



65 Lascelles Drive, Dairy Flat



Future Main Arterial Road Land Investment

Lifestyle Living into Road Frontage Industrial - this site has a Unique upside with the Auckland Transport (AT) Designation for an Arterial Road from the Dairy Flat Centre to the Wilks Road Motorway connections, that has started construction.

The property is located in the Silverdale West Industrial Precinct's Stage Two area, with Stage One now being approved from the Private Plan Change (PPC) requiring the Wilks Road Motorway Connections, a third exist lane added to SH1 from Wilks Road, Milldale-Pine Valley Road realignment & Bus Station, to be complete before this can become operational.

NZTA are building the Rapid Transport Route, a Busway and AT would likely be looking to build this Main Arterial connection road to the Motorway as soon as the Motorway south facing ramps and

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Price Contact Agent
Property Type Residential
Property ID 792
Land Area 3.50 ha
Floor Area 325 m2

Agent Details

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nearing competition.

The property has a large Home & Income layout, with a private established tree belt, gardens and pond, plus a large double Barn and Workshop, creating a great place to Live or Rent out.

A comfortable lifestyle will be had here in the main home, with warm and inviting open-plan living spaces, four good sized bedrooms, three bathrooms, one with a Sauna built into it, along with a large Family room and outdoor deck areas front & back.

The 2-bedroom minor dwelling will be a delightful residence for extended family. The substantial barn, comes complete with a Bar and Ballet studio set-up in one part, that could also be used as a Home-based Business Work Studio as well.

Infrastructure timing and AT Land requirement for the road will create Two Road Frontage sites that also connect onto the Surf Park, that is currently under construction and pursuing a PPC to add 500 Residential Units, that will help bring Live Zoning of Stage Two in the near distance from now.

One of the Best Land Investment Opportunities available in this area right now - so Act Now - contact the Sole Agent & Land Development Specialist, Rod Macfarlane for a copy of the Information Memorandum and a site visit.

PLEASE NOTE- "This property is in part designated for a future road by Auckland Transport. A plan showing the extent of the designation is attached. This property has been placed on the market to support an application for a whole property purchase order to be made to the Environment Court under s185 Resource Management Act 1991 (RMA). The designation has blighted the value of the property, but no allowance can be made for this as s185(3) RMA requires the property to be marketed at its full current market value ignoring the depressant effect of the designation on value. Should you require any advice on the effect of the designation please note: A - As Real Estate Agents, we are neither qualified to give any such advice nor are we authorised by

the vendors to make any warranties or representations on their behalf as to the designation. B - You should consult your solicitor should you require any advice on the effect of the designation."

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.