



Future Designated Motorway Exposure Location

- Future Development Site with Huge Visual Advertising
- Motorway Intersection leaves Surplus Area of approx. 4.13 ha
- Unitary Zoning 2016 shows ABTH High Density Residential

Suitable for Low Traffic Use, Golf Driving Range, Outdoor Bowls, Churches, Child Care Centre, Hotel, Multi Level Residential or work with the existing Orchard to create a Cider Distillery & Cafe, all subject to Resource Consents process.

Please Note:

This property is in part designated for the future Alternative State Highway 16 by NZTA. 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

6.13ha

Price	Contact Agent
Property Type	Commercial
Property ID	802
Land Area	6.13 ha

Agent Details

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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 authorized 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.