



1451 Port Charles Road Port Charles

The Network Licensed REAA 2008



REAL ESTATE CONSULTANT

Rob Keatley

☎ 0275777424

✉ rob.keitley@trinitynetwork.co.nz

REAL ESTATE CONSULTANT

Becky Greenhill

☎ 0210694428

✉ rebecca.greenhill@trinitynetwork.co.nz

(em)powered by Trinity **Real Estate**

The documents provided in this information pack are review copies only, many provided by third parties and may not be current or complete. The records and reports are subject to update at any time. The information contained is therefore only being provided for basic introductory purposes and should not be relied upon by purchasers. Purchasers are encouraged to obtain their own copies of any records and seek independent legal and professional advice.



Your slice of Paradise in Port Charles

A chance to own your own bush paradise. Two titles to be sold together, 1451 Port Charles road and 7 Adlor Hill road, a total of 4.4Ha (more or less), Situated in the northern Coromandel region of Port Charles this substantial bush block is ripe for further development. Port Charles is the perfect getaway for all those who enjoy fishing, nature and the Quieter side of life. You'll be surrounded by birds and the stunning views of the harbour and beyond. With Little and Big Sandy beaches at your doorstep the opportunities are endless. Make this your holiday destination for generations to come.

1451 Port Charles Road Port Charles

Price: Asking Price \$880,000
Land Area: 44017m²
Rates: \$3856
Rateable value: \$880000 on 2023-06-30

View Online:

<https://www.trinityrealestate.co.nz/property/1451-port-charles-road-port-charles>

REAL ESTATE CONSULTANT

Becks Greenhill

M: 021 069 4428
E: rebecca.greenhill@trinitynetwork.co.nz

Rob Keatley

M: 0275 777 424
E: rob.keatley@trinitynetwork.co.nz





**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 453430
Land Registration District South Auckland
Date Issued 16 July 2009

Prior References

115775

Estate Fee Simple
Area 4.3200 hectares more or less
Legal Description Lot 3 Deposited Plan 414262

Registered Owners

Anne Clegg, John Bruce Clegg, Clegg Trustees Limited and Clegg Family Trustees Limited

Interests

Subject to a right of way over part marked K on DP 414262 specified in Easement Certificate S376814

Appurtenant hereto is a right of way specified in Easement Certificate S376814

Subject to a water right over part marked L on DP 414262 created by Transfer H680715

Subject to a right of way and rights to transmit telecommunications and electricity over part marked K on DP 414262 created by Easement Instrument 6091668.5 - 26.7.2004 at 9:00 am

Appurtenant hereto is a right of way and rights to transmit telecommunications and electricity created by Easement Instrument 6091668.5 - 26.7.2004 at 9:00 am

The easements created by Easement Instrument 6091668.5 are subject to Section 243 (a) Resource Management Act 1991

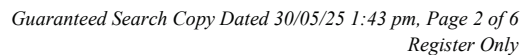
Subject to a right to transmit electricity over part marked M on DP 414262 created by Easement Instrument 6696397.1 - 19.12.2005 at 9:00 am

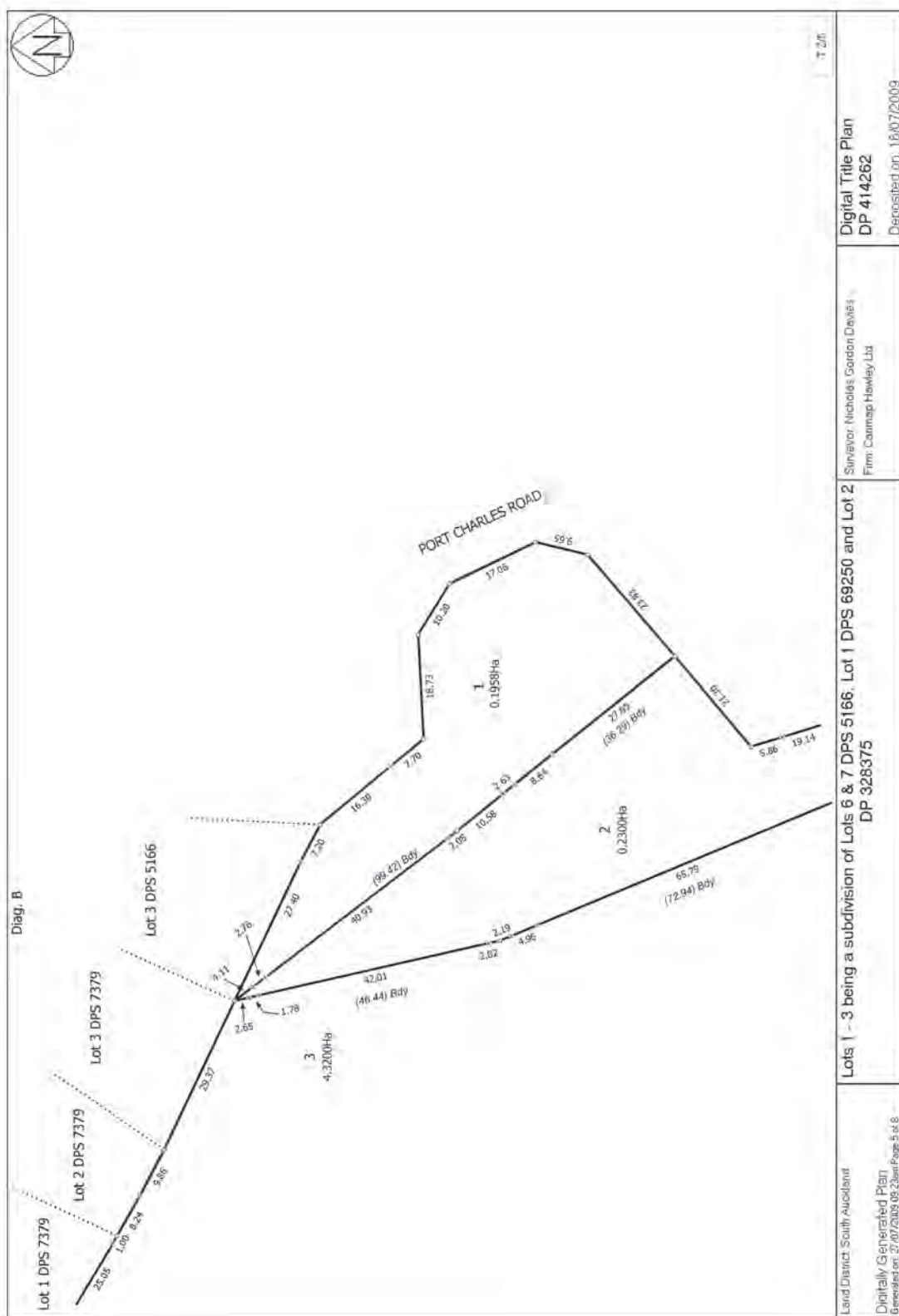
Subject to a right to convey electricity, telecommunications and computer media over part marked H on DP 414262 created by Easement Instrument 8054637.4 - 16.7.2009 at 9:30 am

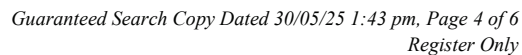
The easements created by Easement Instrument 8054637.4 are subject to Section 243 (a) Resource Management Act 1991

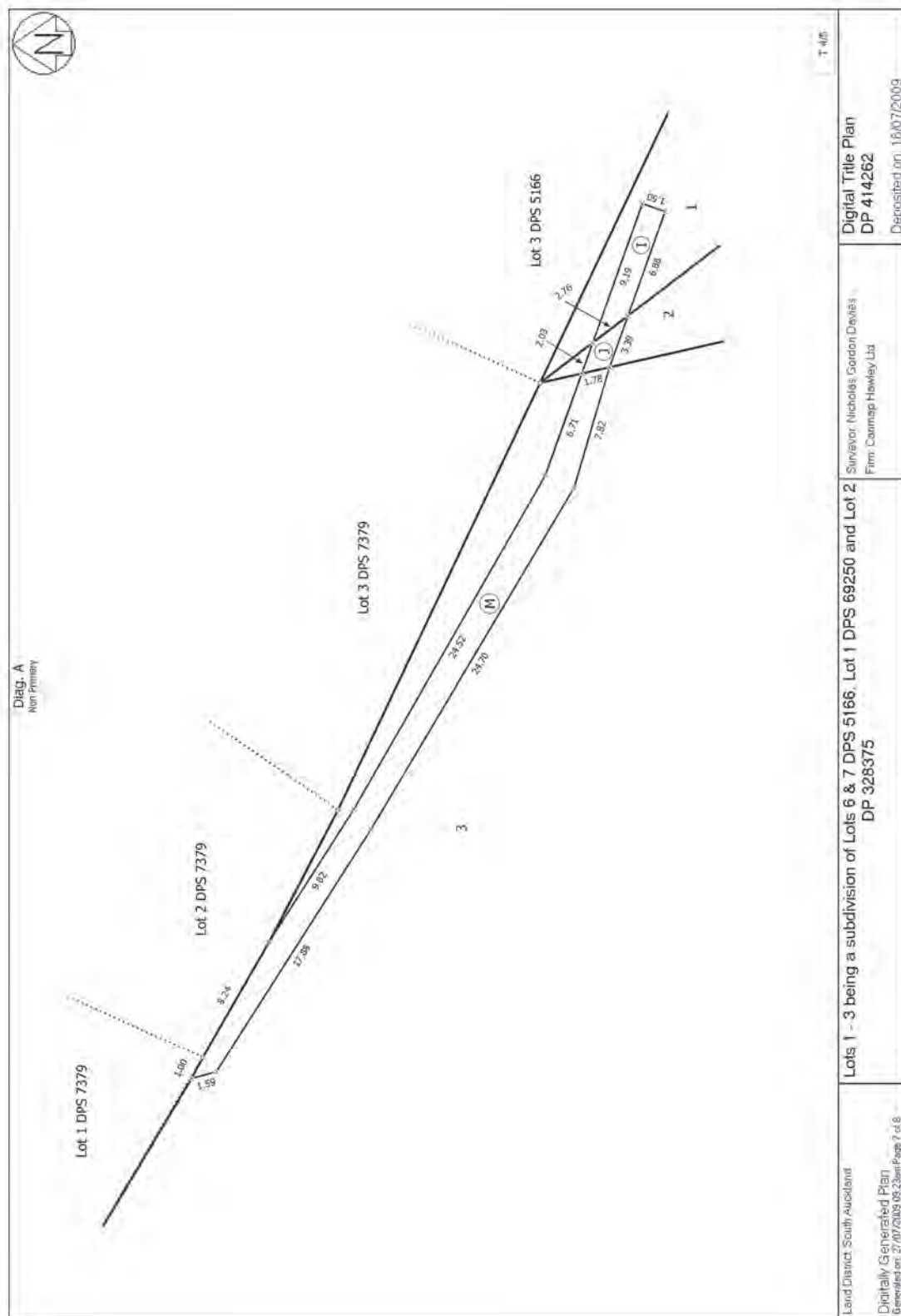
Subject to a right to convey water over part marked G and H on DP 414262 created by Easement Instrument 8054637.6 - 16.7.2009 at 9:30 am

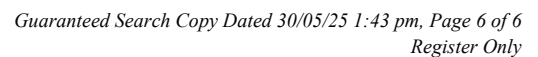
The easements created by Easement Instrument 8054637.6 are subject to Section 243 (a) Resource Management Act 1991











S 376814 EC.

L. & D. 82

New Zealand

(T)

EASEMENT CERTIFICATE

(IMPORTANT—Registration of this certificate does not of itself create any of the easements specified herein.)

WE, BODEN PAUL McLEOD of Port Charles, Farmer (3/4 share) and IAN RUTHERFORD McLEOD Formerly of Oamaru but now of Hamilton, Engineer (1/4 share) as tenants in common in the said shares

being the registered proprietor of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at Hamilton on the 25th day of January 19 67 under No. S11111 are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

SCHEDULE
DEPOSITED PLAN No.

Nature of Easement (e.g., Right of Way, etc.)	SERVIENT TENEMENT		Dominant Tenement Allotment No(s).	Title Reference
	Allotment No.	Colour, or Other Means of Identification, of Part Subject to Easement		
Right of Way	Part Lot 1 D.P.S11111	coloured blue	Lot 7 D.P.S5166	1C/357
Right of Way	Part Lot 1 D.P.S11111	coloured blue	Those parts of Lot 1 D.P.22922 as are con- tained in C/T.5D/775	5D/775
Right of Way	Part Lot 1 D.P.22922	coloured yellow on plan 5 1111	Lot 1 D.P.S11111	5D/775
	all servient land in C T. 5D/775			


1. Rights and powers: As implied.

State whether any
rights or powers set
out here are in
addition to or in
substitution for those
set out in the *Greenh*
Schedule to the Land
Transfer Act 1952.

CONSENT TO EASEMENT CERTIFICATE IN RESPECT OF
DEPOSITED PLAN S11111.

MARTHA McLEOD of Port Charles Widow the Mortgagee under
Mortgage No. S.139981 (South Auckland Registry) DOTH HEREBY
CONSENT to the annexed Easement Certificate BUT WITHOUT
PREJUDICE to her rights powers and remedies otherwise under
or in respect of the said Mortgage.

DATED the 19th day of May, 1967.

SIGNED by MARTHA McLEOD }
as Mortgagee by her Attorney }
JOHN EDWIN TOWLE in the }
presence of :- }

Solicitor
Auckland.

Martha McLeod
by her attorney
J. Towle

I, JOHN EDWIN TOWLE of Auckland Solicitor do solemnly and sincerely
declare:

1. THAT I am the true and lawful attorney of MARTHA McLEOD under
and by virtue of a certain Power of Attorney dated the 15th day of
April, 1954 a copy whereof is deposited in the Land Transfer Office at
Auckland under Number 12224.


2. THAT I have executed the foregoing Consent in pursuance of the
powers vested in me by virtue of the said Power of Attorney.

3. THAT I have received no notice of the revocation of the said Power
of Attorney by death or otherwise and I believe the same to be in full
force and effect.

AND I MAKE this solemn declaration conscientiously believing the same
to be true and by virtue of the Oaths and Declarations Act 1957.

DECLARED at Auckland)

this 19th day of May }
1967 before me : *J. Towle*


A Solicitor of the Supreme Court of New Zealand.

2. Terms, conditions, covenants, or restrictions in respect of any of the above easements:

As implied.

DATED this Eighth day of May 1967.

SIGNED by the above-named }
BODEN PAUL McLEOD in the }
presence of:

Wm Hankswood J.P.
Retired Farmer
Port Charles

B. P. McLeod

SIGNED by the above-named }
IAN RUTHERFORD McLEOD in }
the presence of:

Sam R. McLeod

Dated: this _____ day of _____ 19__

Signed by the above-named IAN RUTHERFORD McLEOD
in the presence of

Witness: n Taylor

Occupation: Postmistress

Address: 20. Horner

S 376814

No.

EASEMENT CERTIFICATE

situated in the Land Registration District
of Auckland

Particulars entered in the Register-book,

Vol. *1C*, folio *357, 50/175*

the *20* day of *June*

at *2.55* o'clock.

John Cook
District
Assistant Land Registrar



of the District of

SOUTH AUCKLAND

Correct for the purposes of the Land Transfer Act.

John Cook
Solicitor for the Registered Proprietors

RIGHTS AND POWERS OF GRANTEES IMPLIED IN CERTAIN EASEMENTS
BY SECTION 90B OF THE LAND TRANSFER ACT 1952

"1. RIGHT OF WAY

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee, his servants, tenants, agents, workmen, licensees, and invitees (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times by day and by night to go pass and repass, with or without horses and domestic animals of any kind and with or without carriages, vehicles, motor vehicles, machinery, and implements of any kind, over and along the land over which the right of way is granted or created.

"2. RIGHT TO CONVEY WATER

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times to take, convey, and lead water in a free and unimpeded flow (except when the flow is halted for any reasonable period necessary for essential repairs) and in any quantity, consistent with the rights of other persons having the same or similar rights, from the source of supply or point of entry, as the case may be, and following the stipulated course (where a course is stipulated) across the land over which the easement is granted or created, together with the additional rights incidental thereto set out in clause 5 of this Schedule.

"3. RIGHT TO DRAIN WATER

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times to drain and discharge water (whether rain, tempest, spring, soakage, or seepage water) in any quantities along the stipulated course (where a course is stipulated) across the land over which the easement is granted or created, together with the additional rights incidental thereto set out in clause 5 of this Schedule (or, where open drains are provided for, similar rights in regard to those drains, with the necessary modifications as are provided for in respect of pipe lines in the additional rights so set out).

"4. RIGHT TO DRAIN SEWAGE

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times to drain, discharge, or convey sewage and other waste material and fluid in any quantities along the stipulated course (where a course is stipulated) across the land over which the easement is granted or created, together with the additional rights incidental thereto set out in clause 5 of this Schedule.

"5. ADDITIONAL RIGHTS ATTACHING TO EASEMENTS OF RIGHT TO CONVEY WATER AND OF RIGHT TO DRAIN WATER AND OF RIGHT TO DRAIN SEWAGE

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) for the purposes of the easement concerned—

- (a) To use any line of pipes already laid on the stipulated course or any pipe or pipes in replacement or in substitution for all or any of those pipes;
- (b) Where no such line of pipes exists, to lay, place, and maintain, or to have laid, placed, and maintained, a line of pipes of a sufficient internal diameter and of suitable material for the purpose under or over the surface (as the parties decide) of the land over which the easement is granted or created and along the line defined for the purpose where such a line has been so defined;
- (c) In order to construct or maintain the efficiency of any such pipe line, the full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee, his tenants, servants, agents, and workmen, with any tools, implements, machinery, vehicles, or equipment of whatsoever nature necessary for the purpose, to enter upon the land over which the easement is granted or created (or, where only the position of the pipe line is defined in the easement, upon such part of the land of the grantor and by such route as is reasonable in the circumstances) and to remain there for any reasonable time for the purpose of laying, inspecting, cleansing, repairing, maintaining, and renewing the pipe line or any part thereof and of opening up the soil of that land to such extent as may be necessary and reasonable in that regard, subject to the condition that as little disturbance as possible is caused to the surface of the land of the grantor and that the surface is restored as nearly as possible to its original condition and any other damage done by reason of the aforesaid operations is repaired."

LAND & DEEDS

Notes: *LAGR CWT*

WOMPKINS, WAKE & PATERSON

2 JUN 1967

Time: *2.55*

Foot: *1:—*

Abstract No. *44440*

TOWLE & COOPER
SOLICITORS.
AUCKLAND.



7,500/6/61—4596 W K



**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 **SA61B/789**
Land Registration District **South Auckland**
Date Issued 08 April 1997

Prior References
SA2018/15

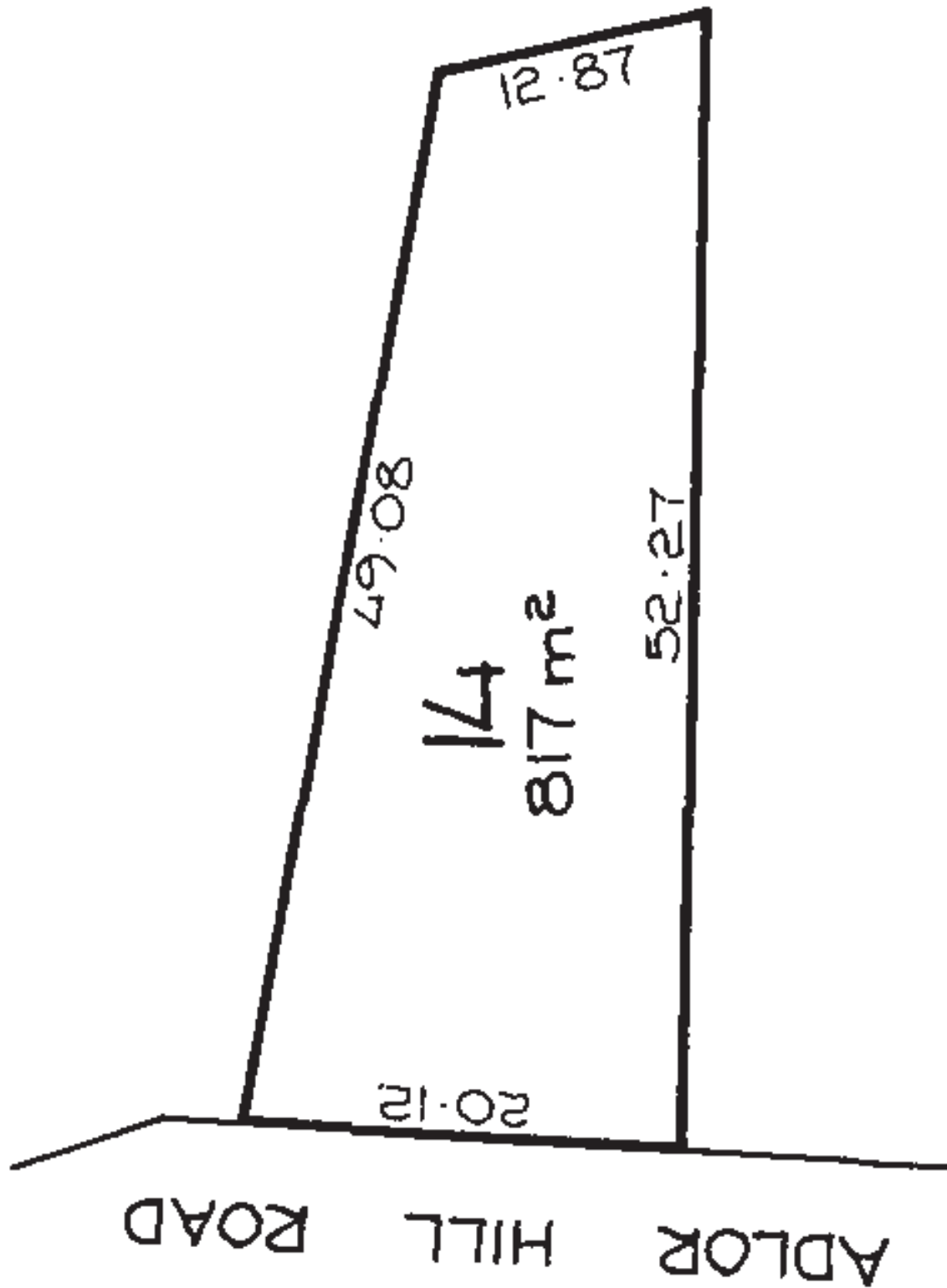
Estate Fee Simple
Area 817 square metres more or less
Legal Description Lot 14 Deposited Plan South Auckland
6917

Registered Owners

Anne Clegg, John Bruce Clegg, Clegg Trustees Limited and Clegg Family Trustees Limited

Interests

S189937 imposing Building Line Restriction
Subject to Section 8 Coal Mines Amendment Act 1950





Boundary lines are indicative only

7 Adlor Hill rd

4.40Ha

1451 Port Charles Rd