

## **GwenGary Estate – For Sale: \$1,150,000 (plus GST is applicable) – [www.gwengary.com](http://www.gwengary.com)**

GwenGary Orchard  
113 Snodgrass Rd  
Te Puna, RD2  
Tauranga 3172  
Phone: +64 (0)7 552 5569  
Fax: +64 (0)7 552 6555

[gginfo@gwengary.com](mailto:gginfo@gwengary.com)

### **Introduction**

At the northern end of New Zealand's lush and fertile Bay of Plenty, just 10kms from Tauranga City, lies the friendly, rural district of Te Puna. Nestled just 1.13 kilometres (1 mile) from the main state highway, is a remarkable lifestyle block which is being sold as a going concern and is now open for inspection to discerning buyers.

This property would be particularly suitable for a family or mature couple, looking to escape the rat race, by moving to a developed rural location, while still having easy access to all the facilities that a modern city such as Tauranga can provide. It will also provide it's new owners with an additional income stream, which is expected to grow significantly over the next few years.

### **The Estate**

The GwenGary Orchard has been owned as a going concern for over 35 years by it's current owners, who originally developed the block from farmland in 1973, into a large citrus grove by the early 1980's, which supplied high-quality produce to both local and international markets for over 20 years. In more recent times, the bulk of the citrus trees (primarily tangelos) have been replaced by 2 hectares of kiwifruit, which is now in production.

The property is 3.83 hectares (9.5 acres) in total and comprises a front block measuring aprox: 1.83 hectares (4.6 acres) and an adjoining rear block with easy farm vehicle / tractor access, measuring aprox: 2 hectares (4.9 acres).

### **Front Block**

The front block adjoins Snodgrass Road and is where all the buildings (house, fenced and decked swimming pool with spa / jacuzzi, orchard outbuildings and coolstore) are located.

Approximately 1 hectare of the orchard's front block (located next to the house and outbuildings) currently is in grass and is suitable for either further plantings of kiwifruit, citrus or avocados and still have room for a tennis court. It also has excellent views of the blue-ridged Kaimai mountain range and features a beautiful native tree corner at it's northernmost point, which is home to several species of native New Zealand birds.

A smaller portion of the land near the native tree corner and a larger portion on the road-side of the outbuildings is still used to grow a locally marketable quantity of citrus (45 Seminole Tangelo and 260 Silver Hill Satsuma Mandarin trees). The current trees are young and the new owner can expect an increased volume of fruit as their potential continues to expand.

### **Rear Block**

The rear block is fully planted with Strip Male (Hayward Chieftain) and Hayward Kramer Female kiwifruit vines, divided into two adjoining 1 hectare (2.47 acre) blocks; one block contains cropping vines in their second year of production and produced 6,000 trays of export fruit this current year. The other (3 years planted) 1 hectare will come into production in 2011, by which time total production is expected to have risen to approximately 11,000 export trays. The production total is expected to reach 20,000 export trays shortly thereafter, as the vines mature and the fruit volume continues to increase.

As the northern Bay of Plenty is "Kiwifruit country", a number of professional pack-houses are based in and around the area and it is entirely feasible for a prospective buyer to contract out the maintenance and harvest to one of them, should the buyer desire to do so. Alternatively, the buyer may prefer to continue performing the ongoing maintenance of the orchard directly, in order to maximise profits.

## House

The comfortable 80's ranch-style 3-bedroom house measures 217 sq. metres (2336 sq. feet) and features a wide and accessible front entranceway, leading to a living room, dining room and large kitchen in an open-plan layout. There are triple wardrobes in the master bedroom and double wardrobes in the other two bedrooms.

### Open plan living area

The living room features a wetback fireplace, (which uses heat recovery to supply additional heating for hot water).

The kitchen includes a wall oven and ceramic hob, 3 double pantries, a GEC double door refrigerator and Italian tiles in the service area. It also has direct access to the rear patio area.

There are two bathrooms; each with its own shower, toilet, vanities and hot water cylinder. The larger of the two bathrooms connects to the dining area and a separate utility / sewing / laundry room connects the kitchen to the smaller of the two bathrooms.

### Other features

A separate recreation / rumpus room is connected to the living room. It has plenty of storage space and is capable of accommodating a ¾-size billiard table, or may be used as either a fourth bedroom or a separate lounge.

A good sized office is conveniently located near the entrance and is large enough to comfortably hold two large desks or one desk and ample storage cupboards / shelves.

A single garage (which could be expanded easily to a double garage) with remote-controlled roller-door, ample attic / loft space (ideal for storage and a hobby room) and an Italian-slate walkway and rear patio, with retractable sun awnings are all noteworthy features.

A large, elevated pool area measuring 12m by 7.5m (39ft x 24.6ft) contains a full-sized 60,000 litre (15,850 US gallon) Pool and Spa / Jacuzzi. The deck is enclosed by a combination of a child-safe railing fence on the access side and surrounded by a custom-built oriental stained fence for added shelter and privacy. Pool equipment and filtering system are all powered from points located on the deck itself, including an out-pump facility which means the pool can be used as an additional water reservoir for sprayers etc, if required. There is also ample room for garden furniture on the rustic oak-stained decking, which includes a large gas burner BBQ.

## Outbuildings

The outbuildings comprise a large archway / semi-circular, steel-framed shed with corrugated iron covering, on a breeze block base, which measures aprox: 20m long by 8.5m wide and 5.3m high (65.6ft x 27.8ft x 17.4ft), with sliding and lockable double doors at the front. An ideal space for motor-home or other large vehicle, boat or general storage, or as a very large workshop. The archway shed currently contains an in-built hobby room in the rear, with ample storage space on it's ceiling.

The left-hand side of the archway shed has a lockable chemical / spray shed, with joint stainless steel water tanks on it's roof (which collectively hold aprox: 2,000 litres / 530 US gallons) and room for a sprayer to be backed directly in front of the spray shed, where it can be refilled easily. There is also a lockable high-fenced, gated area, which is suitable for fuel storage, with both petrol and diesel storage tanks.

Additionally, there is also a large rear shed, which measures aprox: 14.5m long by 7m wide by 3.8m high (47.6ft x 23ft x 12.5ft), adjoining the rear of the archway shed. It has two sets of lockable steel-framed doors on either side, and is large enough to store farm vehicles, mowers, spray units, forklifts and other farm machinery.

On the right hand-side of the archway shed is a fully functional coolstore measuring 6.1m long by 4.8m wide by 2.6m high (20ft x 15.75ft x 8.5ft), with a lockable sliding door and built on an elevated concrete base, allowing easy loading and unloading of produce on pallets or in pallet-sized bins.

Finally, a lean-to measuring 12.2m long by 3.3m wide by 2.1m high (40ft x 10.8ft x 6.9ft) runs behind the coolstore, down the right-hand side of the archway shed and is used to house the coolstore refrigeration units and to provide additional non-secure storage for other materials (e.g. stacks of pallets or empty bins, surplus building materials, firewood etc.)

## Miscellaneous

The entire property is connected to the town water supply and there is no need to conserve rainwater for the purposes of washing or consumption.

A trash / rubbish collection is performed weekly, with household waste being collected from the gate. Mail is delivered on a once-daily basis from Monday to Saturday inclusive and outgoing letters and small packages can also be collected from the gate by the Rural Delivery Service, if required.

The property is just 2kms from Te Puna Primary School, the largest rural primary school in New Zealand. A school bus run passes the property's front gate and is equally positioned between two school bus stop shelters, less than 100 yards away.

A separate school bus run transports college students from Te Puna to nearby Bethlehem College, or to either Tauranga Boys / Tauranga Girls or the co-ed Otumotai College, located in the town centre and northern suburb of Otumotai respectively.

The asking price includes an extensive list of chattels, which includes all farm machinery, tractors and accessories.

## Legal Description of property

Lots 2 and 4 DPS72432 blk VIII Tauranga SD. Property rates: \$2,400 per annum.

For further information, visit the [Western Bay of Plenty Website](#). Tick the boxes containing the information you require, enter: **113 Snodgrass** in the: Street Address field and then press the [Search] button.

The [map legend](#) can also be downloaded as a PDF file.

.

## Disclaimer

Netpark Ltd have taken all reasonable steps to ensure that the information in this document is as accurate as possible. However, Netpark Ltd cannot accept any responsibility for any issues that occur due to possible inaccuracies in these pages. It is the responsibility of the buyer to check the accuracy of any information contained in this document, with the sellers named in this document.

## Chattels

The asking price for the property includes a comprehensive list of chattels, the most significant of which are listed below.

## Orchard

The orchard chattels include the following items:-

- 2 Orchardised tractors; one Kubota 30Hp and one Iseki 45Hp (both diesel powered). Tractor implements include:-
  - 1500-litre trailing Masotti head jet orchard sprayer.
  - 200-litre 3-point link mounted weed sprayer and boom.
  - 2-metre wide rotating offset mower with roller.
  - 1-tonne lift, rear-mounted forklift.
- ½-tonne capacity fertilizer spreader.
- Ride-on mower with 57 inch cutting capacity.
- 20+ 300kg fruit picking bins.
- Hand-operated pallet trolley.
- Avery balance scales (100kg)
- Pallet strapping equipment

## House

Included in the sale of the property are the following house fixtures:-

- Blinds
- Curtains
- Carpets
- Light fittings
- GEC double door refrigerator / freezer
- Dishwasher
- Remote-controlled automatic garage door opener
- Security alarm system

In addition to the chattels listed above, the current owner has an extensive collection of tools, some of which may be offered for sale separately and the new owner will be offered first refusal.

## Surrounding Area

It is said that in the world of property / real estate, there are three things that are crucial: **location! location! location!** There are few lifestyle properties more ideally located in an environment that has something for almost everyone.

### Local area

The estate is located less than 3km from the picturesque Te Puna beach, where small boats can be launched from the boat ramp to fish in the nearby estuaries, or to head out into the mouth of Tauranga harbour, which has excellent fishing and some SCUBA diving opportunities. Te Puna also has a local tennis club, bridge club, two community halls, along with active cricket and rugby clubs.

Approximately 4km south of the estate is the Wairoa river and the Waimarino Adventure park which features excellent kayaking facilities, a rock climbing wall, Hydro slides and glowworm tours.

Less than 5km to the south lies the outer city suburb of Bethlehem, which has a large supermarket with ample parking and a range of small specialist shops. These include a general goods store, butchers, garage / mechanics, discount goods store, hardware store, book store, Post Office, Winery, two garden centres and several licensed cafés and restaurants (one restaurant has a Michelin award).

3kms further south lies the port city of Tauranga, which is currently the fastest growing city in New Zealand. As well as a wide variety of small specialist shops, the city boasts a number of shopping malls, including Bayfair Shopping Centre and Palm Beach Plaza. The city has an emerging bar / bistro scene located on the waterfront, which hosts an annual jazz festival. Tauranga features a range of restaurants offering a wide variety of cuisine's, along with cinemas, two 10-pin bowling alleys and a lawn bowls club. There is also a large stadium complex in the Bayfair suburb, Baypark Stadium, which hosts Speedway events during summer and rugby matches in the winter.

For horseracing fans, Tauranga also has a race course, which is home to eleven race meetings per racing season including the popular Bay Of Plenty Harness Racing Clubs Anniversary weekend which meets in January.

Just a few short miles away is the popular holiday town of Mount Maunganui. The town is fortunate enough to have both a harbour beach (Pilot Bay) and an ocean beach with great surf within walking distance and is a popular place for visiting tourists and sun worshipers during the summer months. Mount Maunganui is only a 30-minute drive from the GwenGary estate.

For golfing enthusiasts, there are 6 golf courses (5 large / 18-hole and 1 small / 9-hole) all within a 30-minute drive from GwenGary.

### Further Out

Further afield, but still within an easy drive are:-

- Auckland, the City of Sails which is approximately 190kms (118 miles) from the estate. Auckland is the largest city in New Zealand and is home to more than 1.3 million residents (approximately 31 percent of the country's population).

For sailing enthusiasts, Auckland has more small boats per capita than any other city in the world, with an estimated 135,000 yachts and launches. Around 61,000 of the country's 150,000 registered yachtsmen also come from the Auckland Region and two America's Cup challenges (2000 Cup and 2003 Cup) have been hosted there.

Auckland also boasts a full-time professional symphonic ensemble in the Auckland Philharmonic Orchestra and many national treasures and significant cultural artifacts reside there. Journey time to Auckland is approximately 2 hours, 20 minutes.

- The city of Hamilton, which features impressive Italian Renaissance Gardens. Other local attractions include Hamilton Zoo, the Waikato Museum, the Hamilton Astronomical Society Observatory, the Arts Post art gallery, and the SkyCity casino. Journey time to Hamilton is approximately 1 hour, 45 minutes.
- The city of Rotorua, home to New Zealand's most active geothermal area, also features spectacular trout fishing, a number of adventure activities (including white water rafting, skydiving, bungy jumping and zorbing), extensive Maori culture/heritage facilities and has a reputation as a spa destination, that dates back more than 160 years. The city centre is only a one hour leisurely drive from the estate.
- Te Kuiti, home of the world-famous Waitomo Caves, believed to be over two million years old. As well as their spectacular stalactite and stalagmite formations, the caves also contain an impressive glow-worm grotto. Journey time to Waitomo is approximately 2 hours.

Both Auckland and Hamilton have international airports, while both Tauranga and Rotorua have regional airports.