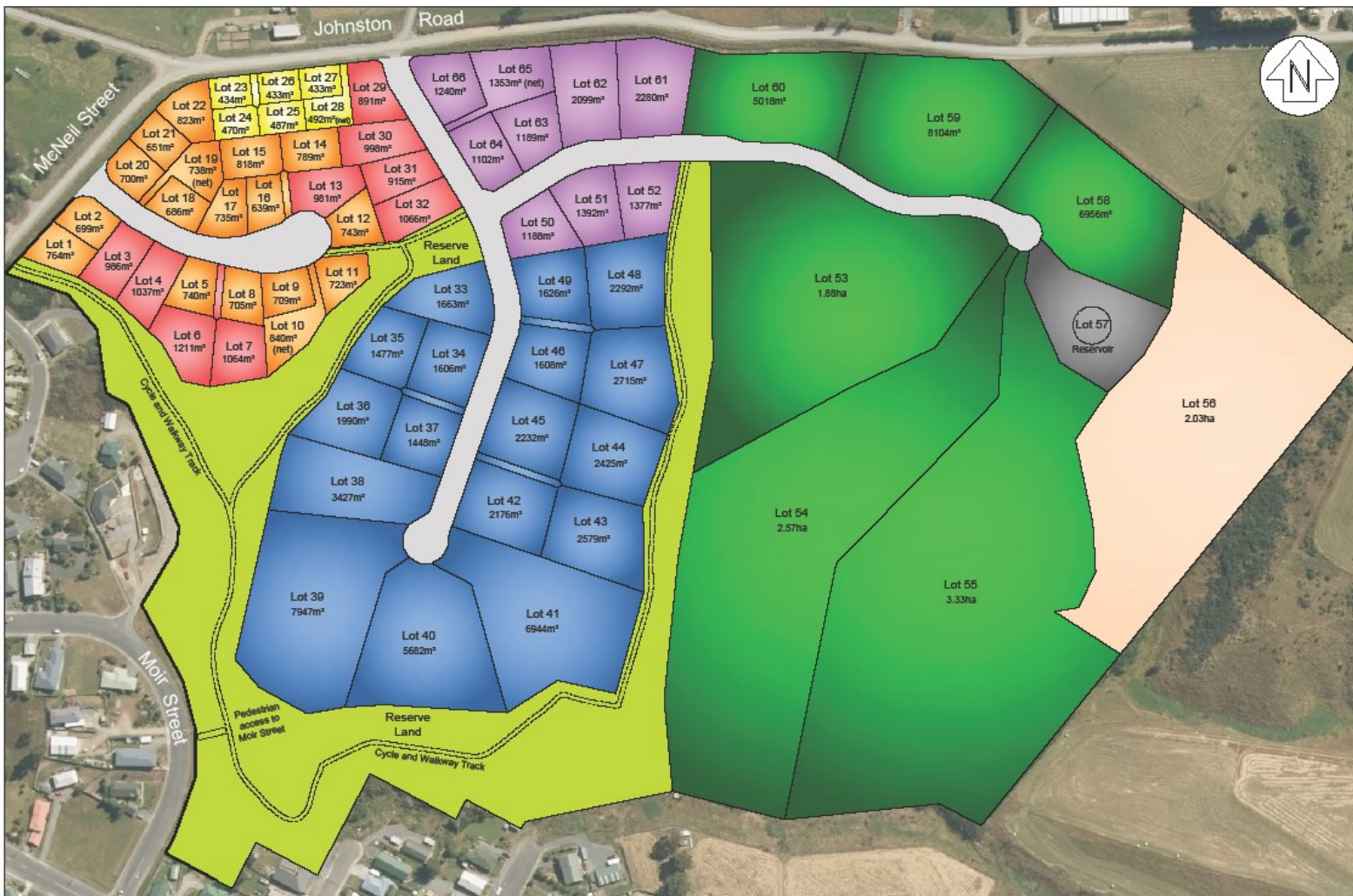




Clutha District Council

NORTH BALCLUTHA SUBDIVISION

McNeil Street - just past Matai Place



Subdivision Information;

- All Services to be provided to all sites
- Ultra Fast Broad-band
- Asphalt roads
- Footpaths, cycle & walkway tracks provided
- Pedestrian Access to Moir Street
- Fantastic views to Nugget Point

Indicative prices from;

Yellow \$50,000 **Orange** \$65,000 **Red** \$80,000 **Purple & Blue** \$95,000 **Green** \$155,000 + POA

For more information: Contact Hayley Whale on (03) 419 0297 or visit www.cluthadc.govt.nz



Clutha District Council

NORTH BALCLUTHA SUBDIVISION

THE SUBDIVISION

This 27 hectare block is bordered by Johnstone Road and McNeill Street. This has been surveyed and has a variety of residential sections ranging from 433m² through to 7947m², as well as lifestyle blocks ranging from 5018m² through to 3.33 hectares. The sites will have all services (telephone, power, water and sewerage) to their boundaries including new ultra-fast broadband. Lifestyle sites will have all services except sewerage initially, meaning they are large enough to retain sewerage on site. However this doesn't preclude discussions with any lifestyle site owners about possibly connecting into Council's reticulated sewerage network.

The subdivision will have two-way sealed roads with plenty of parking, turn around areas, concrete footpaths, amenity plantings and features. It also includes public reserve land, a playground area, walkways and cycle-ways around the subdivision with native plantings and a pedestrian/cycle footbridge to Moir Street. This will all make for an appealing neighbourhood with many sections benefiting from the fantastic views of the Clutha Valley, Kaka Point and The Nuggets.

Marketing of the sections will start in earnest once tenders for construction have been approved and final costs are confirmed. Once the costs are known, Council will make a final decision on the sale prices for each lot. This is expected to be no later than October and before then if possible. Construction is expected to start before Christmas.

Expressions of Interest and First Right to make an offer.

Council is providing an opportunity to register your interest in purchasing specific residential sections. Lifestyle lots will be marketed separately at a later date, although contact information of any interest from parties can be provided to Council. Council has developed an agreement where for a small deposit a prospective purchaser can reserve the right to make a first offer for a lot and then once Council has determined the sale price, it will go back to that person for them to make an official offer.

The rules and guidelines are intended to be simple:

- The agreement isn't valid until Council signs and this is dependent upon clear funds being received in Council's bank account of \$1,000 per lot within 48 hours of the agreement being signed by the prospective purchaser.
- If the agreement for a lot is not validated within the 48 hours the lot will be available again for another agreement.

The agreement specifies the terms and conditions but briefly:

- When Council decides it is the appropriate time to enter into a binding sale and purchase agreement Council will establish a market price and seek an offer from the prospective purchaser who signed the agreement for a specific lot on terms and conditions acceptable to Council at their sole discretion.
- Council isn't bound to accept any offer.
- In the event the proposed purchaser doesn't enter into an unconditional Sale and Purchase agreement for the lot the deposit will be refunded less a \$50 admin fee.
- In the event an unconditional Sale and Purchase agreement is entered into for the lot the whole deposit will be credited towards the purchase price.
- We won't accept deposits before the open days or outside the open days until the last open day. Following that deposits can be made at any time.
- We will allow a queue before the start of each open day to provide for multiple people, first in first served.
- Council Bank Account Number: 031734-0061851-02 References should be; Nth Balclutha & Surname and Initials of Person
- Nothing in the Expression of Interest document should be construed as a Sale and Purchase agreement or a part thereof. Furthermore, Council staff are not Real Estate Agents and their representations should not be relied upon as such. Whomever eventually purchases a section, or sections as the case may be, is encouraged to obtain their own legal advice. As a purchaser you will be relying solely on your own judgment when entering into a sale and purchase agreement with Council. To be clear, the Clutha District Council and its staff accept no responsibility for any representation prior to an agreement for sale and purchase being entered into.