

**Property
Info Pack**



Property Info Pack

856 Main North Road, Belfast

OFFICE ROAD
REAL ESTATE

PROPERTY INFO PACK



120m²



3



1



1



1

PROPERTY DETAILS

ADDRESS:

856 Main North Road, Belfast

LEGAL DESCRIPTION:

Lot 1 DP 53886

PROPERTY TITLE TYPE:

Crosslease

PROPERTY AGE

1950s

PRICING:

Refer to Trademe for the latest price.

OPEN HOMES:

Refer to Trademe for open home times & dates

PRIVATE VIEWINGS:

Please contact Morgan - 0274131640

LISTING:

<https://tinyurl.com/27krtsuf>

3D VIRTUAL TOUR:

<https://tinyurl.com/28r3xjw3>

FULL DOCUMENTATION DOWNLOAD:

<https://www.morganperry.co.nz/propertydocuments>

PROPERTY DESCRIPTION

AN OASIS OF COMFORT AND STYLE IN BELFAST!

Download Property Files: <https://www.morganperry.co.nz/propertydocuments>

Nestled in the heart of Belfast, 856 Main North Road is a charming property that combines mid-century character with modern comforts, making it an ideal choice for a variety of buyers, from first-time homeowners to families. This 1950s gem offers 120m² (approx) of well-crafted living space, thoughtfully designed to balance indoor and outdoor living, all set on a generous 1/3 share of 1462m².

The home's recently refreshed exterior is welcoming and hints at the pride of ownership within. Upon entering, you're greeted by the warmth of a cozy fireplace, promising ambiance and comfort throughout the cooler months. With two double bedrooms and a spacious single, there's room for families, couples, or those who need an office space - making this home adaptable to a range of lifestyles.

One of the standout features is the large, immaculately landscaped garden and outdoor deck, an entertainer's paradise perfect for summer barbecues or quiet evenings under the stars. The outdoor spa invites relaxation year-round, offering a private retreat to unwind and recharge. For those who value outdoor living, this property extends your experience beyond the walls, creating a peaceful space for children to play or adults to entertain.

Inside, the bedrooms are impressively sized, providing comfort and flexibility that sets this property apart. This layout and generous proportions make it ideal for downsizers seeking space without the upkeep of a larger property, and for families desiring room to grow.

Belfast's prime location adds to its appeal, offering the perfect balance between suburban tranquility and city convenience. Just a short drive from Christchurch Central, residents enjoy easy access to the city's vibrant dining, shopping, and entertainment options while benefiting from the peace and community feel of a well-established neighbourhood. Whether commuting for work or seeking a weekend city escape, this location ensures you're never far from the action.

Don't miss your chance—get in touch today to arrange a viewing!

Please be aware that this information may have been sourced from RPNZ/ Property Guru/ Land Information New Zealand/ Local Council and we have not been able to verify the accuracy of the same. Refer to our Passing Over of Information Statement located in the footer menu of www.officeroad.co.nz.

PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY



Certificate
Of Title



Certificate

Of Title

OFFICE ROAD
REAL ESTATE



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE**



**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**

R. W. Muir
Registrar-General
of Land

Identifier **CB42A/452**
Land Registration District **Canterbury**
Date Issued 11 October 1996

Prior References
CB42D/17

Estate Fee Simple - 1/3 share
Area 1462 square metres more or less
Legal Description Lot 1 Deposited Plan 53886

Registered Owners
Brett Lyell Collins and Kirsty Suzanne Collins

Estate	Leasehold	Instrument	L A263281.3
		Term	999 years commencing on 1.4.1996
Legal Description	Flat 1 Deposited Plan 72649 and Garage with Flat 1 Deposited Plan 72649		

Registered Owners
Brett Lyell Collins and Kirsty Suzanne Collins

Interests

874149.5 Transfer creating the following easements (affects fee simple)

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Drain water	Part Lot 2 Deposited Plan 3257 - CT CB33A/835	Part	Lot 1 Deposited Plan 53886 - herein	

The easement reserved by Transfer 874149.5 is subject to (now) Section 243(a) Resource Management Act 1991

A263281.3 Lease of Flat 1 and Garage with Flat 1 DP 72649 Term 999 years commencing on 1.4.1996 Composite CT CB42A/452 issued - 11.10.1996 at 11.15 am (affects fee simple)

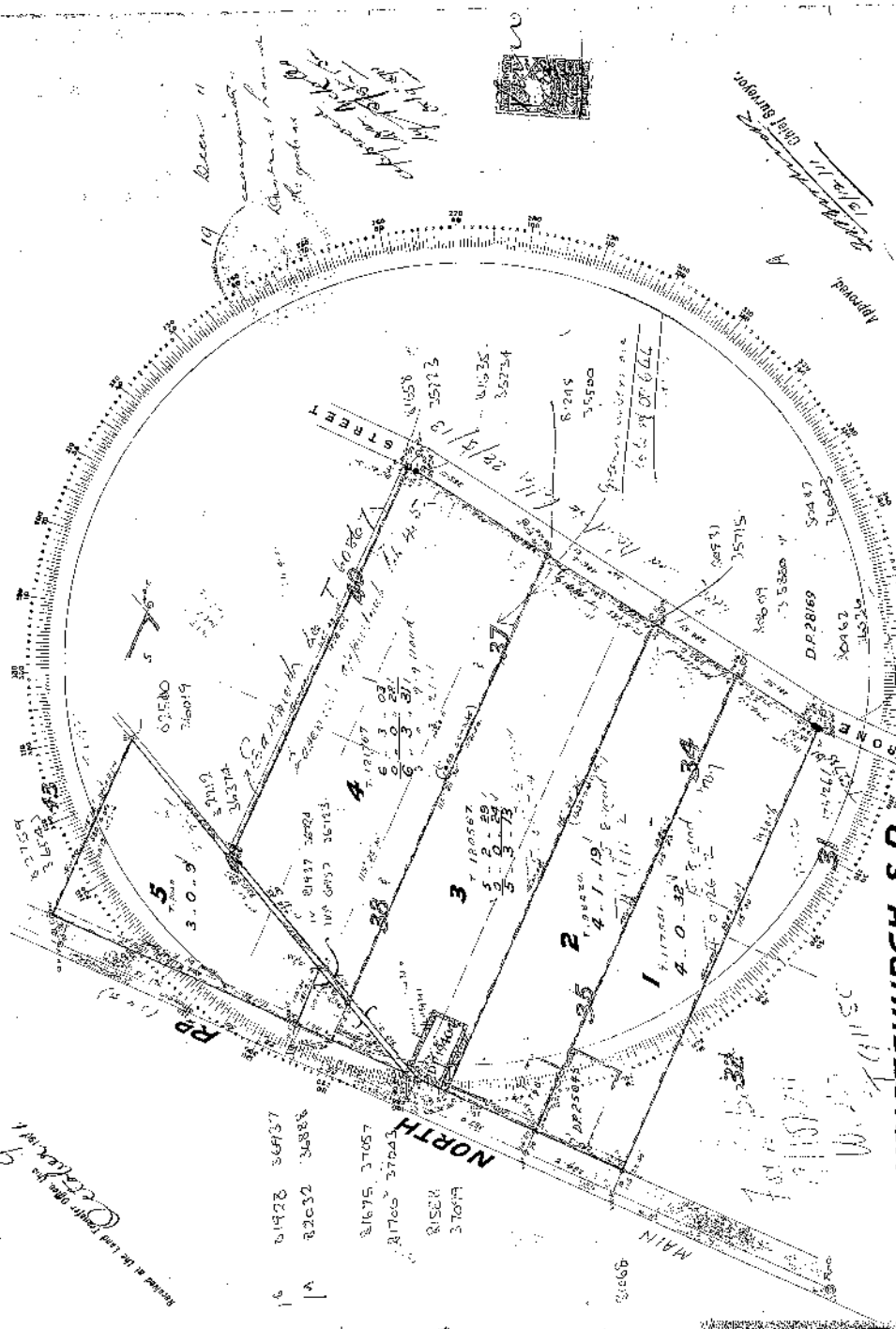
A263281.5 Lease of Flat 2 DP 72649 Term 999 years commencing on 1.4.1996 Composite CT CB42A/453 issued - 11.10.1996 at 11.15 am (affects fee simple)

A263281.7 Lease of Flat 3 DP 72649 Term 999 years commencing on 1.4.1996 Composite CT CB42A/454 issued - 11.10.1996 at 11.15 am (affects fee simple)

12605828.3 Mortgage to ASB Bank Limited - 22.11.2022 at 11:41 am

DP3257

DEPARTMENT OF LANDS AND SURVEY NEW ZEALAND
FOR SURVEYS UNDER THE LAND TRANSFER ACT.



CHRISTCHURCH S.D.
BLOCK III
WAIMAIRI COUNTY

Plan of Part R.S. 1463 Lots 34, 35, 37, 38, & 40 & 41 D.P. 644

Surveyed for *M. Nichols*
By *S. D. Nicholls*

Date: *Feb 1904* Licensee: *S. D. Nicholls*
Licensed Surveyor, *Per-Authorized-Assistant*

SCALE: 2 Chains to an Inch

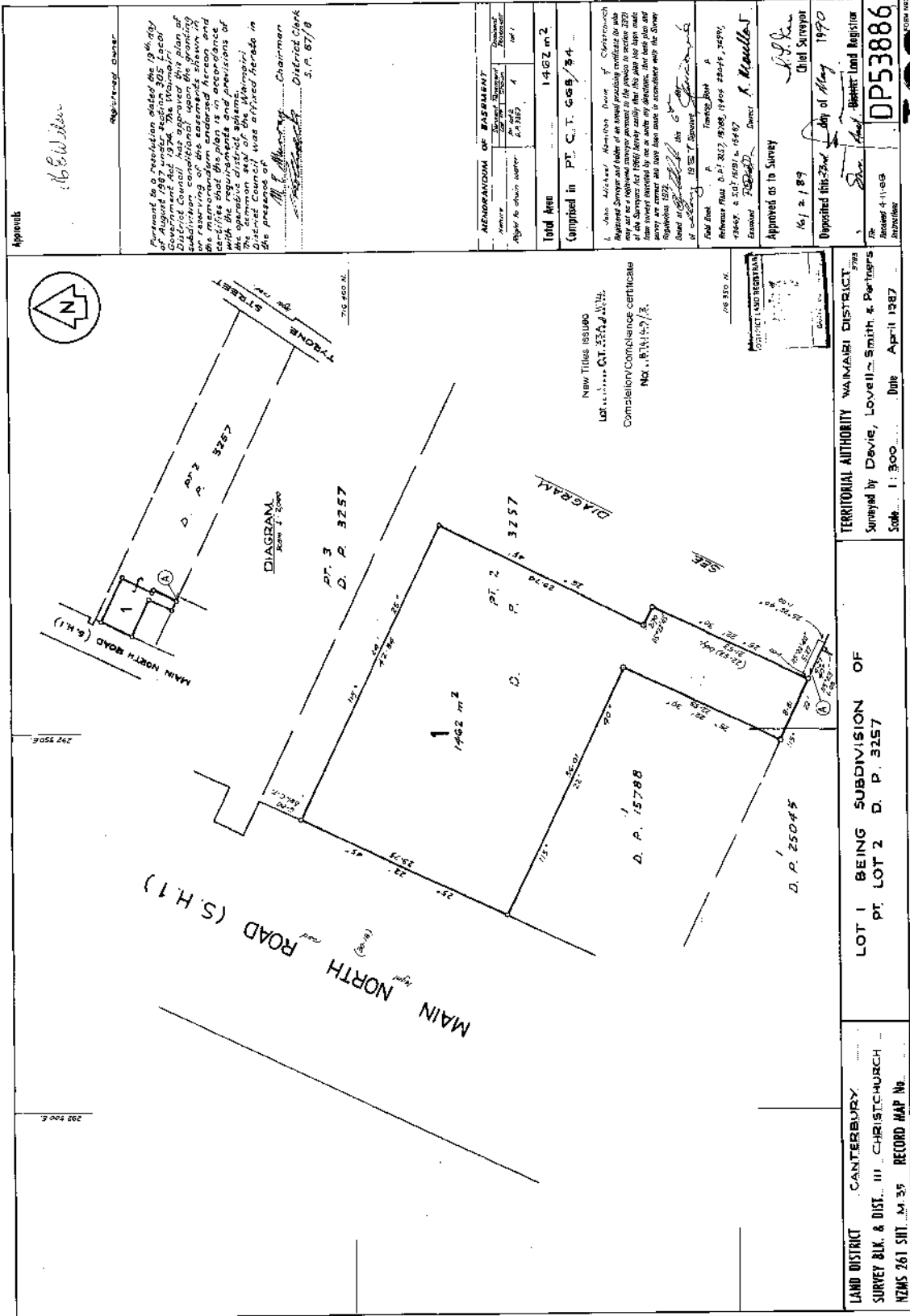
File 11 p 35

RECEIVED:	88	1811
EXAMINED:		
FIELD BOOK:		
PLAN:		

DECLARATION:

I, *S. D. Nicholls*, of *Christchurch*, do hereby declare that the plan hereon made and shown to me by the applicant is a true and correct copy of the original plan as shown to me by the applicant and that the same has been made and shown to me by the applicant and that the same has been made and shown to me by the applicant and that the same has been made and shown to me by the applicant.

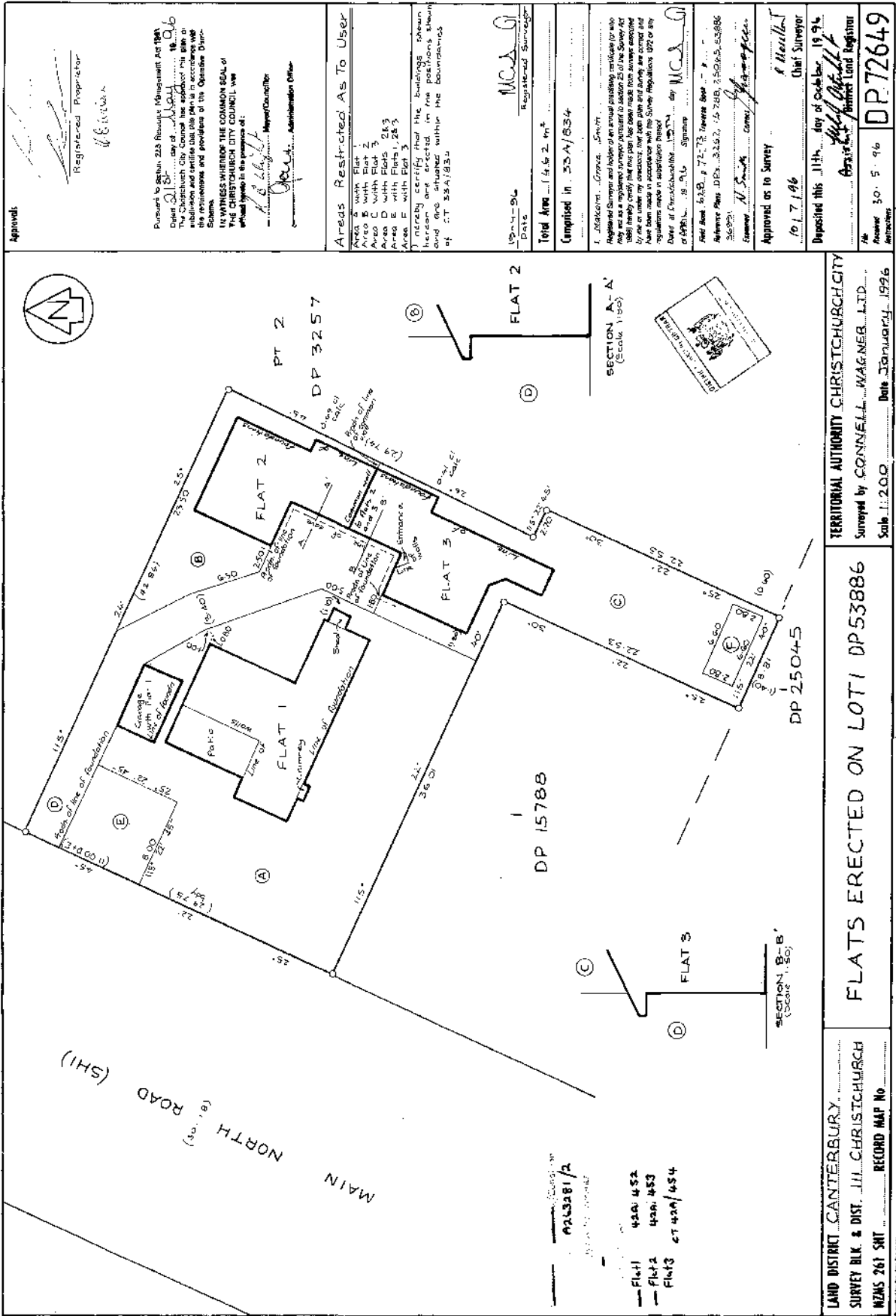
2207



Approvals

Abel

Agreement to a resolution dated the 19th day of ...
District Council has approved this plan of subdivision ...
Chairman
District Clerk
5. P. 87/8



Approvals

Registered Proprietor
 [Signature]
 16/10/96

Pursuant to Section 225 Resource Management Act 1991
 I, the undersigned, being a duly qualified and registered Surveyor, have surveyed the above described land in accordance with the provisions of the Resource Management Act 1991 and the provisions of the Operation Dune Scheme.
 IN WITNESS WHEREOF THE COMMON SEAL OF THE CHRISTCHURCH CITY COUNCIL has been hereunto set in the presence of:
 Mayor/Councillor [Signature]
 Administration Officer [Signature]

Areas Restricted As To User
 Area A with Flat 1
 Area B with Flat 2
 Area C with Flat 3
 Area D with Flat 2 & 3
 Area E with Flat 3
 Area F with Flat 3
 I hereby certify that the buildings shown hereon are erected in the positions shown and are situated within the boundaries of CT 354/833

US 4-96
 Date
 MCA G
 Registered Surveyor
 Total Area 145.2 m²
 Comprised in 234/834

I, Mervyn George Smith, Registered Surveyor, of an address in the City of Christchurch, do hereby certify that this plan has been made from accurate measurements taken by me or under my direction, that the plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
 Date of Christchurch City Council Resolution: 19/10/96
 Signature: [Signature]
 Registered Surveyor: MCA G
 Registered Surveyor No: 15289, 15285, 15286
 Surveyor: [Signature]
 Corrected: [Signature]

Approved as to Survey
 10/17/96
 Chief Surveyor
 Deposited this 11th day of October 1996
 Approved: [Signature]
 District Land Registrar
 File No: 30-5-96
 DP 72649
 Attention: [Signature]
 Reference: [Signature]

LAND DISTRICT CANTERBURY
 SURVEY BLK. & DIST. III CHRISTCHURCH
 NZAS 261 SH1
 RECORD MAP No
 TERRITORIAL AUTHORITY CHRISTCHURCH CITY
 Surveyed by CONNELL WAGNER LTD.
 Date January 1996
 Scale 1:200
 Ref: A15914/2A
 WA ROBERTSON DIRECTOR GENERAL/DIRECTOR GENERAL DEPARTMENT OF SURVEY AND LAND INFORMATION NEW ZEALAND

- Flat 1 420/452
- Flat 2 420/453
- Flat 3 420/454

Rental
Appraisal



Rental

Appraisal

OFFICE ROAD
REAL ESTATE



BIRDS NEST
property management

RENTAL ASSESSMENT



856 Main North Road, Belfast
Christchurch

Beds	Bath	Parking
 3	 1	 1

24 February 2025

Thank you for the opportunity for Birds Nest to conduct a rental assessment for your property.

After carefully examining the key features, photographs, listing details, and relevant market data, we're excited to share our findings.

Based on our assessment, we estimate that the fair market rent for your unfurnished property would be between **\$560 - \$580** per week.

Our evaluation considers your property in relation to currently advertised listings, recently rented properties, current rental statistics, and market feedback.

Birds Nest Property Management:

Tailored Property Management Solutions

At Birds Nest Property Management, we understand that effective property management is not one-size-fits-all. Each investment property requires a unique strategy tailored to its specific needs. Our services are designed to provide comprehensive support for property owners, including efficient rent collection to ensure prompt payments, detailed financial reporting with monthly and yearly statements, and targeted marketing to attract ideal tenants.

Our proactive approach includes direct communication with tenants to foster positive relationships and effectively manage their needs. We are committed to assisting you in successfully renting your property to suitable tenants while providing ongoing day-to-day management. If you have any questions or require further information about our services, please do not hesitate to get in touch.

Jen Bird



JEN BIRD
DIRECTOR
p. 027 512 6302
e. jen@birdsnestpm.co.nz

Please Note: This assessment is valid for 60 days from the date of this assessment. This report is a market appraisal and does not purport to be a valuation, registered or otherwise. It provides an indication only of the amount the subject property may rent for. The rental estimate is provided on the presumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation, regulations, and policies (including all Acts or Regulations in amendment, consolidation or, substitution)

Rates



Rates

Details

OFFICE ROAD
REAL ESTATE

Property Information

Rates Details

For the Rating Year 1 July 2024 to 30 June 2025

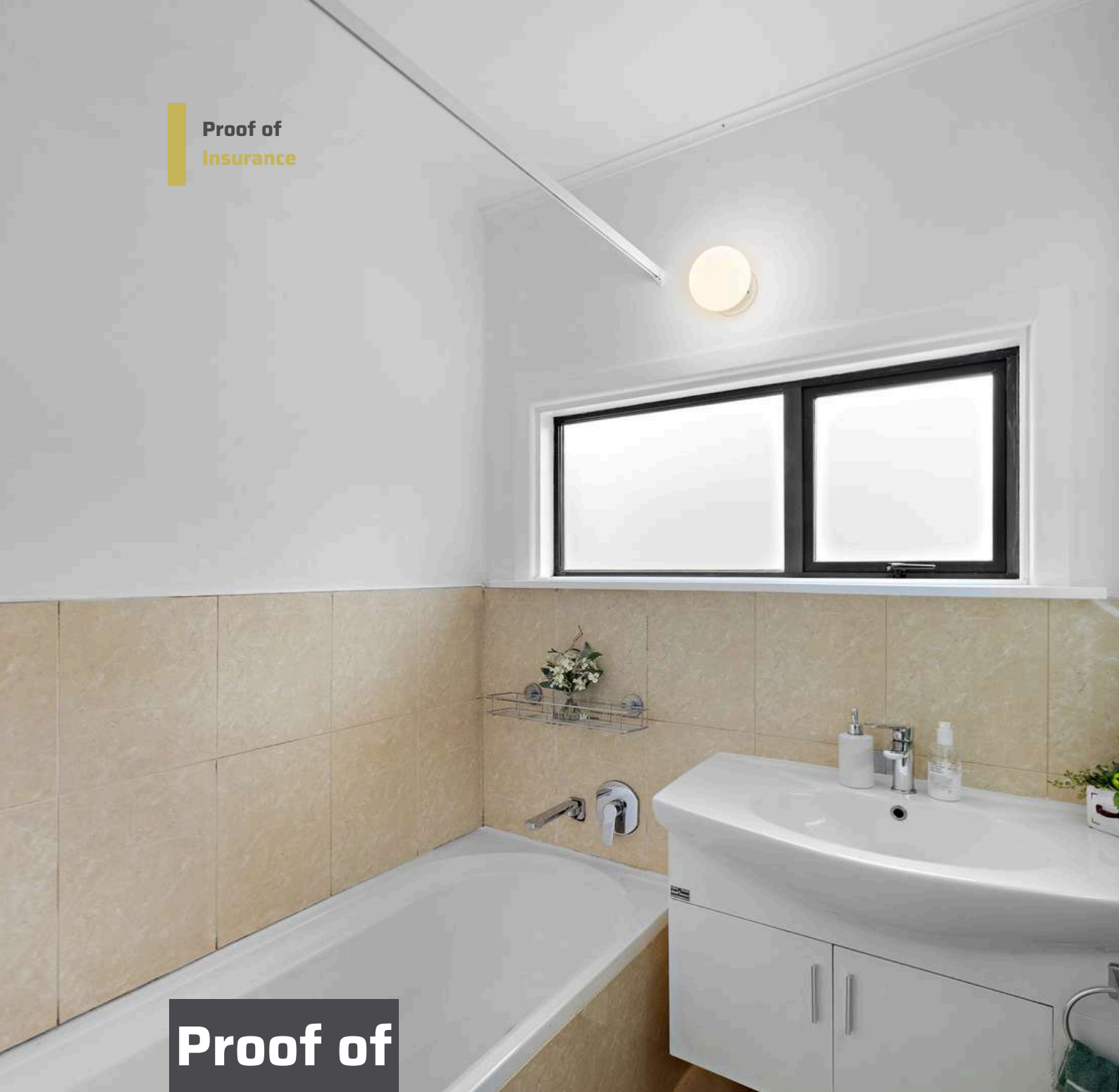
Christchurch City Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
General Rate: Standard	Capital Value	560,000	0.238933	\$1,338.02
Uniform Annual General Chrg	Per Unit	1	177.000000	\$177.00
Water Connected	Capital Value	560,000	0.067753	\$379.42
Land Drainage	Capital Value	560,000	0.042399	\$237.43
Sewerage	Capital Value	560,000	0.082545	\$462.25
Waste Minimisation	Per Unit	1	184.820000	\$184.82
Active Travel Rate	Per Unit	1	20.000000	\$20.00
Heritage(Cathedral)	Per Unit	1	6.520000	\$6.52
Heritage Arts Centre	Capital Value	560,000	0.000388	\$2.17
Total for Christchurch City Council				\$2,807.63

Canterbury Regional Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
Works & Services	Capital Value	560,000	0.000382	\$2.14
WEC Class D	Capital Value	560,000	0.000683	\$3.82
General Rate	Capital Value	560,000	0.039774	\$222.73
Urban Transport:Chch	Capital Value	560,000	0.034861	\$195.22
WFPP Class A	Capital Value	560,000	0.000753	\$4.22
Rating Unit Annual Charge	Per Unit	1	45.160000	\$45.16
Air Quality	Capital Value	560,000	0.000867	\$4.86
Civil Defence UAGC	Per Unit	1	14.300000	\$14.30
GC Transport & Development	Capital Value	560,000	0.000429	\$2.40
Biodiversity	Capital Value	560,000	0.000715	\$4.00
Total for Canterbury Regional Council				\$498.85

**Proof of
Insurance**



**Proof of
Insurance**

OFFICE ROAD
REAL ESTATE

20 November 2024

Ms K & Mr B Collins
856 Main North Road
Belfast
Christchurch 8051



Home Insurance

Policy number

AHM029134777

Page 1 of 1

Certificate of Currency.

Who's insured	Kirsty Collins & Brett Collins
Period of insurance	31 March 2024 to 31 March 2025
Insured address	Flat 1, 856 Main North Road, Belfast, Christchurch 8051
Home sum insured	\$667,700
Home excess	\$1,000
Interested party	Asb Bank Limited

Special terms

The following special terms apply: None

This Certificate of Currency should be read together with your policy schedule and your Home Insurance policy document.

If you have any questions or would like to make any changes to your insurance, please call us on **0800 500 213** or email customerservice@aainsurance.co.nz.

Kind regards

The AA Insurance Team

We're here to
get things sorted.

0800 500 213

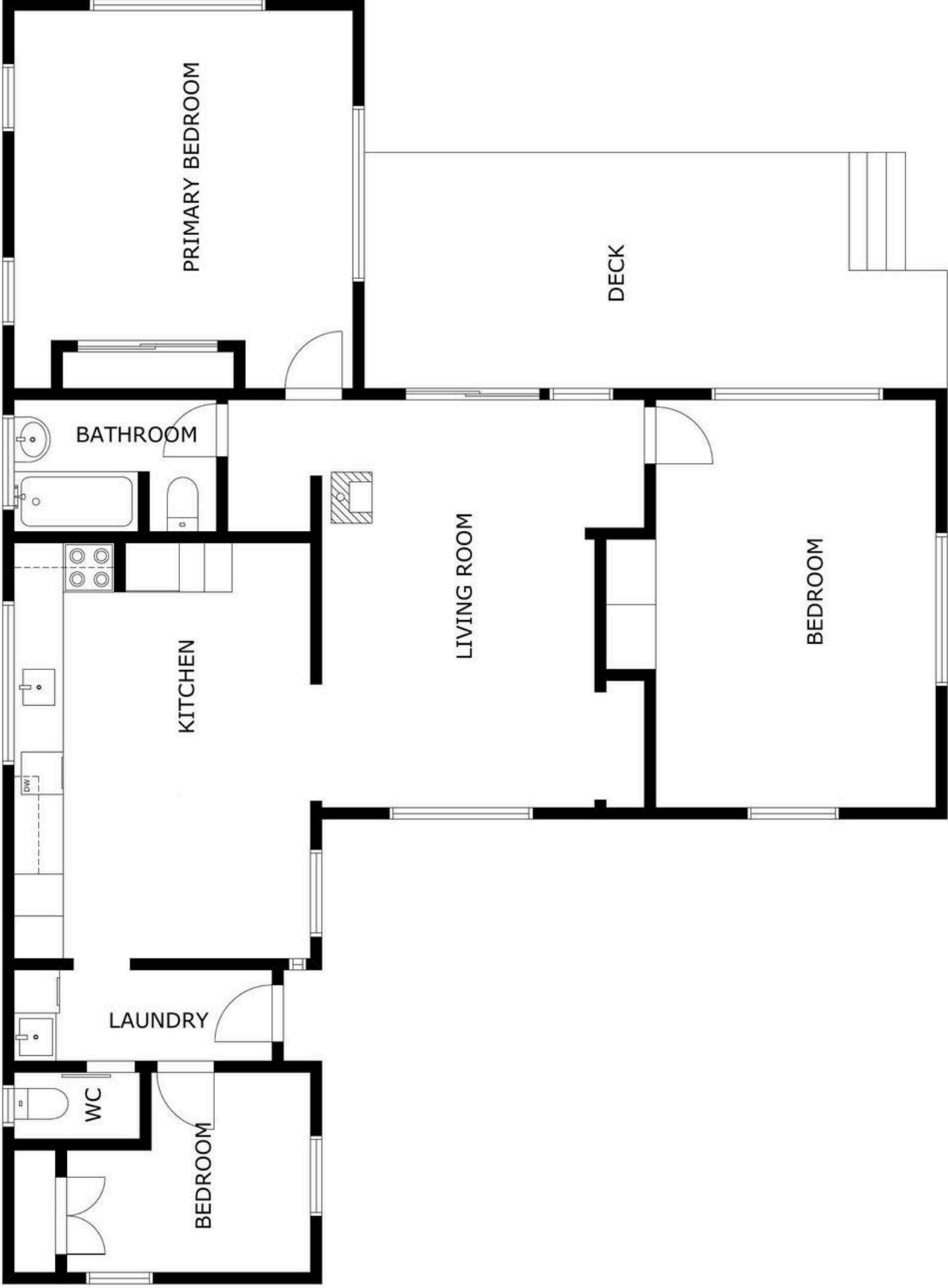
aainsurance.co.nz

2D
Floor Plan



2D

Floor Plan




856 MAIN NORTH ROAD, BELFSAT TOTAL APPROX FLOOR AREA = 120M2 (APPROX.)

WHILST EVER ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION OR MISSTATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER.



MORGAN
PERRY
RESIDENTIAL

A photograph of a well-maintained backyard. In the foreground, there is a large, vibrant green lawn. To the left, a garden bed is filled with colorful flowers and a small golden Buddha statue. The background is filled with dense greenery, including a tall, thin evergreen tree and a large, leafy tree. A dark grey fence is visible on the right side. The sky is blue with some light clouds.

**Additional
Documentation Link**

Additional

Documentation Link

OFFICE ROAD
REAL ESTATE

ADDITIONAL DOCUMENTATION LINK

The following link will contain all documentation related to the property which may include (but not always):

- Listed land use register (LLUR)
- Flood management area (FMA)
- Land information memorandum (LIM)
- Council property files
- Council rates & fees
- Certificate of title
- Building inspection report
- Proof of insurance
- EQC documentation
- Rental appraisal
- 2D floor plan
- Any other documents the agent deems necessary

DOCUMENTATION LINK:

<https://www.morganperry.co.nz/propertydocuments>

ABOUT ME



15 YEARS IN SALES.



15 YEARS RUNNING
BUSINESSES



55+ 5 STAR
REVIEWS

MY STORY

With well over a decade of business experience, Morgan understands what it takes to grow a brand from the ground up.

Having developed multiple businesses and charities, in industries including Health, Marketing and IT, Morgan has the ability to adjust his approach to suit the unified goal, with an unequivocal drive to succeed in anything he does.

Whilst Morgan loved the challenges of business he knew his true passion lay with sales. Having worked with some of Australasia's largest brands including British Petroleum, Mobil, Coles and Woolworths, Morgan understands the need to deliver, on time, every time, a high level of work to exceed expectations.

Morgan's goal in the Real Estate industry is to remove the stigma sometimes attached to Real Estate Salespeople, delivering an experience that is holistic, genuine and professional.

Listing with Morgan will get you a high-level negotiator, with years of business experience, who's prepared to 'go into bat' for you.

Kind regards,



Morgan Perry
Licensed Salesperson
Office Road Real Estate



PASSING OVER OF INFORMATION

The attached material has been compiled by the collection of records, documents, or information which may have been supplied by third parties, the vendor or the vendor's agent. Accordingly, it is merely passing over the information as supplied to us.

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Office Road Real Estate Limited and its licensees recommend you seek legal advice before signing a sale and purchase agreement or other contractual documents. You should also be aware you can and may need to seek technical or other advice and information prior to signing a sale and purchase agreement or other contractual documents.

\$1200

REFERRAL REWARD



REFER ME AN APPRAISAL; IF IT RESULTS
IN A LISTING & SALE, EARN YOURSELF 12
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