



Property Information

25A TOD ROAD, OTANE 4277





Create your dream off grid paradise

Escape to the country with this unique off-grid property. Nestled within rolling green hills and mountain range views, this property offers a perfect blend of rural charm and modern potential. On the property sits, two grid free cabins which are fully equipped and ready for living, plus a 3 bedroom, 1 bath relocated home ready for your creative flair to make the finishing touches. So many options here- live in the cabins while you renovate or use them as a guest sleep out once the renos are done. Whether you're seeking a fun new project, peaceful rural living or an off-grid lifestyle, this property offers the perfect canvas for your vision.

PROPERTY INFO



LEGAL DESCRIPTION

- Freehold Record of Title 308460
- Lot 3 Deposited Plan 376754



RATES (1/7/2024 - 30/6/2025)

- CHB District Council \$1,165.09
- Hawke's Bay Regional Council \$292.83



LAND AREA

- 7705 sq m/1.9 acres



LAND CAPITAL VALUE (as of 1/9/2021)

- \$247,000
- Note: The above is valued as bare land, not including the most recent improvements



MAIN STRUCTURES ON LAND

- Relocated 3 Bedroom Home 88 sq m (partially renovated)
- Main Cabin 30 sq m & Extra Cabin 18 sq m (set up fully equipped by Freedom Cabins)
- 20 ft Container



POWER SUPPLY

- GridFree Lifestyle Solar Power Kit with 12 panels
- Currently connected to cabins, with easy connection to the house as an option
- Mains connection also easily accessible, but solar system provides more than enough power for standard family use



WATER

- 2 Rain Water Tanks with filtration system (30,000 L each)
- Currently connected to cabins



SEWAGE

- GL 90 Compost Toilet System
- EZYGREY 50M Grey Water System
- 50 L Grease Trap
- All above connected to main cabin



Cabin living at its finest!

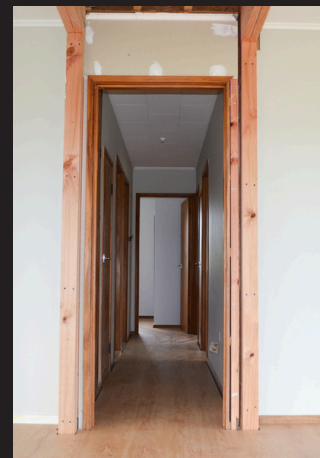


A blank canvas to make your own!



10 reasons this property is special

- 1 Truly a **central location** (just 13 minutes to Waipukurau and 25 minutes to Hastings)
- 2 Close to so many **gorgeous beaches** (just 30 minutes to Kairakau Beach, Pourerere Beach, Mangakuri Beach and 40 minutes to Te Angiangi Marine Reserve and Shoal Beach)
- 3 **Off grid living** with solar power (say goodbye to expensive power bills!)
- 4 Lovely location with beautiful **sunset views** and **friendly neighbors**
- 5 Situated right next to the new **sought after** Breahead development and bridle path
- 6 Plenty of **flat land** with **no covenants**, making options limitless here
- 7 Proven to be **safe from flooding** with reliable accessways to town
- 8 3 separate **grazing paddocks**, plus a spot for the chickens
- 9 Great **school options** nearby and a school bus stop just down the road
- 10 **Able to negotiate** existing chattels such as livestock, John Deere ride-on mower, playground, furnishings, etc.





*You're going to
love this place!*

IDEAL PROPERTY FOR

- Anyone wanting to start a new life in the country
- DIY reno project lovers
- Extended families, teens and/or friends dreaming of communal living
- Those looking for an extra source of income by renting out the relocatable and/or Airbnb'ing the cabins

More about the house

HOME DETAILS



KEY STATS

- Size: 88 sq m
- Built in the 1970's
- BC 220342 RC 220184
- North facing with tons of sunlight



CHATELS INCLUDED

In the Relocated Home

- Original oven
- Original bathroom sink

In the Cabins

- Toilet, water & power systems
- Kitchen: Panasonic fridge & Challenger stove
- Bathroom: Washing machine, mirror & shelving
- Master bedroom: Wardrobes
- Roller blinds
- Spiroloc Little Wood Burner
- Other: Fixed floor coverings, light fittings, fire alarm, outdoor motion light, clothes line, AonNet Broadband dish



ROOMS

- 3 bedroom (all with closets)
- 1 bathroom (toilet separate)
- Kitchen
- Open living space
- Dining nook
- Laundry room
- Extra hallway closet



CONSTRUCTION

- Roof: Concrete tile
- Cladding: Weatherboard
- Joinery: Aluminium
- Insulation: Ceiling & floor
- Foundation: Standard 600 mm piles

Outside

- Pergola, deck, raised garden beds & chicken coop



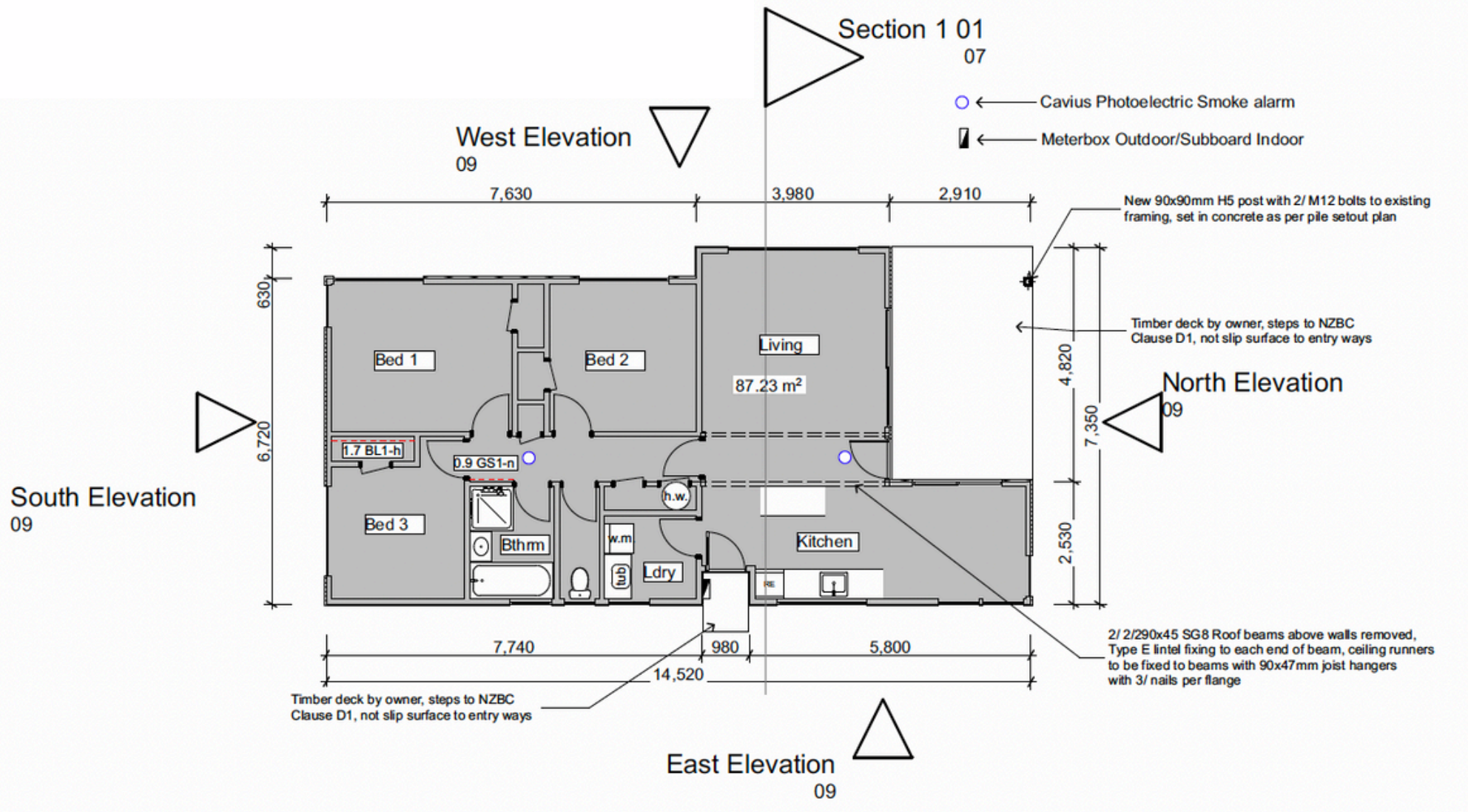
IMPROVEMENTS MADE

- Roof rebeked, repointed and painted
- Outside painted
- Gutted out the old
- Inside walls painted
- Ceilings painted
- New laminate flooring
- Living space opened up

CHATELS THAT CAN BE NEGOTIATED

- Sheep
- Chickens
- Sony Television
- Other furnishings
- Kitchen utensils
- Funky Monkey Playground
- SpaceJump Trampoline
- BBQ
- John Deere ride-on mower

Relocated House Plan



Desirable Location

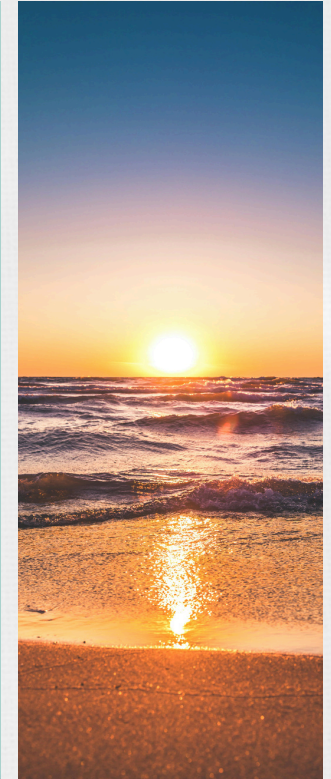
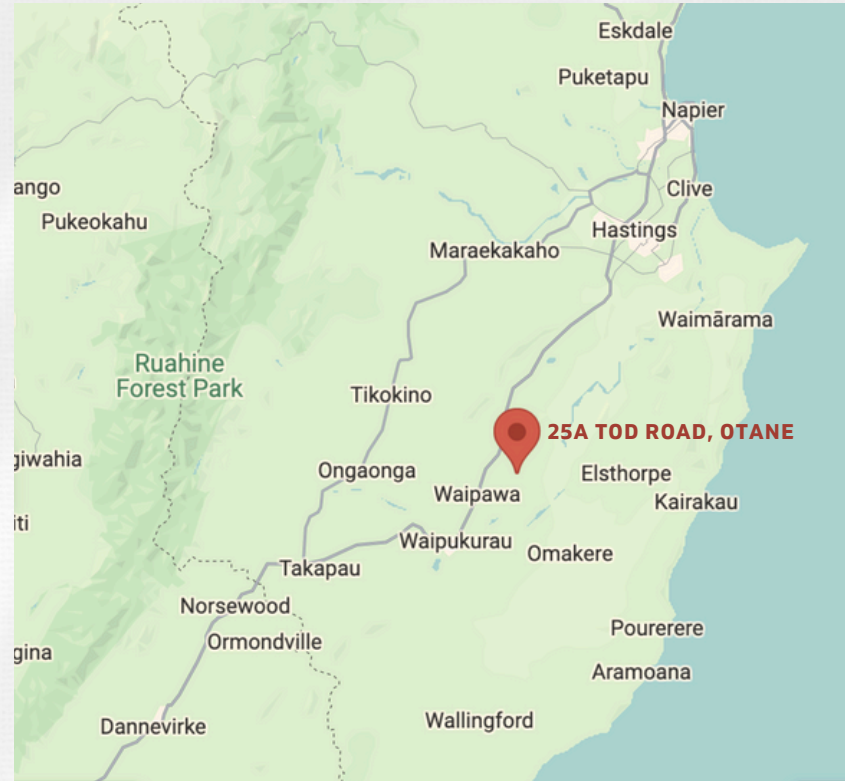
WHY IS EVERYONE MOVING TO OTANE?

Otane is a charming rural village located in Central Hawke's Bay. Known for its picturesque countryside and close-knit community, Otane offers a peaceful escape from the hustle and bustle of city life.

You'll fall in love with Otane's welcoming spirit, local markets and farming lifestyle. In the village, you'll conveniently find essential amenities such as a local dairy, primary school, and recreational facilities.

Its central location makes it an ideal base for exploring the greater Hawke's Bay area. To the north, you have Hastings, which has a huge selection of eateries, activities and events. To the east, enjoy exploring some of the region's most beautiful beaches. To the south, you'll quickly find yourself in Waipukurau, an agricultural hub giving you even more shopping and food options.

Otane's central location allows residents to enjoy the best of both rural tranquility and convenience, making it one of the fastest growing and most desirable spots in Hawke's Bay.



Land Title & Boundaries



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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**



R. W. Muir
Registrar-General
of Land

Identifier 308460
Land Registration District Hawkes Bay
Date Issued 06 November 2007
Prior References
HBA4/1082

Estate Fee Simple
Area 7705 square metres more or less
Legal Description Lot 3 Deposited Plan 376754
Registered Owners
Tracy Joy Wilson

Interests
Subject to a right to convey electricity, telecommunications & computer media easements over part marked A on DP 376754 created by Easement Instrument 7603778.2 - 6.11.2007 at 9:00 am
The easements created by Easement Instrument 7603778.2 are subject to Section 243 (a) Resource Management Act 1991
10955646.3 Mortgage to ANZ Bank New Zealand Limited - 17.11.2017 at 2:29 pm





Buyer's Guide to the Sales Process

BUYING BY NEGOTIATION

In this sale method, there is no end date for offers, and potential purchasers make offers based on what they think the property is worth in the current market.

Here is a summary of important things to know from settled.govt.nz:

- A seller may choose to sell by negotiation when it's difficult to estimate the market price of a property.
- If a property is being sold by negotiation, the seller sets an asking price or price range and buyers can choose to offer more or less than that price and negotiate the sale. There is no end date for offers.
- Buyers can attach conditions to their offer, for example, an expiry date for the offer, making the offer subject to a property inspection report, a valuation or approved finance, or on condition of selling another property.
- Sellers can attach terms and conditions to the sale, for example, the settlement date and which chattels will be included.
- If a buyer can't meet the conditions or needs more time, they need to talk to their lawyer or conveyancer and the real estate agent as soon as possible.
- If there is more than one offer, the sale may become a multi-offer process.



Get in touch!

Contact chbprivatesale@gmail.com or 021 033 5339 for more information or to schedule a viewing.

**Disclaimer: All information is not guaranteed to be accurate and should be verified by the buyer.*