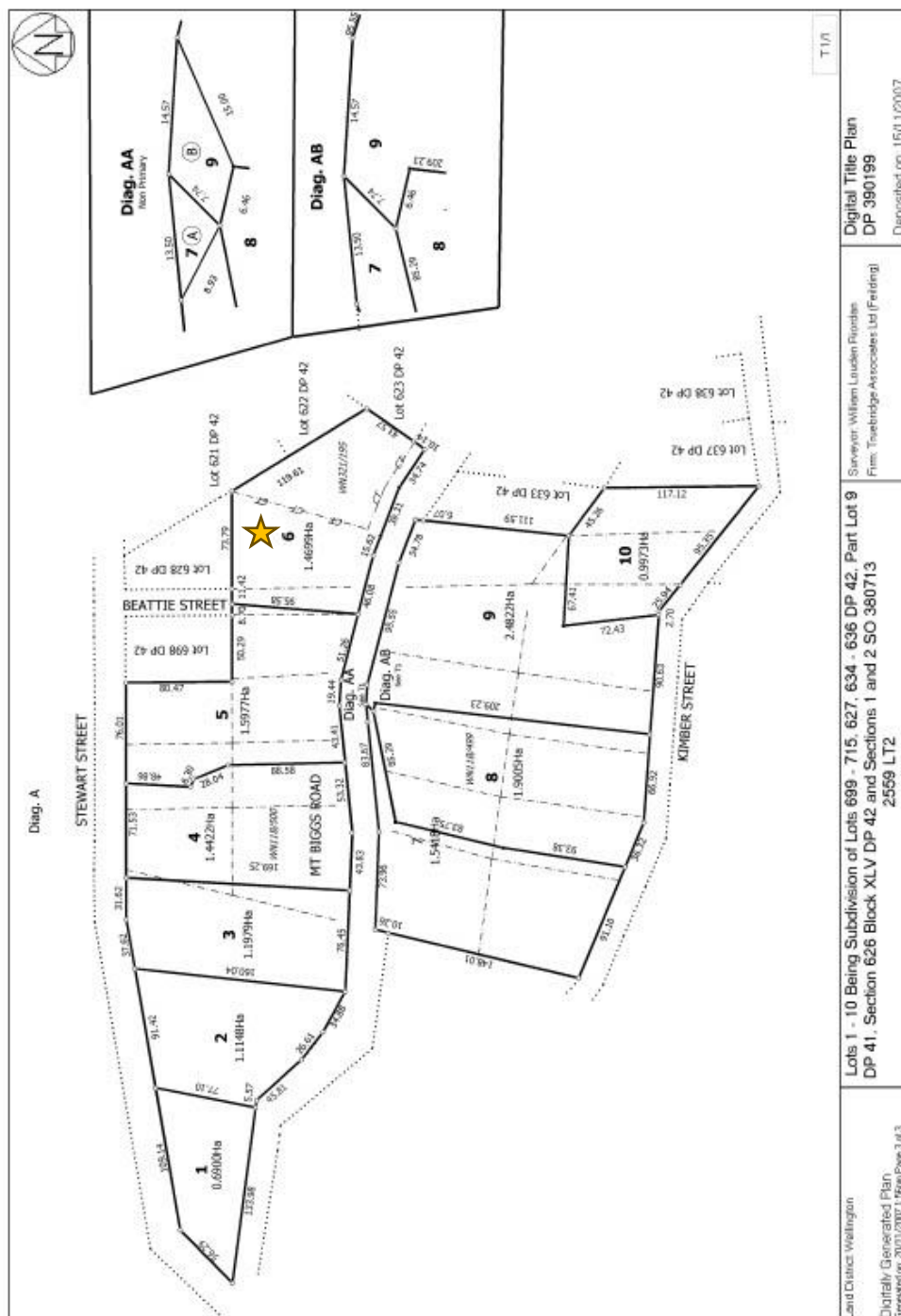
Interests

7617194.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 15.11.2007 at 9:00 am
9260435.3 Mortgage to Kiwibank Limited - 14.12.2012 at 4:00 pm

Certificate of Title

Identifier

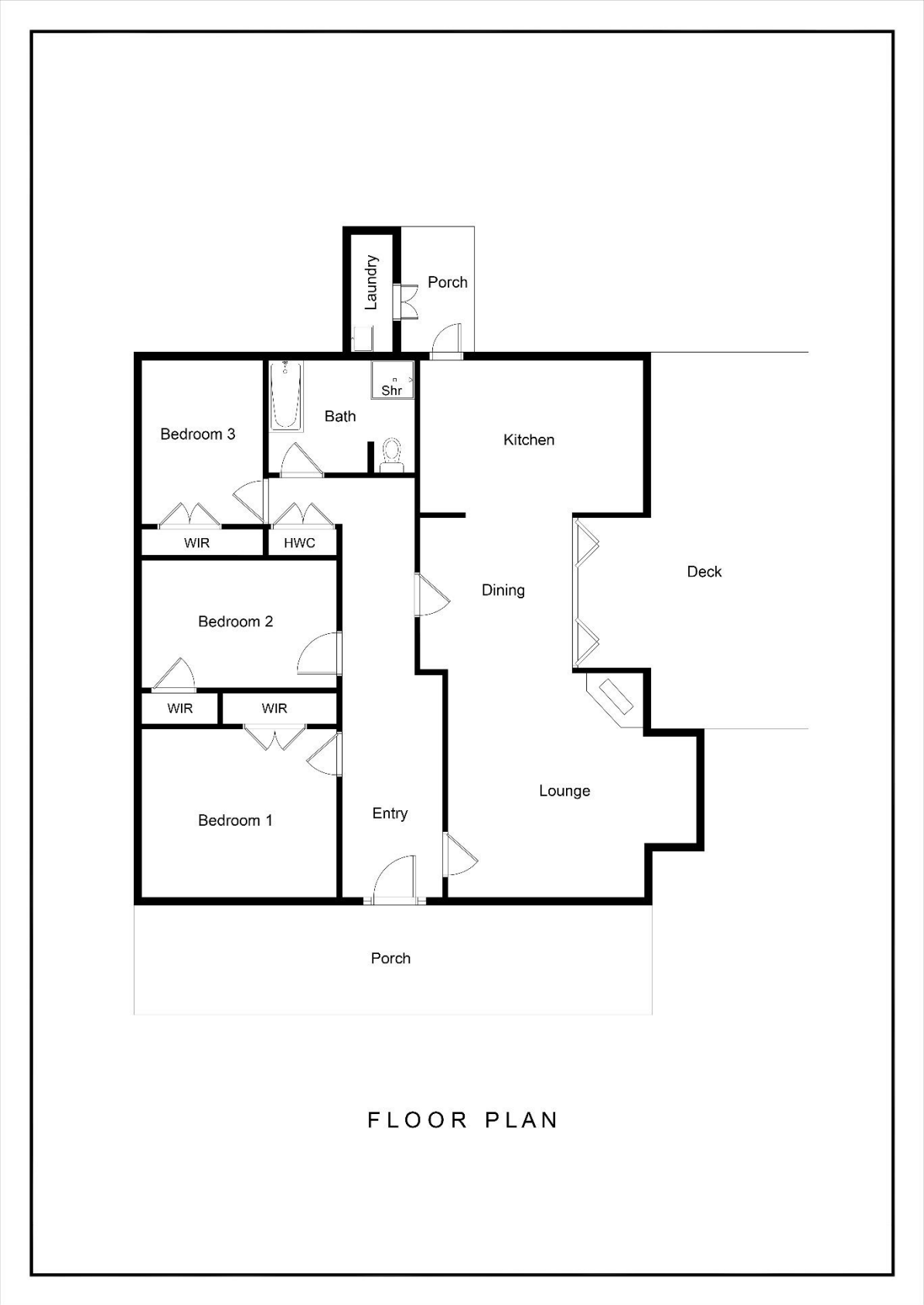
361835



Aerial Map



Floor Plan



Disclaimer – Drawings are approximate and for illustrative purposes only. We take no responsibility for omissions and errors.

Manawatu District Council Information

Full council files and LIM report available on request.

Valuation Reference:	13990/16601
Property Address:	64 MT BIGGS ROAD, HALCOMBE
Capital Value:	\$780,000.00
Land Value:	\$410,000.00
Area (hectares):	1.4699
Annual Rates (incl. GST):	\$1,784.79
Legal Description:	LOT 6 DP 390199
Improvements:	DWG FG OB OI

Rates Breakdown

The 2023/24 Annual Rates are assessed on Capital Value as at 1 July 2023

Code	Description	Levy
0105	General Rate - Rural	\$296.39
0205	Roading Targeted Rate - Rural	\$374.40
0305	Parks, Reserves & Sportsgrounds Targeted Rate - Rural	\$116.99
0403	Uniform Annual General Charge	\$612.00
0404	Roading Uniform Targeted Rate	\$100.00
0405	Parks, Reserves & Sportsgrounds Uniform Targeted Rate	\$25.00
0417	Makino Aquatic Centre Targeted Rate - Rural	\$144.00
0418	Library Targeted Rate - Rural	\$116.00