



Property report

32 Cheviot Street, Hanley's Farm
bayleys.co.nz/4482245



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Charming on Cheviot

Are you looking for the perfect family home? Nestled in the heart of the ever-popular Hanley's Farm, 32 Cheviot Street boasts a harmonious blend of comfort, functionality, and picturesque surroundings making this a property you won't want to miss!

As you set inside the property, you'll be greeted by a spacious hallway leading down to the open-plan living area, comprising the kitchen, dining and living space, which embraces the concept of modern living fostering a warm and inviting atmosphere, perfect for entertaining guests or enjoying quality family time. Adjacent to the living area, you'll find a convenient study nook, providing a dedicated space for work or study.

The home boasts four generously sized bedrooms, ensuring ample space for everyone in the family with the two fully tiled bathrooms catering to the needs of a bustling household. The master bedroom features an ensuite bathroom and a walk-in wardrobe, offering privacy and convenience.

In addition to its well-appointed interiors, this home offers practicality with a single garage that includes a built-in laundry area and an abundance of storage throughout the property. The outdoor space has been thoughtfully crafted to enhance the property's appeal. The landscaped gardens are fully fenced, providing a safe and secure area for the children to enjoy and for the adults to relax and unwind after a long day.

Going to auction on the 23rd of June, don't miss your opportunity to join this close-knit community! Come along to the next open home or contact the team today for more information!



The property

Hanley's Farm, Queenstown, 32 Cheviot Street

Legal description	Lot 5260, Deposited Plan 572500 Certificate of Title 1048321	
Website	bayleys.co.nz/4482203	
Rates	Otago Regional Council \$TBC Queenstown Lakes District Council \$TBC	
Capital valuation	Land	\$400,000
	Capital Value	\$400,000
Land area	400sqm (more or less)	
Floor area	179.46sqm (more or less)	
Bedrooms	Four	
Bathrooms	Two	
Heating	Heatpump	
Garaging	Single	
Chattels included	Stove, Rangehood, Light Fittings, Heatpump, Fixed Floor Coverings, Cooktop, Smoke Detectors, Dishwasher	



Method of sale

Method of sale

Auction 12:00pm, Friday 23rd June 2023
Sofitel Hotel, 8 Duke Street, Queenstown

Particulars and condition of sale

Available on request

LIM report

Available on request

House plans

Available on request

Proudly marketed by**Jimmy Allen**

021 676 013
jimmy.allen@bayleys.co.nz

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Jessica Coburn

021 955 558
jessica.coburn@bayleys.co.nz

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What the area offers

Hanley's Farm

Hanley's Farm is located on a 3-kilometre stretch of land sitting harmoniously between Lake Wakatipu, Deer Park Heights and The Remarkables. From its enviable north-facing aspect, you will enjoy long sunshine hours and stunning views towards Coronet Peak.

Accessed by State Highway 6, Hanley's Farm is just 10 minutes from Frankton, but feels a long way from the hustle and bustle. The convenience of Remarkables Park, Queenstown Central and Five Mile shopping precincts are within easy reach. So is the Hanley's Farm Primary School and a selection of childcare facilities. Next door, Jack's Point offers the Jack's Point Clubhouse, a championship golf course and a retail precinct on the way.

Parks

Hanley's Farm Children's Playground and Pump Track

Jack's Point Children's Playground

Schools

Hanley's Farm Primary School (Te Kura Whakatipu o Kawarau)

Remarkables Primary School

Wakatipu High School

Auctions

How to buy at an auction

What is a real estate auction?

A real estate auction is an open and transparent public offering of property at a predetermined date and time. It allows purchasers to register bids (offers) against each other, in the attempt to be the highest bidder. To allow the purchaser to satisfy themselves with the terms and conditions of the auction these are outlined in advance. Auctions are a cash and unconditional sale and both buyer and seller are bound by the terms in the documentation when a sale is achieved.

How do I prepare myself for an auction?

You will likely need to pre-arrange finance with a bank or lending institution and it is always recommended to provide a copy of the auction contract that the agent has given you, to your solicitor before the auction.

Most auctions will require you to pay a 10% deposit which is required immediately after the 'fall of the hammer' so it is important that you have access to the funds to ensure you can pay this on the day. You may also want to talk to your solicitor, a building inspector, registered valuer or see the council regarding any renovations or works that have been undertaken on the property. Try to attend as many real estate auctions as possible prior to the one you intend to bid at, it will enable you to be much more comfortable with the procedure when it comes to your turn.

Do I need to register?

At Bayleys there is no formal registration required before you bid at auction. However, by law, you will need to have received a copy of the Approved Buyers Guide as set out by the Real estate Agents Authority, prior to bidding. You can obtain a copy from the salesperson representing the home you are intending to bid on.

What is a reserve price?

The reserve price is specified by the owner(s) of the property and must be in writing. It is the level at which the owners have instructed the auctioneer not to sell the property below. The reserve price is confidential between the owners of the property and the auctioneer. When bidding has exceeded the reserve price, the auctioneer will let the purchasers know by declaring the property 'on the market'. This means that the property will be sold to the highest bidder.

What happens if the bidding doesn't meet the reserve price?

In the first instance, it is likely that the auctioneer will 'pause' the auction and approach the highest bidder to let them know that the reserve price hasn't been met. The auctioneer will give the purchaser an opportunity to increase their bid to a level at which the owner may consider selling the property. If the level that the bid is increased to is acceptable to the owner, the auction will recommence at the level of the increased bid and the property will then be declared 'on the market' – the auctioneer will then seek any further bidding before selling the property. If the bid is not acceptable, the auction will still recommence at the level of the increased offer, however, the auctioneer will seek further bidding before the property is passed in.

Auctions

What happens if the property doesn't sell?

If the highest bid offered to the vendor in the auction room is not accepted then the property will be 'passed in' and the auction concluded. This will allow the vendor to consider any post auction offers which may or may not contain conditions.

What is a vendor bid?

Legally, the auctioneer can bid on behalf of the vendor at the auctioneer's discretion. Vendor bids must be clearly identified to purchasers and can only be placed below the level at which the owner have set their written reserve price. Vendor bids are most commonly used to start the bidding, if none of the purchasers choose to. Simply what the auctioneer is indicating is that the property is not for sale at the level of the vendor bid. At Bayleys, our owners are required to give a written undertaking that they will not bid, nor have a representative bid on their behalf at the auction, other than the auctioneer.

Can the property be sold prior?

If the property is marketed by auction and the advertisements contains the words 'unless sold prior' or similar, then there is always the possibility that the vendor may sell earlier than the advertised auction date. Therefore, to help protect your interest, it is recommended that you inform the marketing agent who can then contact you should the vendor wish to sell earlier than advertised. If you submit an offer prior to the auction, you will be provided with a copy of our Pre-Auction Offer Procedure to sign and you will need to provide a 10% deposit cheque payable to our trust account. If the offer is not acceptable, the campaign will resume as planned and the cheque returned. If the offer is acceptable to the vendor, the auction date may be brought forward to an earlier date, using your offer as the start/reserve price. This price will remain confidential until the start of the auction. Note that the auction has not been stopped but brought forward.

How do I bid if unable to attend?

If you are not available for the auction you need to notify the salesperson and they will give you a telephone bidding authority to fill in and get witnessed, once approved by the vendor. You will be able to absentee bid. To view our upcoming auctions throughout New Zealand, please visit www.bayleys.co.nz

Conor Patton

National Auction Manager

Bayleys National Auction Manager Conor Patton leads Bayleys' trusted team of auctioneers.

Proven, professional, personable – Conor is a big believer in demonstrating EQ as well as IQ; smarts as well as sociability in order to make meaningful connections at the 'pointy end' of the sales process. He works hard to ensure all parties are comfortable and confident, and that every ounce of value is drawn from the process.

With a foundation as a real estate salesperson, Conor has immense respect for the work that is done behind the scenes leading up to the auction. He relishes the opportunity to lead mid-auction negotiations and be involved in post-sale strategies and follow-up where necessary. Conor believes these touches outside of auction day are often the foundation upon which success is built.

Conor has a base in Auckland and Christchurch and divides his time between Bayleys offices around the country to focus on further developing Bayleys' strong auction culture. It's an opportunity he doesn't take lightly, and Conor's passionate about delivering great results for his clients.



Agent profile



JIMMY ALLEN

Take a Southland farming background, add in extensive sales experience, a good dose of work ethic, and you have Jimmy Allen.

Jimmy's success to date in the industry is testament to this combination of sales and service skills, plus an undeniable tie to the land.

Jimmy and his family reside near Lakes Hayes and his real estate focus – “a bit of everything” - is accordingly a mix of rural and residential, with a bit of property development thrown in for good measure.

Jimmy credits good communication and established local connections as being strengths he brings to the Bayleys Queenstown team.

And when he isn't on the phone selling property (read: connecting the dots) for his clients, expect to see this outdoors man making the most of the area's abundant outdoor opportunities (you guessed it – out on the land).

021 676 013

jimmy.allen@bayleys.co.nz

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Awards

Top 1% of Bayleys Salespeople 2017 - 2021

Most settled sales for Bayleys 2017 - 2021

Bayleys Queenstown High Achiever 2017 - 2021

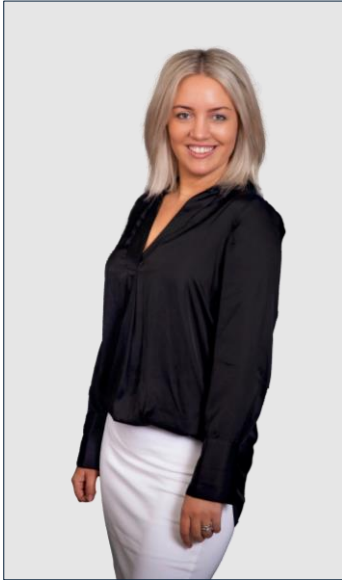
Projects & Developments

Hanley's Farm, Queenstown

Northlake, Wanaka

Bridesdale Farm, Queenstown

Agent profile



JESSICA COBURN

When buying or selling in Queenstown, you'll want the assurance of dealing with an agent who knows the local market and is well-acquainted with Queenstown's hidden gems - Jessica Coburn is a clear stand out.

Jessica had an enviable childhood spending time at her grandparents' farm, Mt Earnslaw Station, and has lived in Queenstown and Glenorchy for over 20 years. She worked in Queenstown's hospitality industry for a decade before starting a young family here, buying property locally, and eventually joining her husband, Stacy, as part of the 46-strong local Bayleys team.

Jessica and Stacy were attracted to the Bayleys brand for its family values, and enjoy working from their landmark, purpose-built office in the heart of Queenstown where clients too enjoy popping in to talk listings.

"We have all the latest resources and technology to centre our marketing around matching buyers to properties," says Jessica "and to present stunning submissions. Our team is the largest here with a level of experience that gives us the edge for buyers and vendors."

Reliability and diligence are two simple values that Jessica holds dear.

With an intuition for ascertaining what a buyer wants, Jessica's forte is mid-to-high end property, young families, the expat community and young professionals.

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jessica.coburn@bayleys.co.nz

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Awards

Rookie of the Year Award 2020 – Queenstown & Southern

Top Auction Salesperson 2020-2021 – Queenstown & Southern

No2 Regional Salesperson 2021

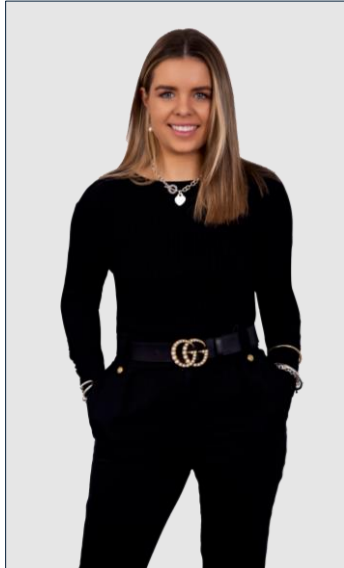
Projects & Developments

Clubhouse Lane, Jack's Point

Willow Pond, Jack's Point

Aurora Terrace

Agent profile



PHOEBE SWALE

With a background in real estate administration, Phoebe Swale has a solid appreciation of the real estate process, which translates to a seamless transaction for clients.

Phoebe is an agent you will immediately warm to; she readily builds a trusting relationship with vendors and buyers alike.

As a marketer, Phoebe has a tech and social-media approach and is backed by a solid and successful team at Bayley's Frankton whose marketing campaigns enjoy a broad national reach.

Outside of work, Phoebe embraces everything that is great about Queenstown living – she loves to ski, is a national road cycling team champ and has competed in the iconic 27 km mountain run, the Luxmore Grunt. She brings this same energy and love of Central Otago to her work.

Phoebe is a committed young agent whose naturally competitive nature helps her achieve the best possible outcome for clients.

027 843 8653

phoebe.swale@bayleys.co.nz

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Offices

Bayleys House

311 Hawthorne Drive,
Frankton, Queenstown
03 450 0200

Bayleys Queenstown

41 Shotover Street,
Queenstown
03 441 4100

Bayleys Cromwell

24 The Mall,
Cromwell
03 445 3458



Appendices

Photo gallery

Certificate of Title

Photo gallery

Photo gallery



Photo gallery



Photo gallery

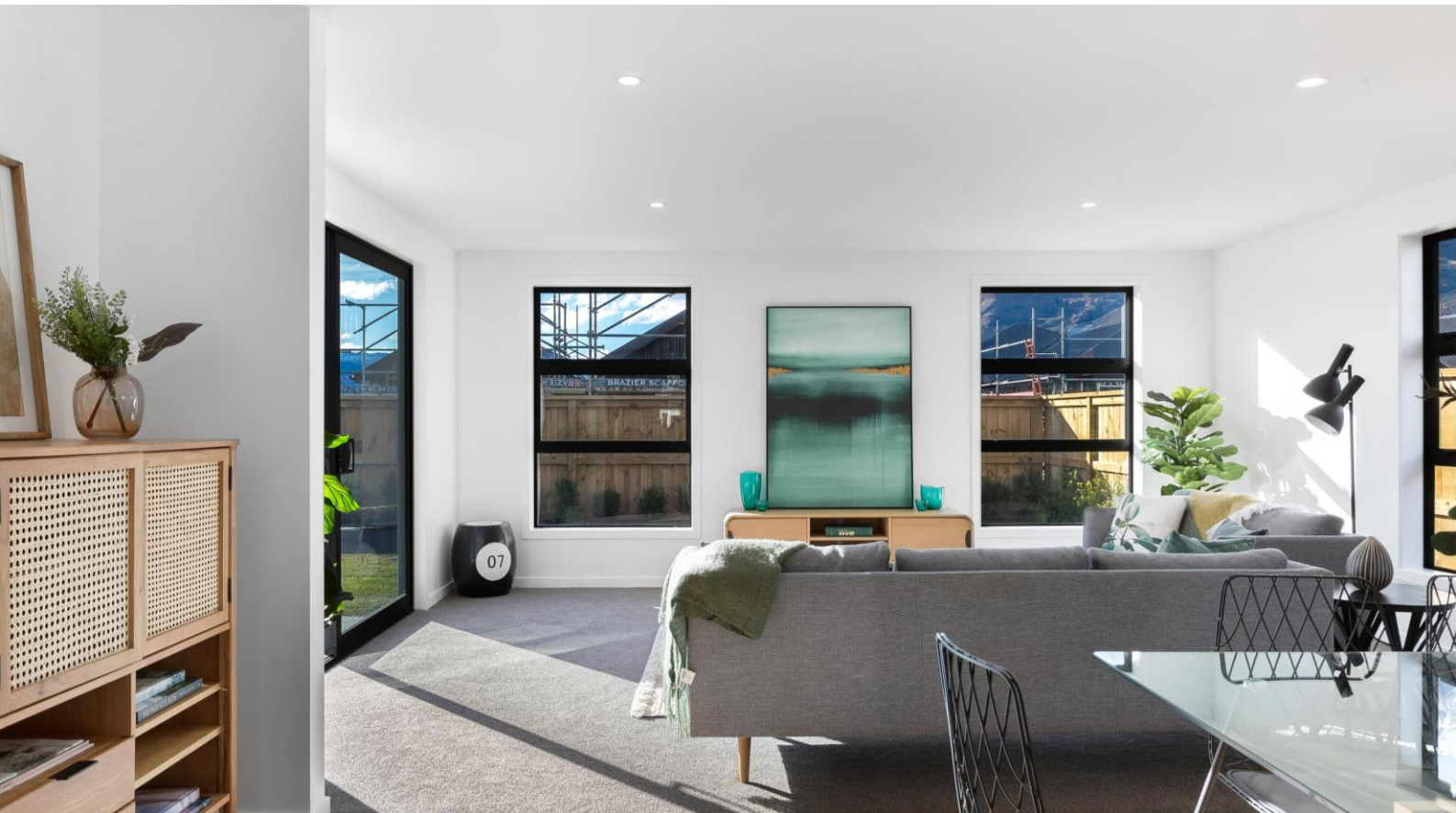


Photo gallery



Photo gallery



Photo gallery



Photo gallery



Photo gallery



Certificate of Title



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



R.W. Muir
Registrar-General
of Land

Identifier **1048321**
Land Registration District **Otago**
Date Issued 23 May 2022

Prior References
1023409

Estate Fee Simple
Area 400 square metres more or less
Legal Description Lot 5260 Deposited Plan 572500

Registered Owners
Vista Management Limited

Interests

Appurtenant hereto is a right of way created by Transfer 937137.6 - 26.9.1997 at 9:01 am

Appurtenant hereto is a right to convey electricity created by Easement Instrument 5994241.1 - 6.5.2004 at 9:00 am

6990995.10 Surrender of the right to convey electricity over parts marked W, U, S, V, Q & X on DP 359052 and over parts marked DZ, EA, ED, EG, EH, EI, EF, LG & LH on DP 364700 created by Easement Instrument 5994241.1 appurtenant hereto - 16.8.2006 at 9:00 am

Appurtenant hereto is a right of way created by Easement Instrument 7832508.12 - 29.5.2008 at 9:00 am

The easements created by Easement Instrument 7832508.12 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 8452097.3 - 6.4.2010 at 9:54 am

Land Covenant in Easement Instrument 8452097.4 - 6.4.2010 at 9:54 am

Land Covenant in Easement Instrument 8800261.4 - 1.8.2011 at 4:08 pm

Appurtenant hereto is a right to store and convey water created by Easement Instrument 8800261.5 - 1.8.2011 at 4:08 pm

10272777.3 Variation of Land Covenant 8800261.4 - 23.12.2015 at 3:12 pm

Land Covenant in Easement Instrument 10761289.1 - 22.6.2017 at 12:26 pm

11272777.1 Court Order varying Land Covenant in Easement Instrument 8800261.4 and that the Land Covenant shall be extinguished insofar as it affects Lot 8 DP 522854 - 1.11.2018 at 7:00 am

Land Covenant in Covenant Instrument 11772420.1 - 31.8.2020 at 9:27 am

Land Covenant in Covenant Instrument 11960836.18 - 14.1.2021 at 4:41 pm

12242478.7 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 15.9.2021 at 3:22 pm

Land Covenant in Covenant Instrument 12434820.9 - 26.4.2022 at 12:56 pm

12447421.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 23.5.2022 at 10:33 am

Land Covenant in Covenant Instrument 12447421.13 - 23.5.2022 at 10:33 am

12447421.14 Encumbrance to Henley Downs Residents and Owners Association Incorporated - 23.5.2022 at 10:33 am

Fencing Covenant in Transfer 12507300.2 - 18.7.2022 at 3:21 pm



T 1147

Land District: Otago	Lots 44 - 47, 52, 87 - 88, 1023, 1029, 1030, 5165, 5196 - 5237 and 5246 - 5286 being a Subdivision of Lot 1029 DP 566943	Surveyor: Bridget Anne Cunningham Firm: Paterson Pitts Group
Digitally Generated Plan Consolidated L 5725000 Plan Page 7 of 23		Title Plan LT 5725000 Approved on: 31/05/2022

Rental Appraisal

RENTAL APPRAISAL

BAYLEYS**Property
Management****32 CHEVIOT STREET, HANLEY'S FARM** 4  2.5  1**DATE: 17/05/2023**

This home consists of four-bedrooms and two and a half bathrooms.

Featuring all the conveniences you would expect from a modern property, master bedroom with walk-in robe and ensuite and open plan living/kitchen/dining and an internally accessed single garage.

Located in the popular Hanley's Farm subdivision with long sunshine hours, views, kids park and pump track and future plans for the development.

Thank you for the opportunity to provide you with a rental appraisal for your property.

Bayleys Property Management offers a variety of flexible management options to suit individual requirements throughout Queenstown, Arrowtown, Cromwell, and Wanaka. Whether you require a steady income or regular visits to meet your insurance requirements, we have you covered.

PROPERTY MANAGEMENT OPTIONS

LONG-TERM

This management option suits people who require a regular income for 12 months or more. The property can be furnished or unfurnished.

CUSTODIAL

This service suits people who are not seeking to let their property, however, require services to meet their insurance obligations and maintain the property and its grounds.

Our continued aim is to provide the most up to date and comprehensive property management services throughout Central Otago. Our large professional and proactive team take care of every aspect in the management of your property.

PROPERTY MANAGEMENT SPECIALISTS

Queenstown	+64 3 441 4777	Level 1, 41 Shotover Street, Queenstown
Arrowtown	+64 3 442 1275	1 Berkshire Street, Arrowtown
Cromwell	+64 3 746 6552	24 The Mall, Cromwell
Wanaka	+64 3 443 6921	39 Ardmore Street, Wanaka

**bayleypmco.co.nz**

COMPARABLE RENTAL PROPERTIES

Below are some comparable prices of what other similar properties have rented for in the Queenstown area.

37 Cheviot Street, Hanley's Farm	 4	 2	 2	\$1,100 per week
101 Muster Road, Hanley's Farm	 4	 2	 1	\$950 per week
1 Brockworth Lane, Quail Rise	 4	 2	 2	\$1,100 per week

RENTAL APPRAISAL

Our rental estimate for the long-term renting of your property takes into consideration all of the property specifications and also the following:

1. Location
2. Recent letting of similar types of properties
3. Type of interior and exterior
4. Size of the property
5. Outlook of the property

The following rental quote ranges reflect our opinion as property managers, not valuers.

 4  2.5  1		
LONG TERM	Estimated Weekly Rent	\$1,000 - \$1,050 per week

More rent could be achieved, dependent on tenant numbers, allowance for pets and chattels supplied.

The property would also need to be healthy homes compliant before or within 90 days of a new/renewed tenancy.

Thank you from our team here at Bayleys Property Management for the opportunity to appraise your property.

We look forward to talking with you further about your property management needs.

Best regards



Chelsea Hall
Property Manager

+64 3 21 768 303
chelsea.hall@bayleypmco.co.nz

Disclaimer: The estimated rental value provided above is our opinion only and is relevant as at the date of this letter and to circumstances prevailing at this time. Bayleys Property Management accepts no responsibility for any person who relies on this appraisal for financial purposes.

PROPERTY MANAGEMENT SPECIALISTS

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ALTOGETHER BETTER

[illegible]

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Any interest in this property should be registered with the vendors agency. Contents on the proposal do not form any part of the contract. While care has been taken in their preparation, no responsibility is accepted for the accuracy of the whole or any part and interested persons are urged to seek legal advice and to make their own enquiries and satisfy themselves in all respects. Bayleys Real Estate Limited, Licensed under the REA Act 2008.

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