



Waiwhakaiho 9 Links Drive

Information **Memorandum**

Prepared by Neale Parkinson | Bayleys Real Estate **10 January 2019**

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Executive summary

Property address

9 Links Drive, Waiwhakaiho

Annual rates (2017/2018)

\$2,917.77 per annum

Property description

Modern executive single level home built by Master Builder Hassall Homes. Sited at 'The Links', which has direct access to the coastal walkway, beach and Ngamotu Golf Club

Property value - Sept 2016

• Capital Value	\$890,000
• Land Value	\$250,000
• Improvements Value	\$640,000

Land area

1686 sqm (more or less)

Legal description

Lot 7, DP 367214 CT 272676

Floor area

297 sqm (more or less)

Approximate distances

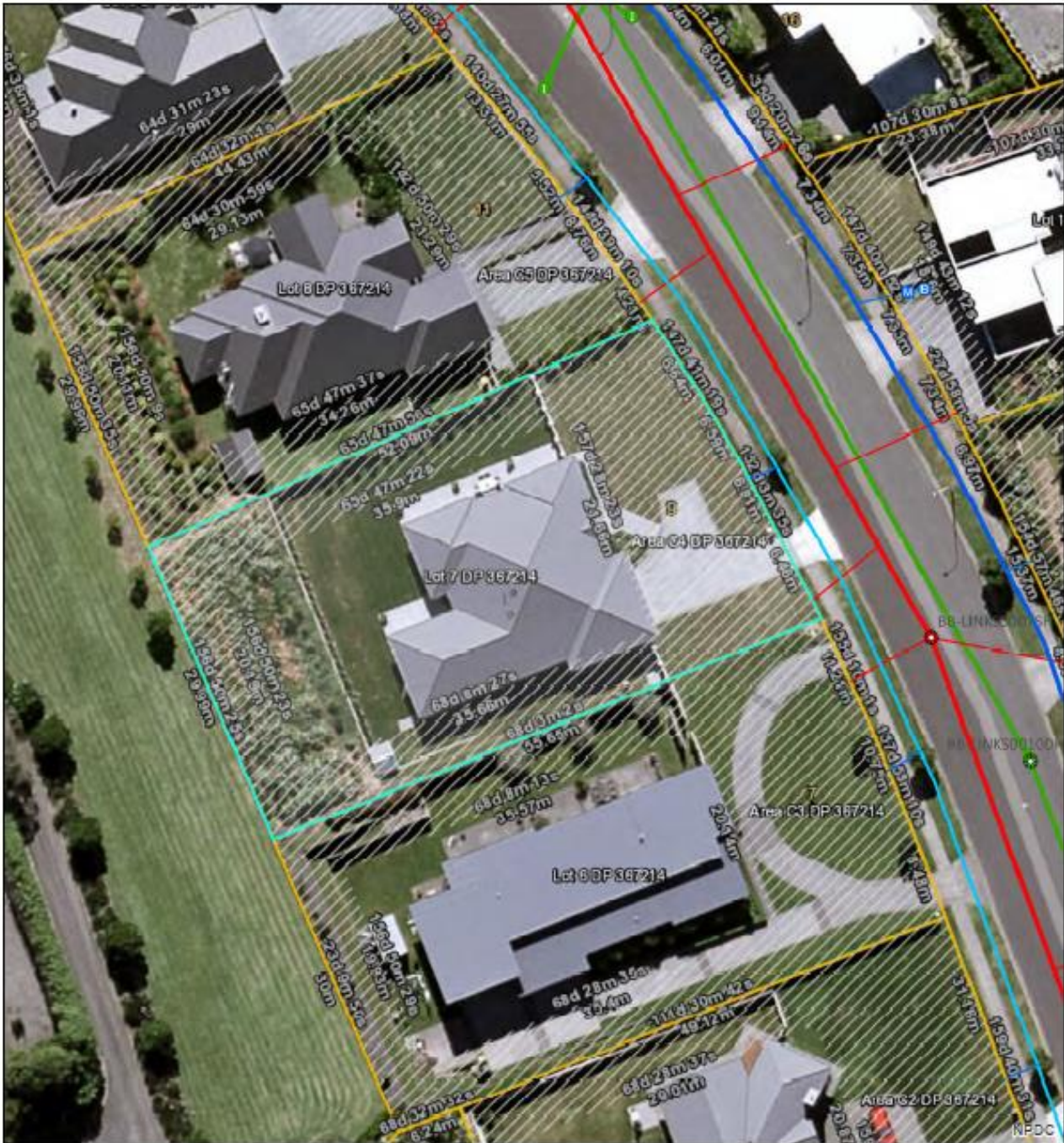
- Ngamotu Golf Course Club Rooms 800 m
- Entrance to Coastal Walkway 900 m
- Beach access 1.4 km approx
- Bell Block Primary School 1.5 km
- The Valley Mega Centre 4.8 km
- Central Business District 8.4 km

bayleys.co.nz/2600099

The location



NPDC map



						Yellow = Privately Owned
						Grey = Out of Service/Closed
						Green = Stormwater
						Blue = Water Supply
						Red = Waste Water

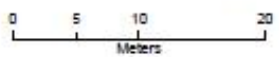
Te Kaunihera o Rohe o Ngāmotia
NEW PLYMOUTH DISTRICT COUNCIL
 newplymouthnz.com

9 Links Drive

HORIZONTAL DATUM
New Zealand Geodetic Datum 2000

MAP PROJECTION
New Zealand Transverse Mercator

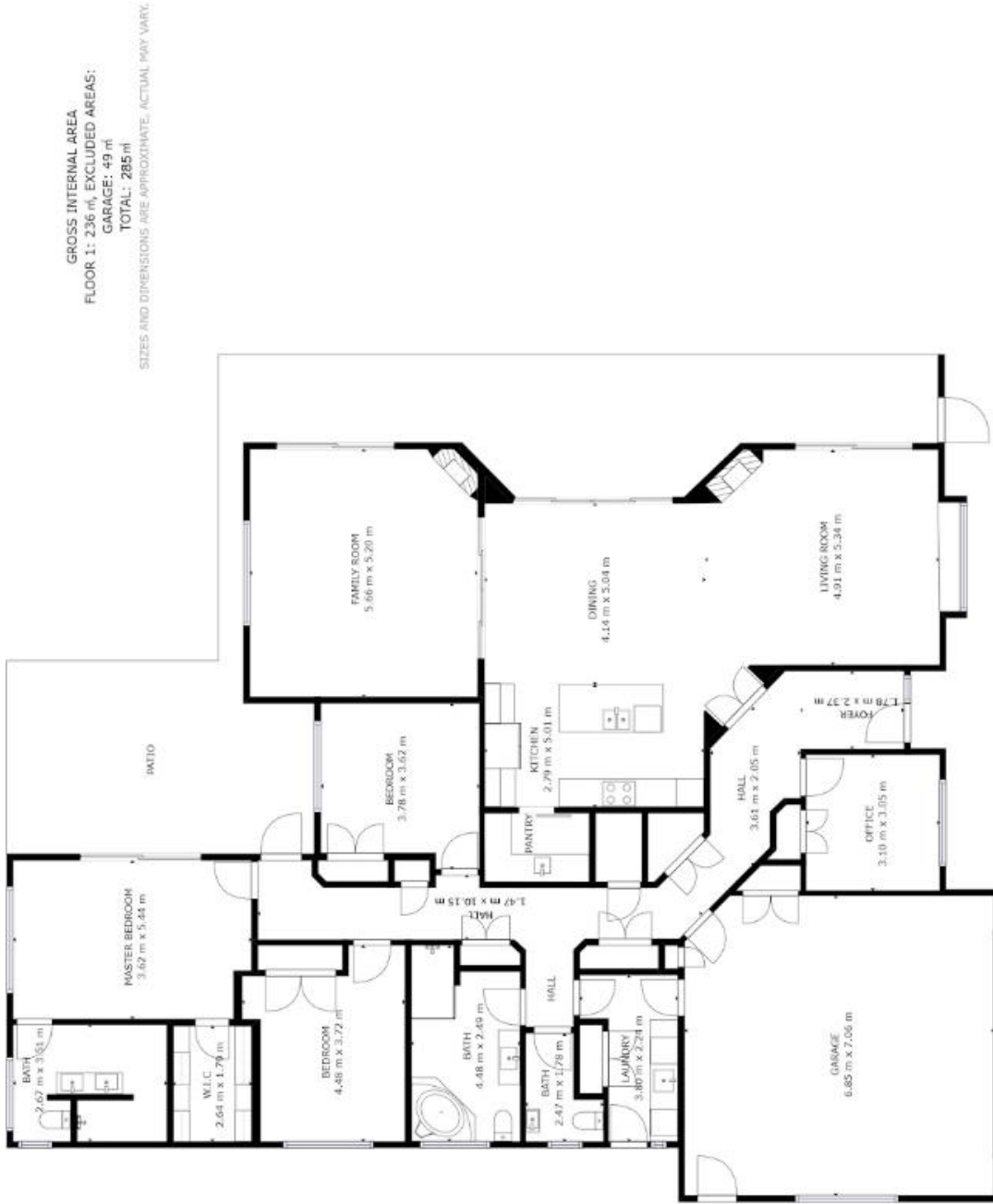
COPYRIGHT: Cadastral information sourced from Land Information New Zealand data. Crown Copyright Reserved.
DISCLAIMER: NPDC assumes no responsibility for the completeness or accuracy of the data displayed on the plot. To be used for indicative purposes only.



Date: 9/01/2019



Floor plan



This document has been compiled using information from third parties and Bayleys Taranaki accepts no responsibility for its accuracy or completeness. In all cases interested parties should conduct their own verification of the information provided in this document.

Photo gallery



Certificate of title



**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 272676
Land Registration District Taranaki
Date Issued 31 May 2006

Prior References
212514

Estate Fee Simple
Area 1686 square metres more or less
Legal Description Lot 7 Deposited Plan 367214

Registered Owners
Michael Charles Gillan

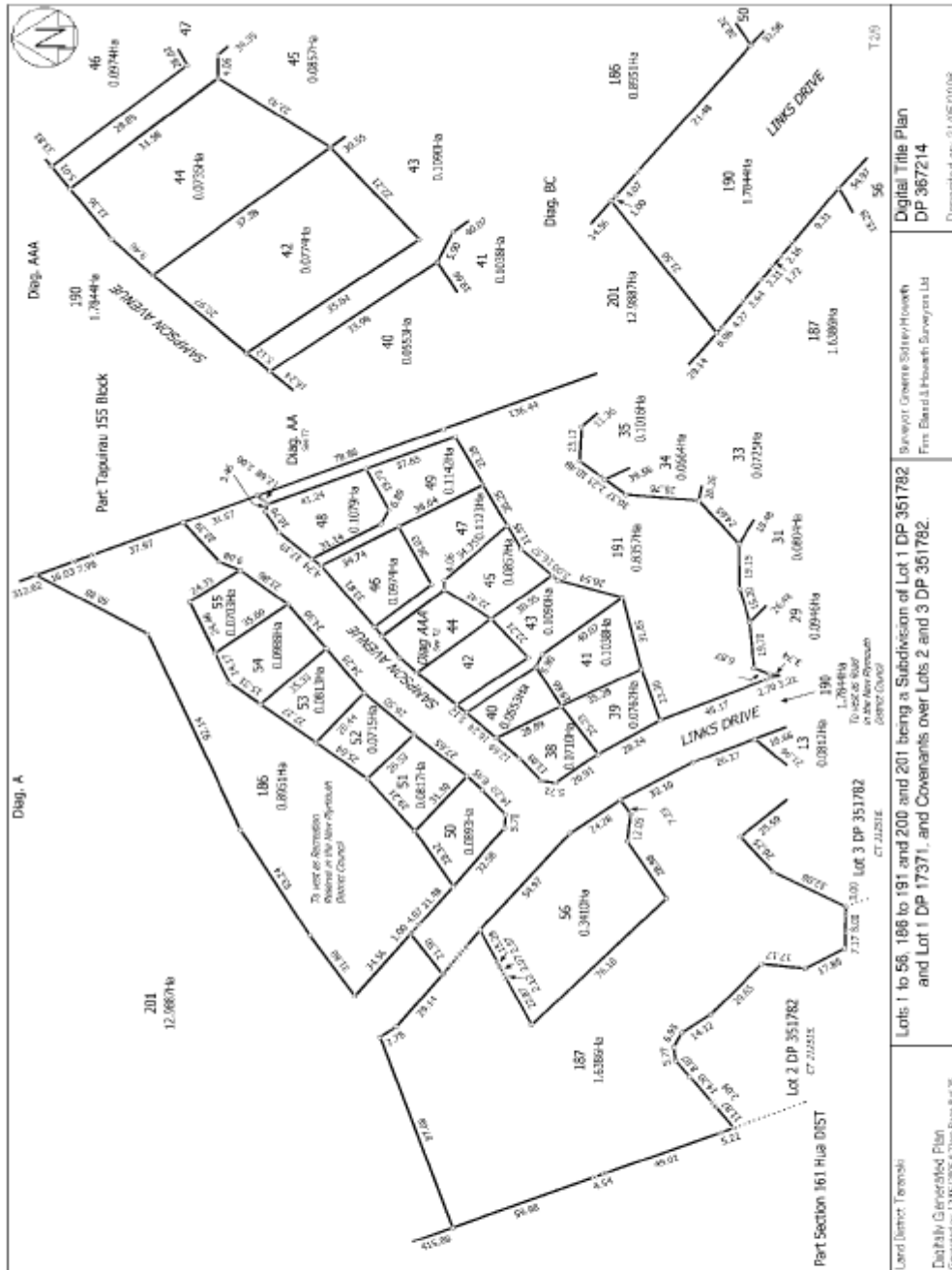
Interests

Land Covenant in Transfer 6887993.14 - 31.5.2006 at 9:00 am
Fencing Covenant in Transfer 6887993.14 - 31.5.2006 at 9:00 am

Certificate of title

Identifier

272676

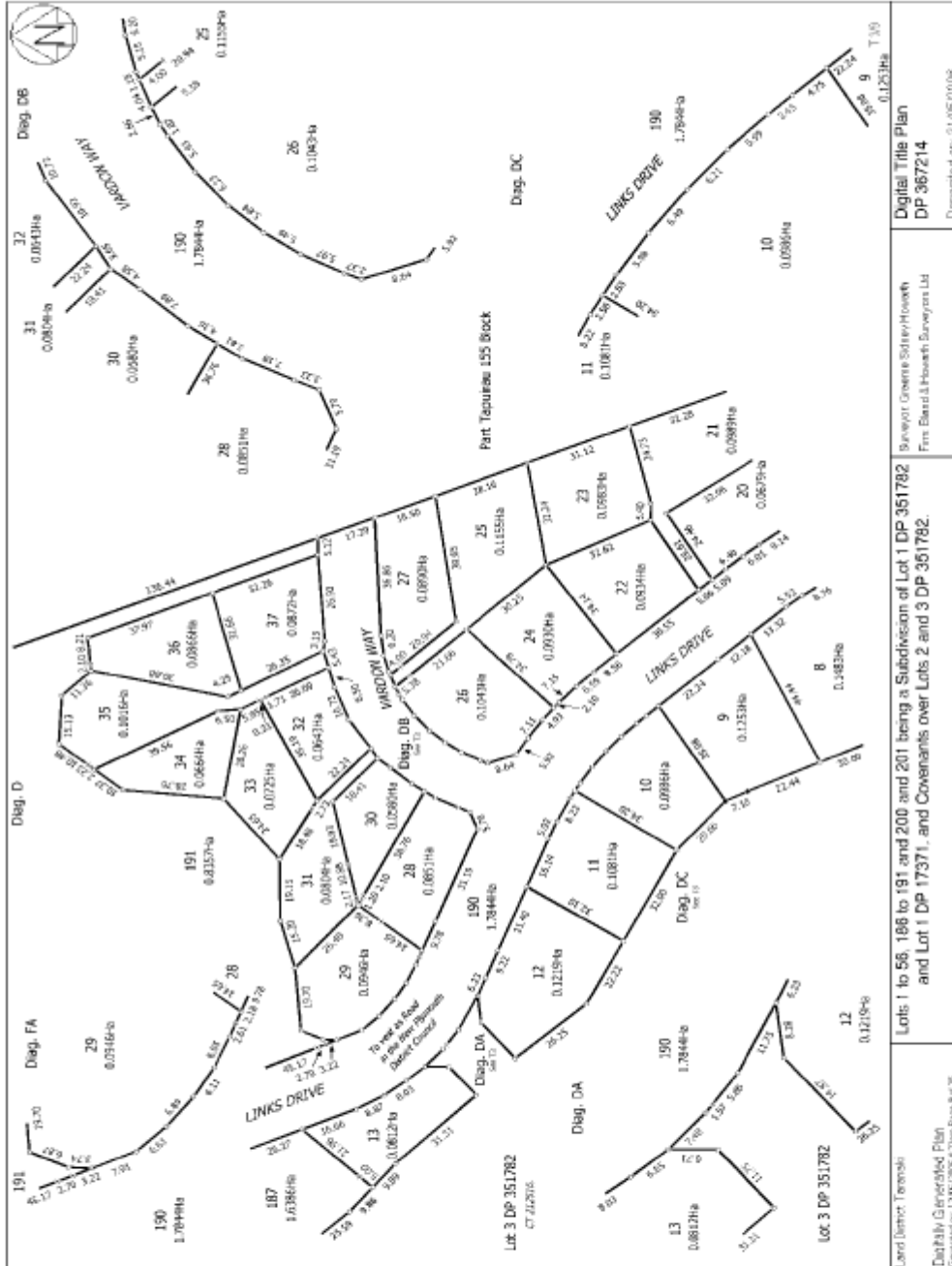


Lot 2 DP 351782 CT 2221E To be created by this plan (Owner's Consent)	Lot 1 to 56, 186 to 191 and 200 and 201 being a Subdivision of Lot 1 DP 351782 and Lot 1 DP 17371, and Covenants over Lots 2 and 3 DP 351782.	Digital Title Plan DP 367214 Deposited on: 31/05/2019
Lot 187 1.6386ha	Lot 190 1.7044ha	Surveyor: Greene Sidley Howarth Firm: Eassey & Howarth Surveyors Ltd
Lot 186 0.8251ha	Lot 191 1.0380ha	
Lot 185 0.8251ha	Lot 192 1.0380ha	
Lot 184 0.8251ha	Lot 193 1.0380ha	
Lot 183 0.8251ha	Lot 194 1.0380ha	
Lot 182 0.8251ha	Lot 195 1.0380ha	
Lot 181 0.8251ha	Lot 196 1.0380ha	
Lot 180 0.8251ha	Lot 197 1.0380ha	
Lot 179 0.8251ha	Lot 198 1.0380ha	
Lot 178 0.8251ha	Lot 199 1.0380ha	
Lot 177 0.8251ha	Lot 200 1.0380ha	
Lot 176 0.8251ha	Lot 201 12.0887ha	

Certificate of title

Identifier

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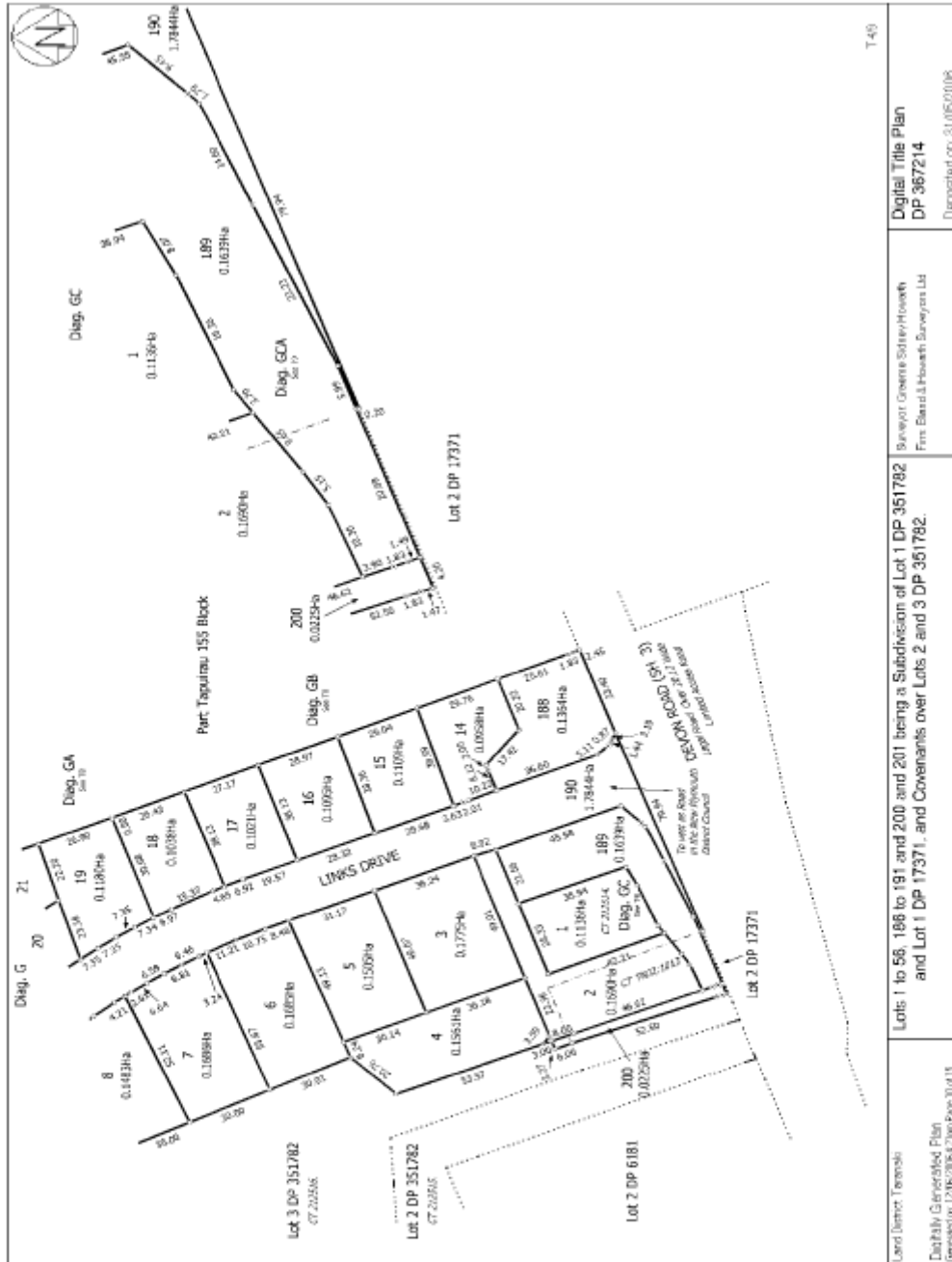


Land District: Taranaki	Surveyor: Graham Sidney Howarth Firm: Bland & Howarth Surveyors Ltd	Digital Title Plan DP 367214 Deposited on: 31/05/2019
Digitally Generated Plan (Issued on: 12/10/2018 at 10:47:10 AM Page 4 of 10)	Lots 1 to 58, 186 to 191 and 200 and 201 being a Subdivision of Lot 1 DP 351782 and Lot 1 DP 17371, and Covenants over Lots 2 and 3 DP 351782.	

Certificate of title

Identifier

272676



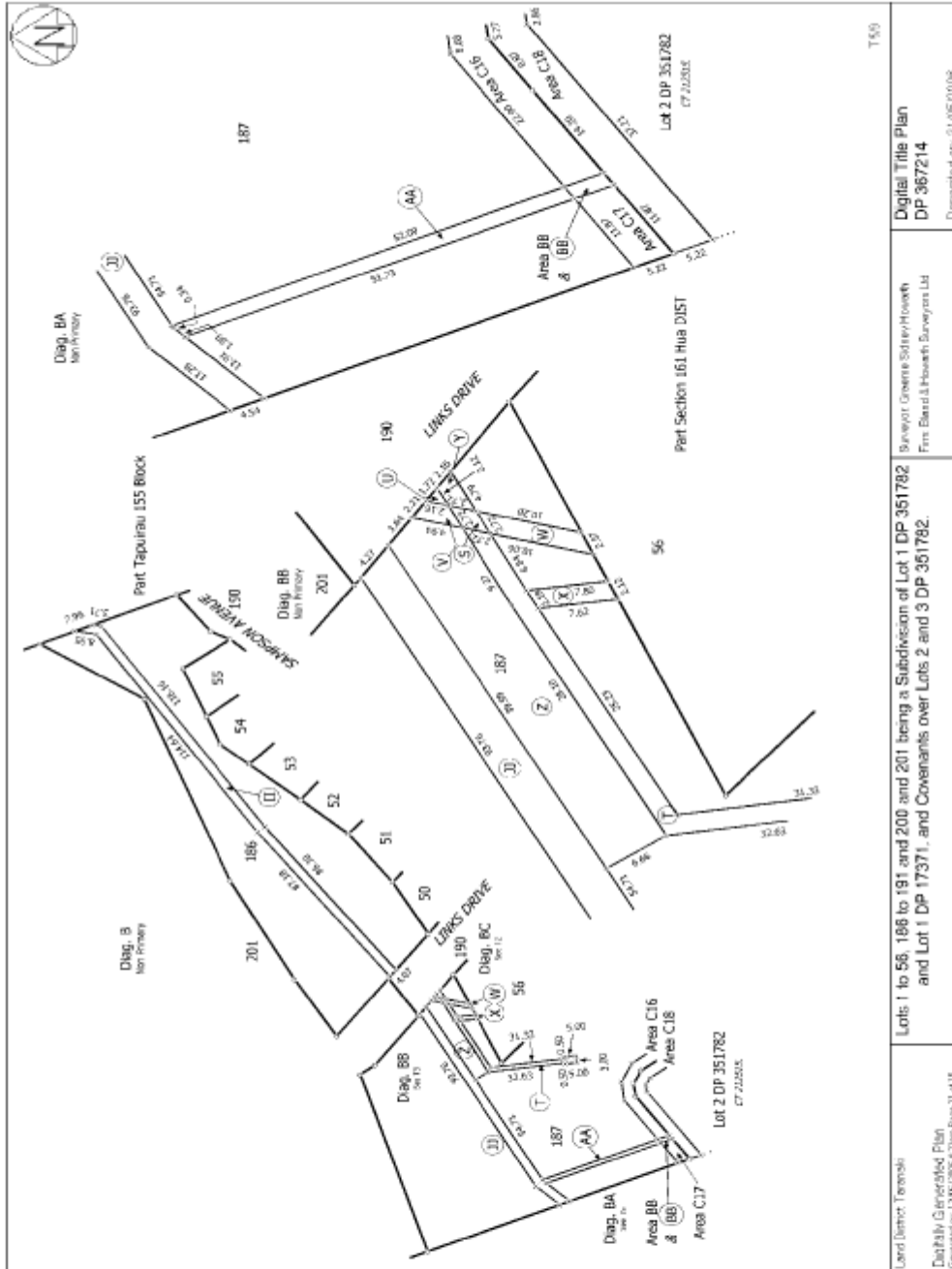
Transaction Id
Client Reference btesnado001

Guaranteed Search Copy Dated 18/12/18 3:45 pm, Page 5 of 10
Register Only

Certificate of title

Identifier

272676



Land District: Taranaki	Lot 1 to 58, 186 to 191 and 200 and 201 being a Subdivision of Lot 1 DP 351782 and Lot 1 DP 17371, and Covenants over Lots 2 and 3 DP 351782.	Surveyor: Gwyneth Sibley/Howarth Firm: Beard & Howarth Surveyors Ltd	Digital Title Plan DP 357214 Deposited on: 31/05/2016
Daily Generated Plan Generated on: 12/12/18 3:45 pm Page 11 of 15			T50

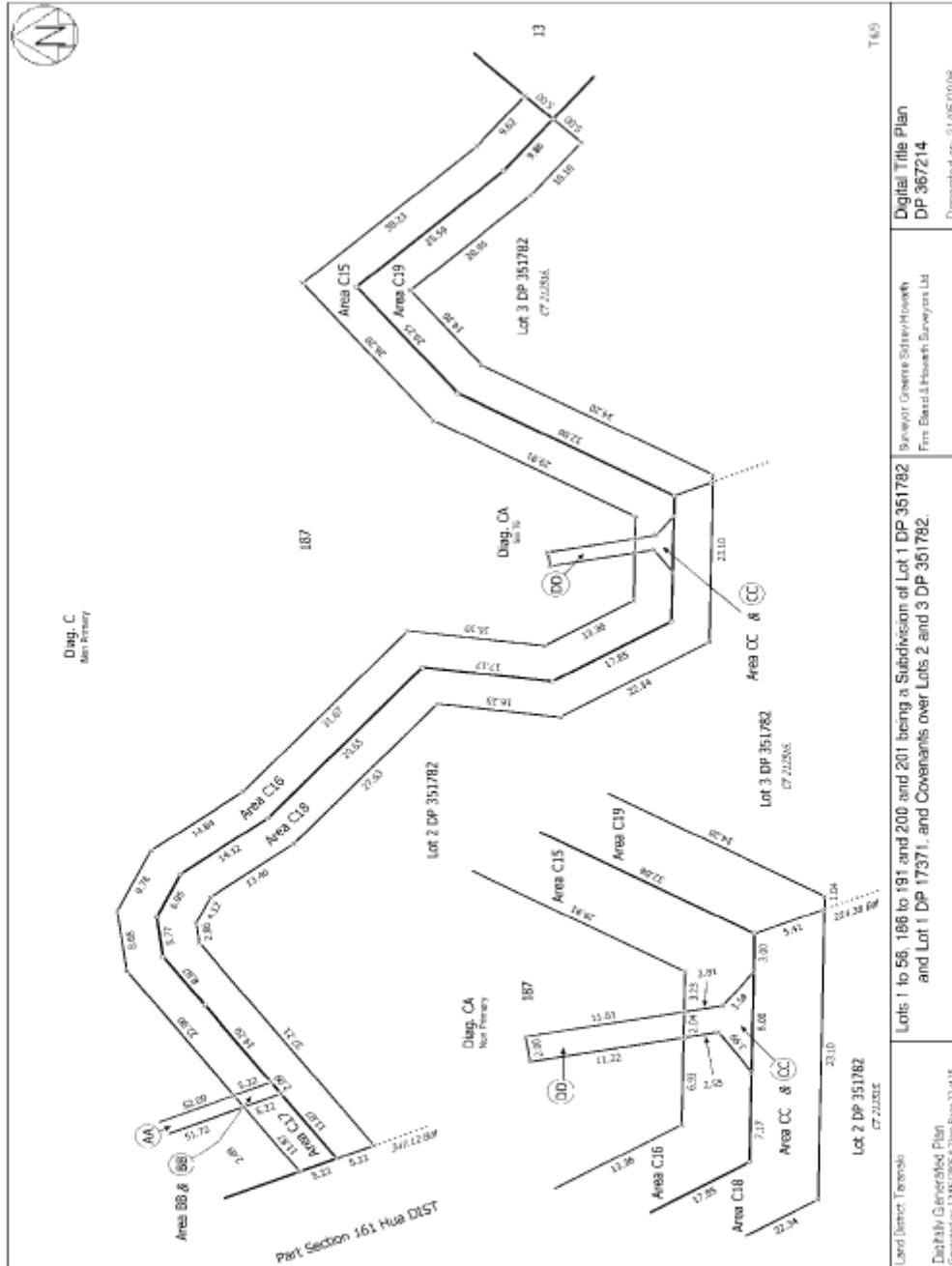
Transaction Id
Client Reference btesnado001

Guaranteed Search Copy Dated 18/12/18 3:45 pm, Page 6 of 10
Register Only

Certificate of title

Identifier

272676



Land District: Taranaki	Surveyor: Greenfield Surveyors Ltd	Digital Title Plan DP 367214
Daily Generated Plan Generated on: 12/16/2016 4:20pm Page 12 of 15	From: Greenfield Surveyors Ltd	Deposited on: 31/05/2016
Lots 1 to 56, 186 to 191 and 200 and 201 being a Subdivision of Lot 1 DP 351782 and Lot 1 DP 17371, and Covenants over Lots 2 and 3 DP 351782.		

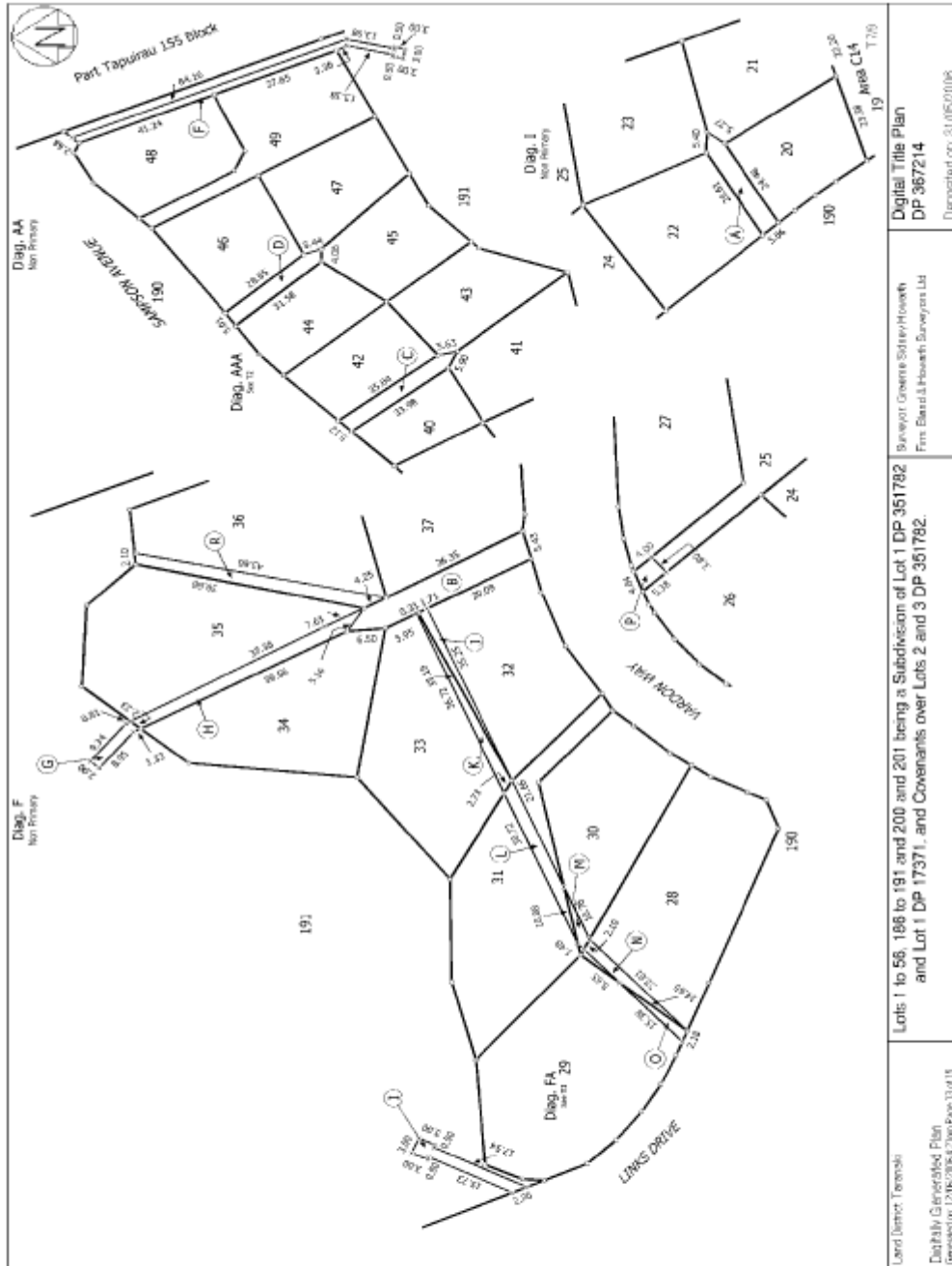
Transaction Id
Client Reference btesnado001

Guaranteed Search Copy Dated 18/12/18 3:45 pm, Page 7 of 10
Register Only

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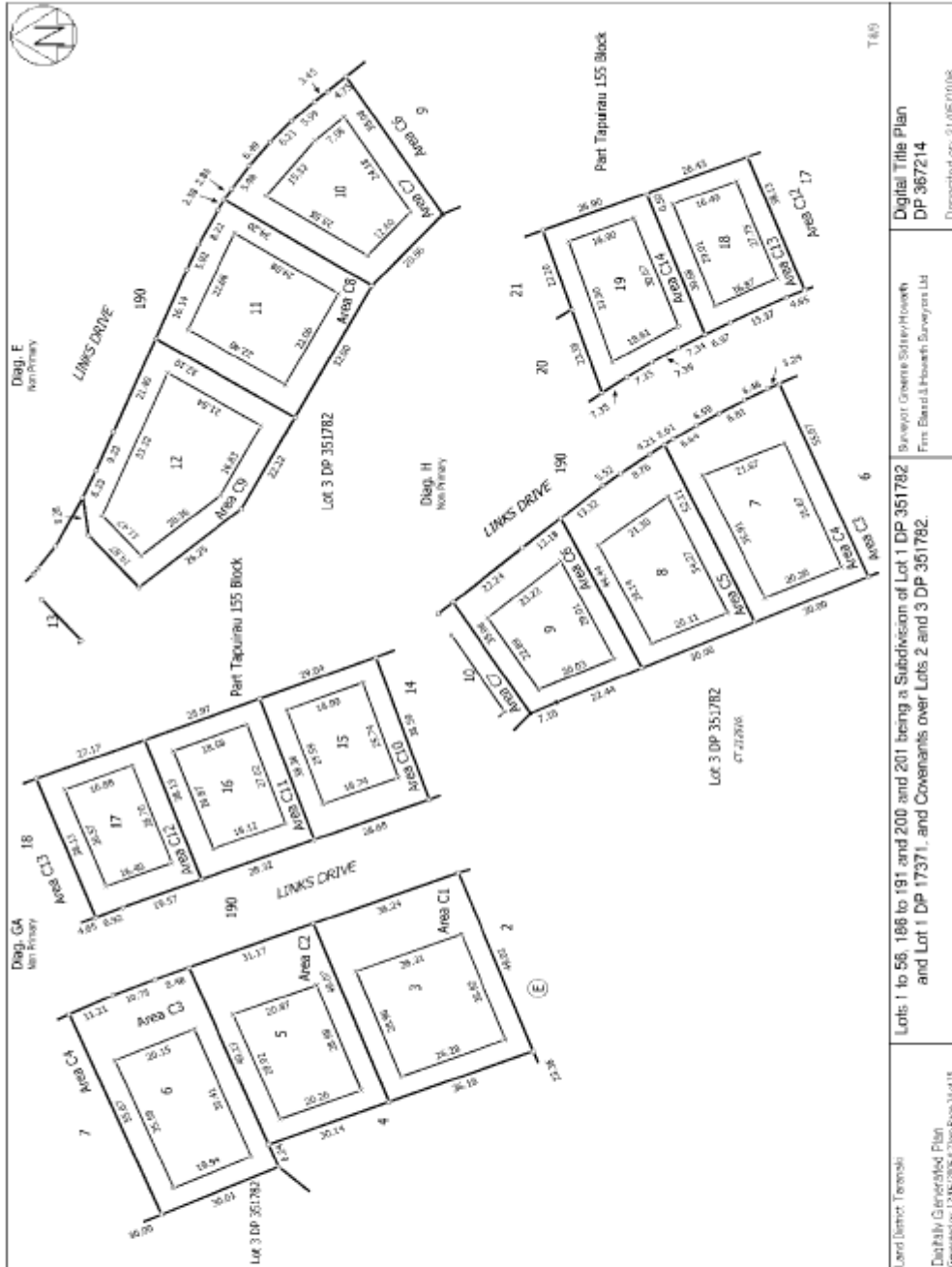


<p>Lord Domet, Taranaki</p> <p>Digital Generated Plan</p> <p>Generated on: 12/06/2018 4:23pm Page 13 of 15</p>	<p>Lots 1 to 50, 186 to 191 and 200 and 201 being a Subdivision of Lot 1 DP 351792 and Lot 1 DP 17371, and Covenants over Lots 2 and 3 DP 351792.</p>	<p>Surveyor: Greene Soley/Howarth</p> <p>Firm: Blundell Howarth Surveyors Ltd</p>	<p>Digital Title Plan</p> <p>DP 367214</p> <p>Deposited on: 31/05/2018</p>
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Certificate of title

Identifier

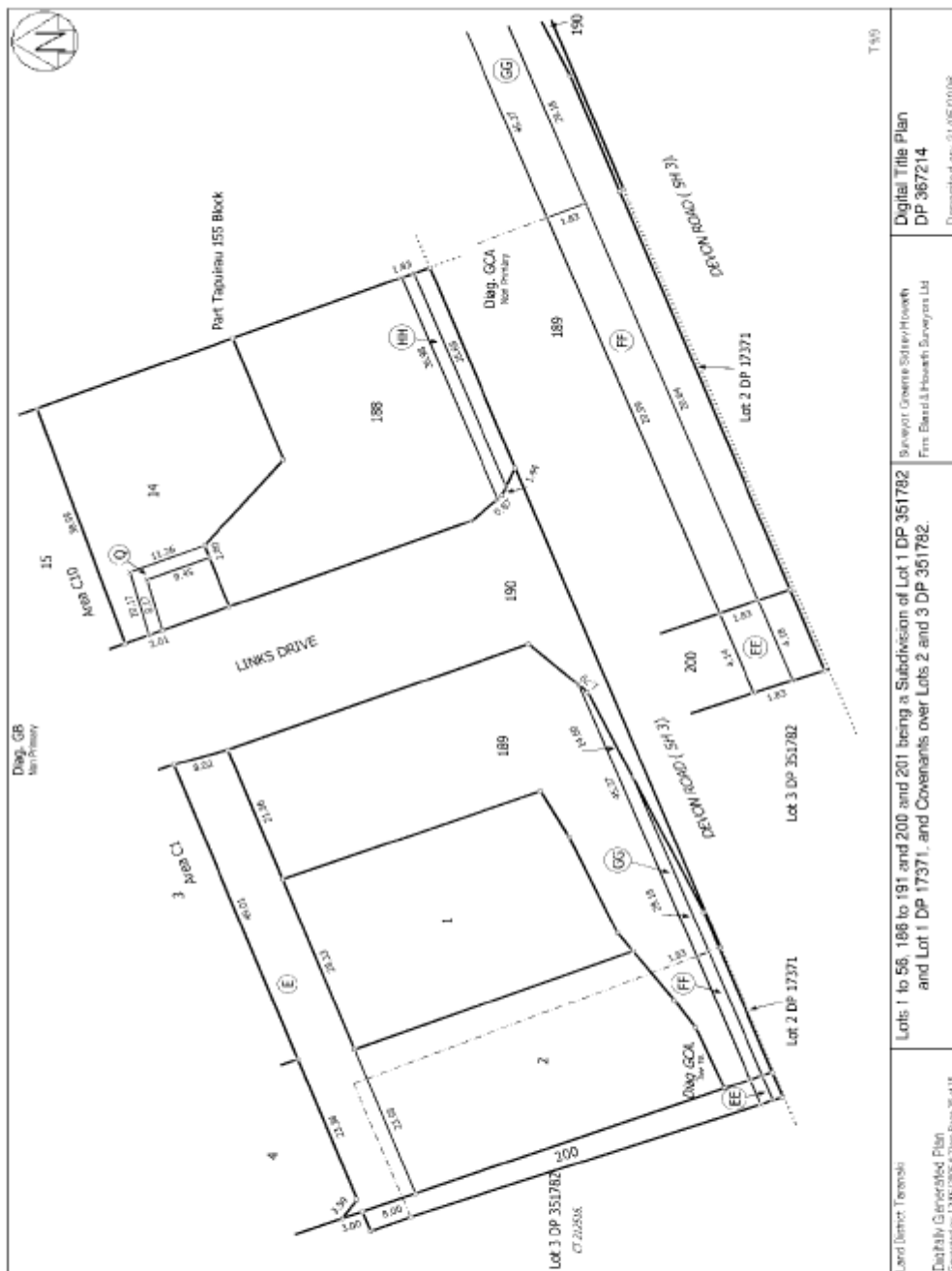
272676



Certificate of title

Identifier

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Land District: Taranaki	Surveyor: Greene Sibley Howarth Firm: Baxendale Howarth Surveyors Ltd	Digital Title Plan DP 367214
Digitally Generated Plan Generated on: 12/16/2018 4:20 pm Page 10 of 15	Deposited on: 31/05/2018	
Lots 1 to 58, 186 to 191 and 200 and 201 being a Subdivision of Lot 1 DP 351782 and Lot 1 DP 17371, and Covenants over Lots 2 and 3 DP 351782.		

Transaction Id
Client Reference btesnado001

Guaranteed Search Copy Dated 18/12/18 3:45 pm, Page 10 of 10
Register Only

Sales details



9 Links Drive is offered for sale by **Auction (unless sold prior)**

1pm, Friday, 15 February 2019

Bayleys Taranaki, 15 Courtenay Street, New Plymouth

Viewing available by appointment or at Open Homes: Thursdays 12.00 – 1.00pm, Sundays 2.15 – 3.00pm

Neale Parkinson

027 446 1550

neale.parkinson@bayleys.co.nz

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