

Web ID ALT4562238

280 Tinwald Westerfield Mayfield Road

Tinwald, Ashburton

FOR SALE
By Negotiation



Boundary Lines
are indicative only

Local people, local knowledge

03 308 0027

www.mcleodre.co.nz



Premium Lifestyle Block, Build Your Dream Home

An opportunity to purchase an 8ha premium bare land property, located just three minutes' drive to the convenience of Tinwald, approximately 3km. The excellent location of this block offers the ideal setting seeking rural tranquility without sacrificing urban convenience. Quality blocks like this are becoming harder to find.

Entrance to the property is via an impressive landscaped stained wooden post and rail fence with mountain views of the Southern Alps. Boasting rich and fertile soil, this highly productive property is well suited to a range of activities or to build your dream home surrounded by other high-quality properties.

This location makes for an ideal building site amongst spacious rural surrounds with power and fibre communication services ready for connection on site. This subdivision is likely to be one of the last rural lifestyle blocks to become available on highly productive land in Mid Canterbury.

Currently used as part of a larger block for pasture and arable farming, the land is fenced into three paddocks. The property benefits from established shelter on the roadside offering the new owner a degree of privacy.

The vendor has indicated the possibility of leasing the property back from a prospective purchaser while plans to develop and build or landbank are being finalised. With interest rates in a declining cycle, affordability of properties such as this are becoming more achievable.

Whether you're looking to create a hobby farm, establish your dream country home or secure a strategic investment in a sought-after rural area, this lifestyle block ticks all the boxes.

Don't let this opportunity pass by, enquire today, viewing by appointment only.



Property Information

Description	Rural / Lifestyle
Legal Description	Lot 4 DP 585576
Title	1104592

Rateable Value (as at date of listing)

Improvement Value	\$ 5,000
Land Value	\$485,000
Capital Value	\$490,000

Land Area	8.0 ha
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Rates (as at date of listing)

Ashburton	\$1273.78 pa
ECAN	<u>\$ 438.08 pa</u>
Total	\$1711.86 pa

Additional Information Available

- Further information available
- Survey Plan
- Covenant documents
- Easement documents
- Further terms of sale



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Address 280 Tinwald Westerfield Mayfield Road, Ashburton

View By appointment

While every effort has been taken to ensure the above information is correct, no responsibility is accepted for the accuracy of the whole or any part thereof and interested parties are advised to make their own enquiries and satisfy themselves in all respects.

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