

# Information Memorandum

1 - 11 London Street, Lyttelton

Corner of Oxford St and London St

For Sale by Deadline Private Treaty

Closing 4pm, 30th July 2021

Collett's Corner Ltd.

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## Executive Summary

Location	1 - 11 London St (includes 25 Oxford St) Lyttelton
Description	Development Site
Land Area	973 Square Meters (more or less)
Legal Description	Lot 1 DP 13544, CT CB509/139 Sec Pt31 Lyttelton Town, CT CB357/285
Town Planning	The property is zoned Town Centre under the Banks Peninsula District Plan.
Improvements	Existing site works (if any)
Opportunities	Prime mixed use redevelopment opportunity in Lyttelton, the South Island's busiest port town.
Sale Process	For Sale by Deadline Private Treaty closing 4pm, 30th July 2021 Collett's Corner Ltd.



Refer to survey for exact boundary

## Property Description

### Opportunity

Arguably the best address in Lyttelton, this is a significant redevelopment site on a prime corner position. A port town supporting the South Island's largest and strategically most important port, Lyttelton is a community set to reap the benefits of Canterbury's future growth and prosperity.

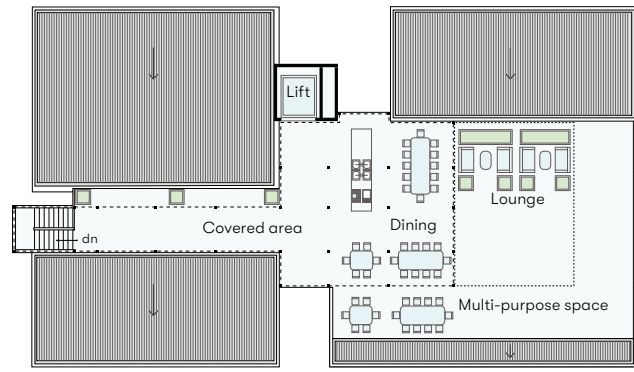
The site offers a unique opportunity for a discerning developer to make a real mark on the town and benefit from the significant commercial opportunities available.

### Land description

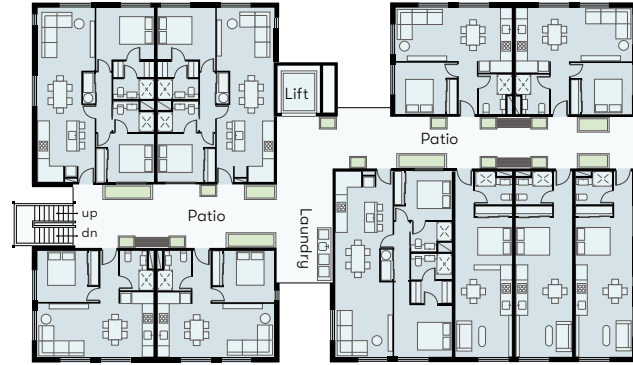
Comprising 973 square metres, the site on the south west corner of London Street and Oxford Street features significant road frontages. Its north facing frontage to London Street is 37.5 metres with an east facing frontage to Oxford Street of 25.6 metres.

Existing buildings on the site have been removed. The land is contoured sloping away from London Street towards the sea. The site has been excavated upon removal of the buildings and now appears generally level approximately at the previous basement level (or ground floor level from Oxford Street). Good access on grade to the site is available from Oxford Street.

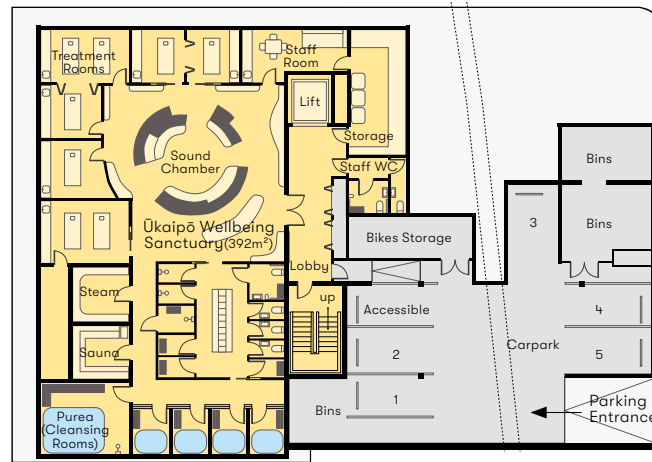




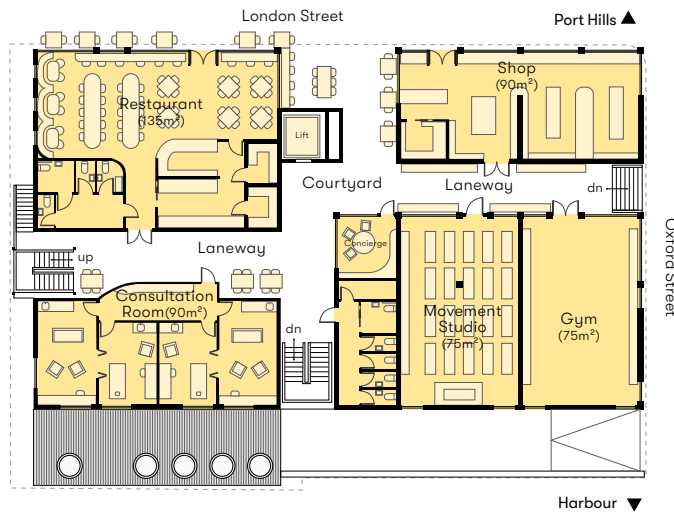
**Roof Terrace**



**Level 1 & Level 2**



**Lower Level**



**Ground Floor and Courtyard**

## Resource Consent & Design

### Potential Development (DD 50%)

The development has architectural drawings completed through 50% developed design. The design team that worked on the project have all expressed an interest to see the project through if a developer wanted to complete the project. It would be possible for construction to begin within six months if the purchaser has access to financing.

### Resource consent

A resource consent was granted for a development to be built on the site in March 2020. It comprised of a four story building with 20 apartments, 6 car parks and 2 levels of commercial space. Refer to the resource consent for complete details.





# Location

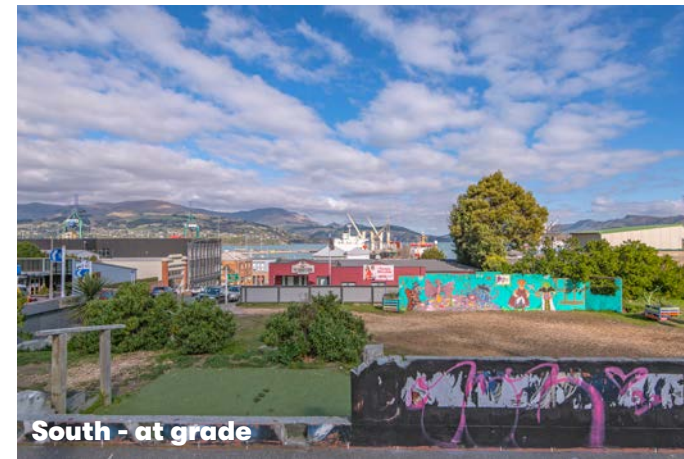


Lyttelton is a vibrant small town community with rich history. Although many of the historic buildings that defined the commercial centre have now gone, the town retains its picturesque outlook over Lyttelton Port and the bays of Lyttelton harbour. A range of commercial services, hospitality, convenience retail, takeaway foods, craft and gift stores help define the flavour and atmosphere of the main

street. The community is separated from Christchurch by the Port Hills but is also linked to the larger metropolitan area by the Lyttelton Tunnel.

London Street is the main retail and commercial heart of Lyttelton. The subject location known previously as “Collett’s Corner” is the former location of Collett’s Pharmacy, Maritime House and the Empire Hotel.

In addition to Collett’s Pharmacy and the Empire Hotel, it has in recent times housed Bookkeeping and Beyond, McKay Shipping, Lyttelton Seafoods, NZ Post and Leslie’s Bookshop.



Harbour views to the South, and Port Hill views to the East, West and North.



### Flat-white? Pinot Noir? Tapas? It's all within easy reach.

Located in the heart of Lyttelton, with a short 15 minute drive Christchurch CBD and 30 minutes' drive to the airport. Lyttelton is a place of stunning views, rugged natural beauty, community-minded locals well-known for great cafes and boutique shops to explore.



#### The Shroom Room

An owner-operated small restaurant and bar, focusing on diversity and sustainability with a small and constantly changing menu.



#### Harbour Co-op

A community-owned co-operative, Harbour Co-op supports local, organic, fair trade and wholefoods producers.



#### Lyttelton Coffee Co-op

The dark horse of Christchurch coffee roasting and supply, also showcasing local artwork, music gigs, weekly life drawing and spin classes.



#### Transport

A highly connected world lies just outside your door with a local bus and ferry helping you get around seamlessly.



#### SUPER Restaurant

Tapas bar and restaurant with a reputation as one of the most popular eateries in town. SUPER is exactly what its name suggests.



#### Civil and Naval

Cosy, cool and equally approachable. The emphasis is on simple, well executed and affordable European dishes.



#### Library

Escape to another world with Lyttelton's very own library containing 1000's of books, newspapers and magazines.



#### Pharmacy

The local pharmacy since the 1850s with everything you need to keep your body running smoothly. Also includes a post-office.



#### Wunderbar

The weirdest, coolest little bar and live music venue in New Zealand. Loved by the best people and bands (U2 included).



#### Soulstyle

Soulstyle Organic Hair Salon offers a full range of professional cuts, colours, styles and treatments, using products that are organic.



#### LAF | Lyttelton Arts Factory

Lyttelton's latest performing arts venue - where practitioners can devise, rehearse and present original works in one place.



#### Community Garden

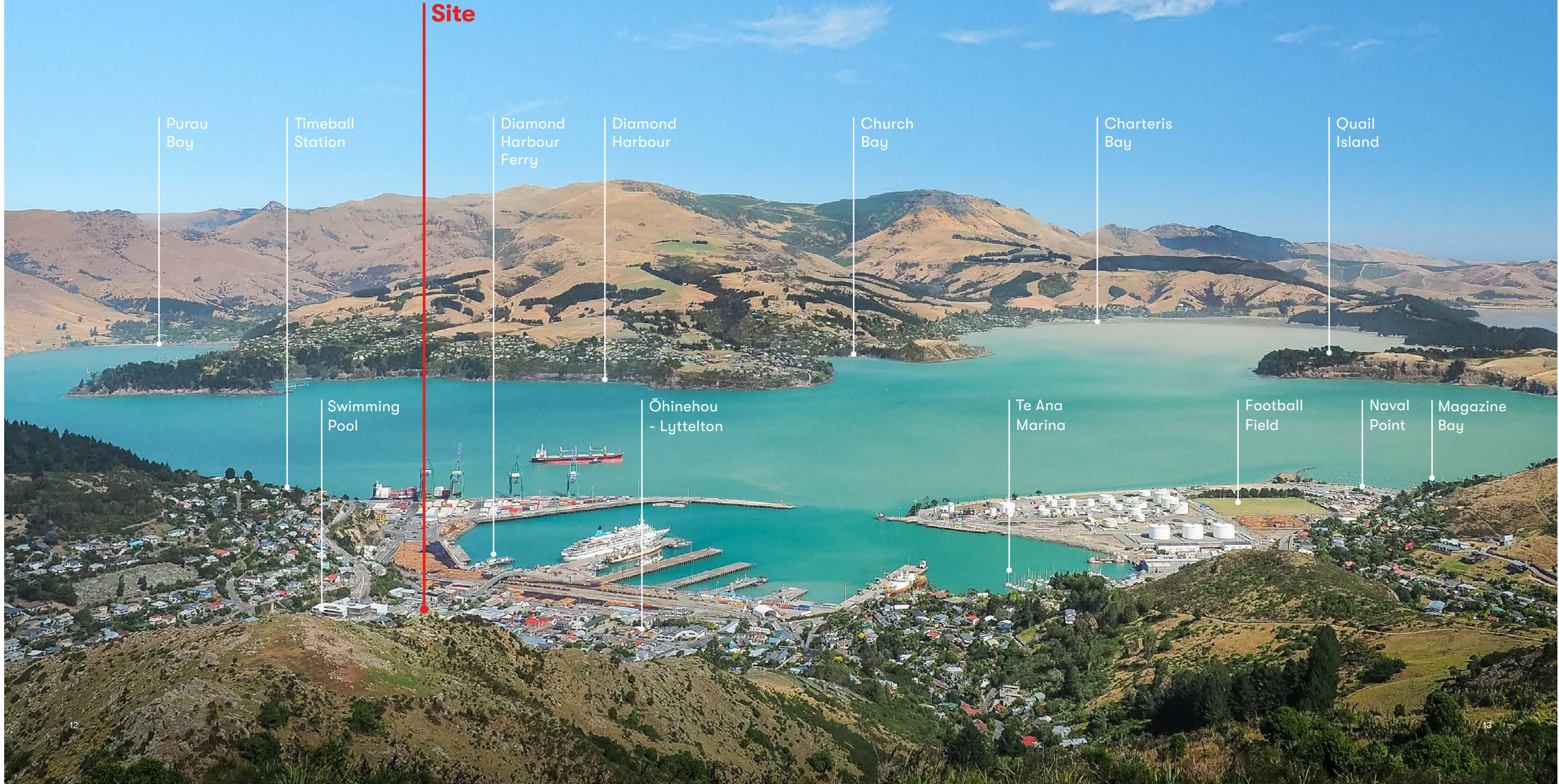
The communal garden creates a place for people to share knowledge, learning to grow food and minimise waste.



# Te Whakaraupō Lyttelton Harbour

The site is located in the heart of Lyttelton, just 15 minutes' drive to the Christchurch CBD and 30 minutes' drive to the airport. Lyttelton is known for its stunning views, rugged natural beauty, and ample choices for outdoor adventure.

It is an ideal location for people that enjoy sailing in the harbour, hiking in the hills or biking around bays.





## Disclaimer

The information contained in this report is prepared by Collett's Corner Ltd. (as the vendor) solely to assist potential purchasers with deciding whether or not they wish to make further enquiries with respect to the property.

None of the information contained in this report can constitute any representation or offer by the vendor. Prospective purchasers and their advisors should make their own enquiries to satisfy themselves as to the correctness of the information.

The vendor will not assume liability for negligence or otherwise for the material contained in this report. Any liability on the part of the vendor, its employees or agents for loss or damage in any claim arising out of or in connection with this memorandum other than liability which is totally excluded by this clause, shall not (whether or not the liability results from or involves negligence) exceed \$1,000.

### **GST Disclaimer**

The purchase price and the value of the property may be affected by GST.

Collett's Corner Ltd is not qualified to provide advice on any GST issue relating to the property.

You should satisfy yourself by your own enquiries (including a review of all contracts and leases relating to the property by your own appropriately qualified advisers) as to the impact of GST upon the purchase price and tenant payments.

The vendor makes no representation, express or implied, as to whether or not GST has any affect on the property or the purchase price.



## Further Information

Further information provided on the Collett's Corner website: [www.collettscorner.nz](http://www.collettscorner.nz)

- Resource Consent (March 2020)
- Titles
- Building Plans (March 2020, June 2021)
- Preliminary Design for Interiors for Ūkaipō (June 2021)
- Survey (December 2020)
- Geotech Report (February 2021)
- Banks Peninsula Zoning
- Lyttelton Design Guidelines
- Building Valuations (August 2019, January 2021)
- Consultant Contact Details
- Brick Drain Information
- Archaeology Requirements
- Rental Appraisals
- Questions & Answers





# Contact Details

All enquiries for further information  
on this site can be obtained from:

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