PROPERTY BROCHURE

1 Plover Close, Dargaville



Pocklington

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A Blank Canvas for your Future

433m²

Looking for the perfect place to build? This approximately 433m² (more or less) flat corner section at 1 Plover Close, offers an opportunity to bring your plans to life.

Whether you're looking to build your dream home or explore an alternative housing option, this section gives you the freedom to plan a space that suits your needs.

Thinking outside the box? New relocatable homes are permitted, providing another option for creating your own home on the site.

With the potential to make it your own, this is an opportunity worth exploring.

Ready to take the next step? Get in touch today to find out more about 1 Plover Close and start planning your future.





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KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 11 DP 400449 - Having 1/9 share in Lot 20 DP 400449
CV	$170,000
RATES	$3,430
LAND AREA	433sqm (more or less)
WATER SOURCE	Town suppy
WASTE	Town waster system
INTERNET	Fibre, wireless and satellite available

LEGAL TITLE

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

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

R.W. Muir
Registrar-General
of Land

Identifier	**400274**
Land Registration District	**North Auckland**
Date Issued	16 June 2008

Prior References
NA115D/140

Estate	Fee Simple
Area	433 square metres more or less
Legal Description	Lot 11 Deposited Plan 400449
Registered Owners	
Harley Alfred Jones	

Estate	Fee Simple - 1/9 share
Area	969 square metres more or less
Legal Description	Lot 20 Deposited Plan 400449
Registered Owners	
Harley Alfred Jones	

Interests

Subject to Section 241(2) Resource Management Act 1991 (affects DP 400449)

7846873.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 16.6.2008 at 9:00 am (Affects Lot 20 DP 400449)

Subject to a right (in gross) to convey water and sewage over Lot 20 DP 400449 in favour of Kaipara District Council created by Easement Instrument 7846873.5 - 16.6.2008 at 9:00 am

The easements created by Easement Instrument 7846873.5 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity over Lot 20 DP 400449 in favour of Northpower Limited created by Easement Instrument 7846873.6 - 16.6.2008 at 9:00 am

The easements created by Easement Instrument 7846873.6 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Transfer 7846873.7 - 16.6.2008 at 9:00 am (Affects Lot 11 DP 400449)

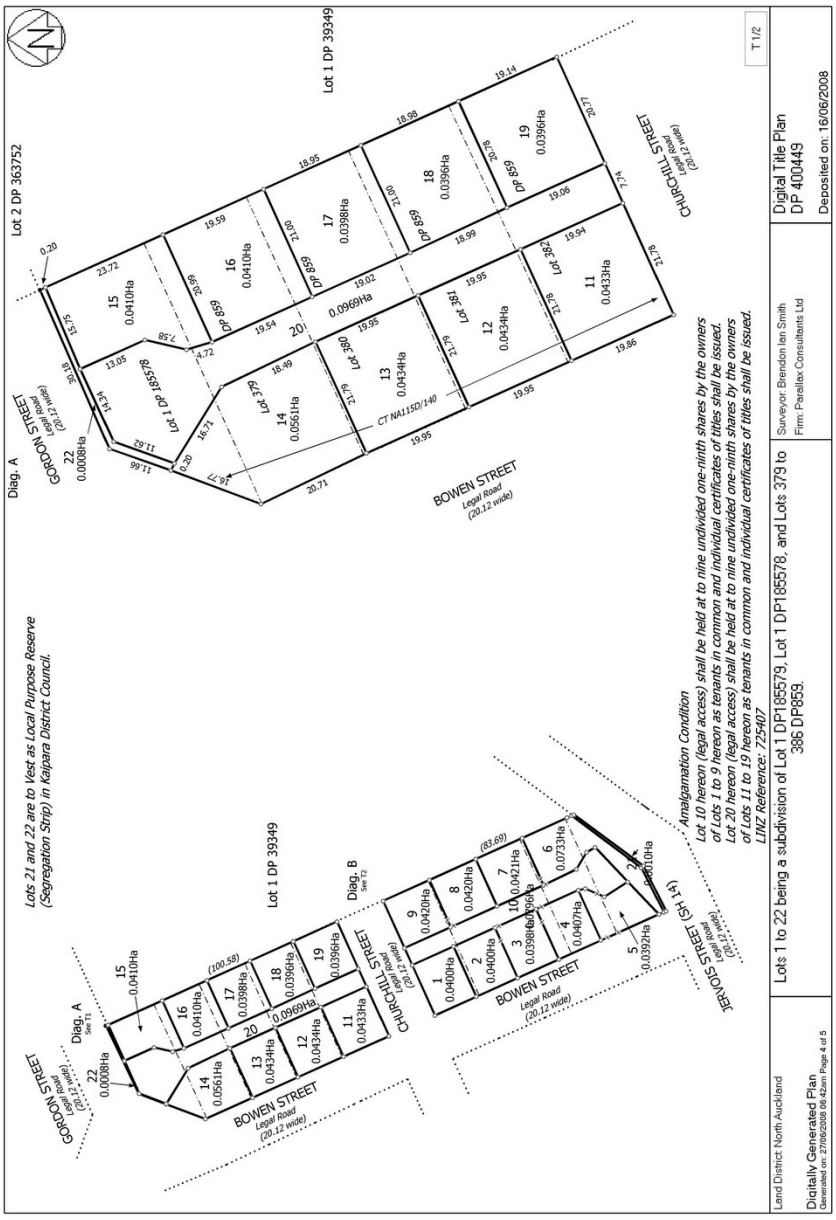
Fencing Covenant in Transfer 7846873.7 - 16.6.2008 at 9:00 am (Affects Lot 11 DP 400449)

Land Covenant in Transfer 7846873.8 - 16.6.2008 at 9:00 am (Affects Lot 11 DP 400449)

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LEGAL TITLE

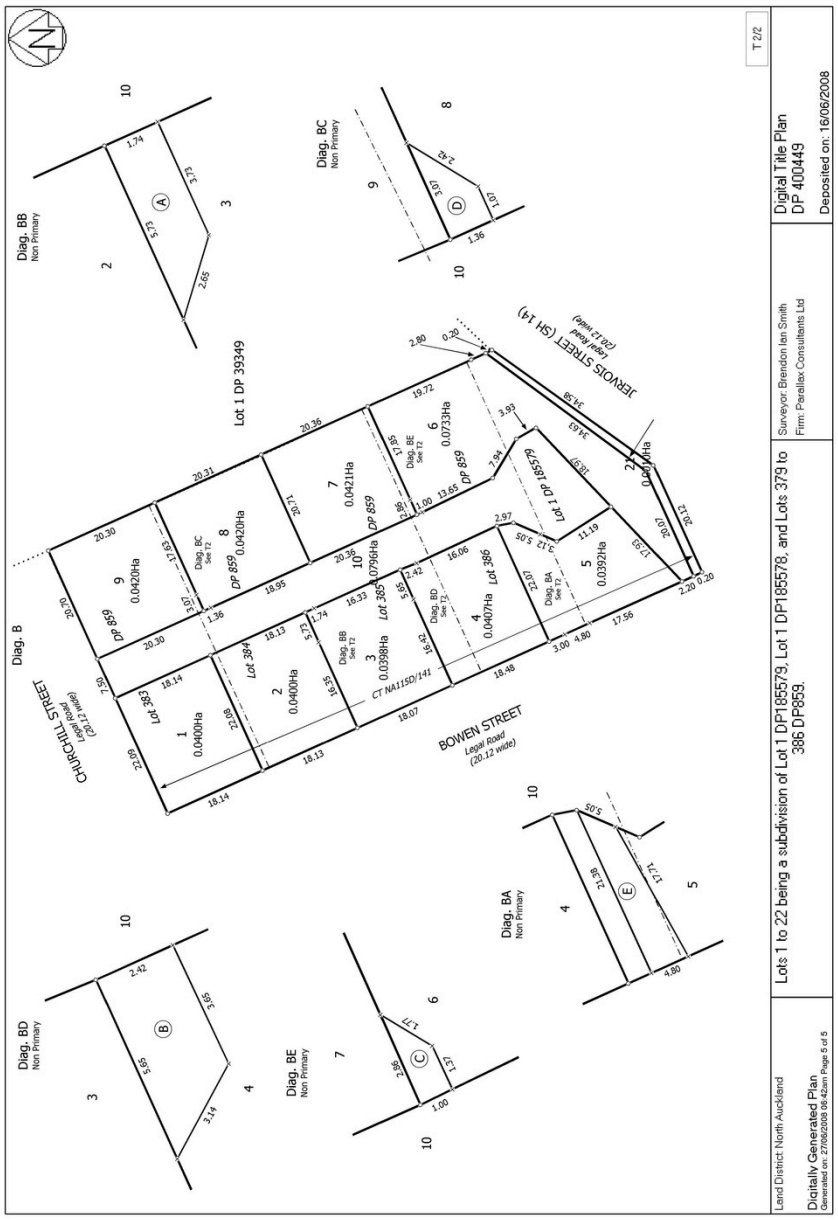
Identifier **400274**



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DISCLOSURES

This Property Information Pack has been prepared to assist prospective purchasers in making an informed decision. All reasonable efforts have been made to ensure the accuracy of the information provided; however, purchasers are advised to undertake their own due diligence.

Property areas identified for disclosure and further due diligence.

1. The covenants provide for new builds and relocatable dwellings, subject to the condition that any dwelling introduced to the property is new.

It is our recommendation that if you are interested in purchasing this property, follow thorough due diligence to support with your purchasing decision.



LISA POCKLINGTON

BRANDOWNER | SALESPERSON

Lisa Pocklington of Pocklington Real Estate is a proud Kaipara local who has built her career on genuine care for people and an unmatched knowledge of this region. With 10 years of Real Estate Experience and a background in customer service with Qantas, where she quickly rose to flight attendant manager, Lisa brings a rare combination of professionalism, warmth and local expertise to every client she works with.

People are at the heart of everything Lisa does. She takes the time to truly understand what each client needs, tailoring her approach to deliver the right result for their unique situation. Her natural ability to connect, communicate and negotiate means clients always feel supported, informed and in safe hands throughout the entire process.

Lisa's smart, modern approach to marketing ensures every property reaches the right audience, while her warm, empathetic style ensures every client feels like a priority. For Lisa, Real Estate has never just been about the sale, it's about the people behind it.

In her spare time, Lisa loves travelling, spending time with family and friends, running and fishing. Passionate about Kaipara and everything this region has to offer, there is no one better placed to help locals achieve the results they deserve.

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NOTES

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