

38 Lascelles Drive, Dairy Flat







Future Industrial Zoning

38 Lascelles Drive is comprised of a 2ha (more or less) site and a 210m2 (approx.) home located in the Silverdale West Industrial Precinct Stage 2, connecting between Lascelles Drive and Dairy Flat Highway.

The landowners have owned this property since 2016 and have instructed us to take their property to the open market to find a land investor or developer to purchase it. The house is a rental at present, that provides holding income, or could also be sold vacant for anyone wanting to live here until Stage 2 is Live Zoned once the infrastructure is in place.

Potential for a Civils Yard of approx 1ha plus with access from Lascelles Drive, subject to Resource Consents

For further information contact Sole Agent Rod Macfarlane on 021

2.00ha

Price	Contact Agent
Property Type	Commercial
Property ID	808
Land Area	2.00 ha

Agent Details

Rod Macfarlane - 021 755 588

Office Details

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Please Note:
This property is in part designated for a future Stormwater Pond by AT. 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:
- 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.
- 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.