



# PARK LANE

13A MONCRIEFF AVENUE, BRITANNIA HEIGHTS



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# The Hectare of Gold

Rarely does a land holding of this calibre-spanning approximately 10,000m<sup>2</sup> - become available so close to the heart of Nelson. This is not merely a section; it is a front-row seat to a national treasure. This site offers scale and prestige that is virtually impossible to replicate.

Elevated to capture the region's finest light, the expansive building platform offers a panoramic masterclass in coastal beauty. Your daily backdrop is the golden curve of Tāhunanui Beach - officially crowned among the Top 10 Best City Beaches in the 2026 NZ Herald Best Beach awards.

Architecturally Defined & Technically Validated: This is a site where the complex work has been expertly managed. For the discerning buyer, the path forward is illuminated by: Bespoke Architect Concept Plans: Visionary designs created specifically for this topography to maximise the 2026 award-winning views.

Site-Specific Geotechnical Report: Comprehensive technical validation performed against the architectural footprints, providing confidence in the building platform.

Services to Site: Essential infrastructure is already at the boundary, representing a significant head start in time and investment.

The Lifestyle: Enjoy the ultimate paradox: absolute privacy and significant scale yet positioned just minutes from the sophisticated dining of the CBD and the world-class sands of Tahunanui. Watch the first light hit the mountain ranges and the vibrant kite surfers dot the azure waters at dusk from a vantage point that is yours alone.

This is a rare convergence of significant scale, national prestige and a clear technical head start. Secure your piece of the 2026 coastal legacy.



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INFORMATION PACK

# Property Details

PRICE: Price By Negotiation

LAND AREA: 10800 m

# Legal & Council

## LEGAL DESCRIPTION

LOCATION: 13a Moncrieff Avenue, Britannia Heights

LEGAL DESCRIPTION: Lot 1 Deposited Plan 19380 and Lot 2 Deposited Plan 4711

CERTIFICATE OF TITLE: NL13A/179

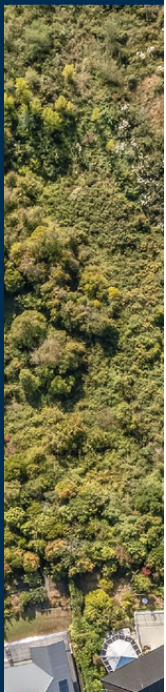
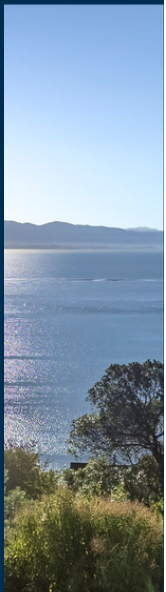
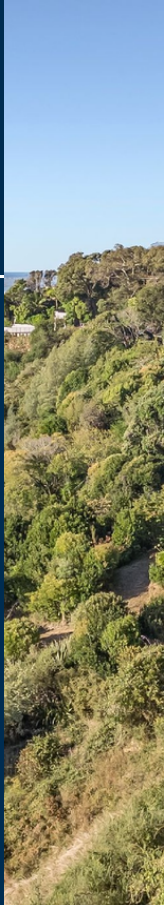
LAND AREA: 10,800 m

## COUNCIL & RATES

TERRITORIAL AUTHORITY: Nelson City Council

ZONE: Tier 1

RATES: \$3,170.84





ABOUT US

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# PARKLANE

Park Lane delivers premium expertise, considered care and a level of dedication reserved for Nelson's finest homes. Success in the upper-tier market requires focus and specialist capability, and we operate with a standard of execution that reflects the expectations of discerning clients and the calibre of the properties we present.

Sharron, Brand Owner and Luxury Property Advisor, leads the business with a results-driven, client-first philosophy. Her career is defined by securing outcomes that genuinely elevate her clients' quality of life. With refined market insight, an intuitive understanding of premium buyer behaviour and a disciplined approach to strategy and negotiation, she ensures every property is positioned with purpose and precision.

Sharron's process is meticulously tailored, designed to navigate the complexities of high-value real estate and maximise the potential of each home she brings to market.

At Park Lane, clients benefit from a curated, boutique approach underpinned by forward-focused marketing, specialist knowledge of the premium segment, and an unwavering commitment to quality at every touchpoint. Your property isn't simply listed, it's showcased in a way that amplifies its strengths and outperforms in-market expectations.

Enquire with Park Lane today to activate a more sophisticated and strategically led property journey.



**Sharron Wetere**  
BRAND OWNER & LUXURY PROPERTY ADVISOR

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