

# WAKEFIELD PROPERTY NEWS

with

*Lydia Heyward* LICENSED REAA 2008

Giving real estate a good name in the Nelson/Tasman region for over 30 years



## Hello readers

What does 2018 have in store for us? I hope that it delivers positive results for you all.

Jo and I will be spending much more time in your area this year, I am keen to offer people the Bayleys experience. Like many folk, I didn't fully understand the client and customer benefits of the 'Bayleys Way' until I joined the group.

I have had so many really positive comments, letters of

recommendation and client referrals. It has been a truly positive experience.

Every property is a Bayleys property, every property owner receives the same high level of service and care and the best results. We pride ourselves in achieving outstanding results.

It doesn't matter if your property is large or small - the Bayleys team sell them all. We are looking forward to meeting you.

**Follow me on** 

# Why Bayleys?

Every large real estate company will tell you they are the best, or the biggest and the best. However, we all know that doing business successfully ultimately comes down to relationships and results.

So before you engage a company to sell your property you need to trust the people you're dealing with have the tools and the ability to do the job successfully.

Bayleys is proud to be New Zealand's largest full service real estate agency. With a presence in all major cities, provincial towns and regions, we have unmatched buying power with key media, and a vast referral network - both of which help to optimise sales opportunities for our clients.

**Our track record, results, client relationships, and repeat and referral business are all testimony to the knowledge, aptitude and professionalism of Team Heyward.**



## SUDOKU

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|---|---|---|---|---|---|---|---|---|
| 2 |   |   | 6 | 1 |   | 3 | 7 | 8 |
|   |   |   | 9 |   |   | 1 |   |   |
|   |   | 1 |   | 3 | 7 |   |   | 5 |
|   |   | 5 | 1 | 4 |   | 2 |   | 3 |
| 9 |   | 2 |   | 8 |   | 4 |   |   |
| 8 | 4 |   |   | 7 |   |   |   |   |
|   |   |   |   |   | 4 | 7 | 5 |   |
|   |   | 5 |   |   | 9 | 8 | 1 |   |
|   |   |   |   |   |   |   |   |   |

**E008** **Easy**

# WANTED

Country home on the outskirts of Wakefield, Moutere or surrounding district for a buyer who treasures privacy.  
Up to \$700,000.

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Family home in Wakefield for a retiring farmer who would like enough land to have a country style veggie garden and room for his dog.

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Modern family home with 2 - 4ha of land within 10 minutes of Wakefield. Would love Mt Heslington Road, Higgins Road, Pigeon Valley Road areas.



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VINING REALTY GROUP LTD. BAYLEYS LICENSED UNDER THE REA ACT 2008

**NEW LISTING**



**38 Slippery Road, Tapawera - \$650,000 + GST (if any)**

Here is the perfect opportunity to live in a beautiful property and work from home supplying free range eggs to the market and to an established client base - on average, 1,000 eggs are collected daily. The 4.9ha property is situated in a very pretty valley in the Tapawera area and bounds the Sherry River. There are eight chicken houses and a chicken raising house. The hens are free-ranged every day after their morning feed. The owners also run a few sheep and fatten a couple of cattle. The home is a lovely family home with three bedrooms, a large living area, modern kitchen and bathroom. A large covered deck provides amazing outdoor living. There are fruit trees, room for an extra large veggie garden, kids pets, a pony and more. An abundance of sheds and the egg grading room and cold store are situated close to the home. Business books are available on request.

**NEW LISTING**



**34 Leigh Road, Foxhill - \$1,150,000**

This lovely family home was built in the early 1920s but has been extensively altered and now has four double bedrooms; two bathrooms; a spacious living room and a true country kitchen. There is also a large craft room which could be used as a fifth bedroom or office. Deer fencing divides the 15ha into paddocks - suitable for all types of lifestyle farming options. The hay shed and 4-bay pole barn are centrally situated with a separate workshop and garage located adjacent to the barn. Water is drawn from a well and pumped to tanks which gravity-feeds to the paddocks and the home. Until recently this property had a relocatable granny flat - the septic tank and electrical connections are still in place - a bonus if you are planning to obtain consent for a second dwelling. There is much more to this property which can only be appreciated by viewing.

**NEW LISTING**



**Eighty Eight Valley Road - Three options available**

Looking for a good sized fattening block? Three adjoining property owners have decided to sell and two of the three blocks are available separately or together and the third block is available as a boundary adjustment with the middle block. In total there is approximately 100ha of excellent farm land.

**Option 1:** 52ha of arable land with a large hay shed. **\$1,200,000 + GST**

**Option 2:** 19.9ha of good farmland with two basic homes, old but usable woolshed, good yards and other support buildings. **\$770,000 + GST**

**Option 3:** 25.2ha of quality grazing and fattening land that could be added to the 19.9 ha block by way of a boundary alteration (subject to council consent) **\$575,000 + GST**. Further information is available.

**Just call me and I can explain all of the finer details.**

*Willow Bank*  
HERITAGE VILLAGE  
79 Wakefield-Kohatu Highway, Wakefield

**SUDOKU SOLUTION**

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|---|---|---|---|---|---|---|---|---|
| 2 | 9 | 4 | 6 | 1 | 5 | 3 | 7 | 8 |
| 5 | 3 | 7 | 9 | 2 | 8 | 1 | 4 | 6 |
| 6 | 8 | 1 | 4 | 3 | 7 | 9 | 2 | 5 |
| 7 | 6 | 5 | 1 | 4 | 9 | 2 | 8 | 3 |
| 9 | 1 | 2 | 5 | 8 | 3 | 4 | 6 | 7 |
| 8 | 4 | 3 | 2 | 7 | 6 | 5 | 9 | 1 |
| 1 | 2 | 8 | 3 | 6 | 4 | 7 | 5 | 9 |
| 3 | 5 | 6 | 7 | 9 | 2 | 8 | 1 | 4 |
| 4 | 7 | 9 | 8 | 5 | 1 | 6 | 3 | 2 |

**The first Sunday of each month (until May) is the day to visit Wakefield!**

There are 11 different destinations to visit. Bring your family to Wakefield for the day!

The Victorian Cafe, Burger Bar and Milkshake Bar are fundraisers for the Willow Bank Heritage Village project. We are serving food from different time eras and dress-up accordingly. We encourage

people to come dressed-up and have fun.

Stroll along the village street and visit the many different stores and establishments, each one an echo of New Zealand's past.

Willow Bank Heritage Village in Wakefield is part of Destination Wakefield.



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