

Rose Manor

MARLBOROUGH

A tradition of creating neighbourhoods to love

MARLBOROUGH RIDGE RESORT - COVENT GARDENS - NOTTINGHILL - ROSE MANOR

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Hi Greg from the Team at DeLuxe

Rose Manor Update - 1 December 2017

You registered interest in our new Rose Manor subdivision hence I am happy to be sending you our second official update and Newsletter.

As promised we are giving those persons who expressed an early interest the opportunity to purchase before we list through the Agency network. Those sections which are available in our first construction stage are now for sale. Lots 5 and 8 are available through Ben McLennan at Harcourts. All other lots for the next week are available directly through DeLuxe Group.

To visit our website go to www.deluxegroup.co.nz

Click the image below to download the Section Status and Pricing

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Section Status and Pricing

Last Update: 1 December 2017

Lot Number	Size (sqm)	Price (NZ\$)	Stage	Remark
Lot 1	620	\$190,000	Out of Subdivision	Title 2018 – estimated July/ August
Lot 2	630	\$190,000	Out of Subdivision	Title 2018 – estimated July/ August
Lot 3	630	\$190,000	Out of Subdivision	Title 2018 – estimated July/ August
Lot 4	630	\$190,000	Out of Subdivision	Title 2018 – estimated July/ August
Lot 5	630	\$190,000 - Harcourts	Out of Subdivision	Title 2018 – estimated July/ August
Lot 6	925	Sold	Stage 1	
Lot 7	850	Sold	Stage 2	Title 2018 – estimated July/ August
Lot 8	805	\$250,000 - Harcourts	Stage 2	Title 2018 – estimated July/ August
Lot 9	800	Sold	Stage 2	Title 2018 – estimated July/ August
Lot 10	785	Sold	Stage 2	Title 2018 – estimated July/ August
Lot 14	620	\$235,000	Stage 2	Title 2018 – estimated July/ August
Lot 15	630	\$245,000	Stage 2	Title 2018 – estimated July/ August
Lot 16	680	\$245,000	Stage 2	Title 2018 – estimated July/ August
Lot 17	700	Sold	Stage 2	Title 2018 – estimated July/ August
Lot 18	705	Sold	Stage 2	Title 2018 – estimated July/ August

Lot 11	755	Sold	Stage 3	Title 2018 – estimated August/ September
Lot 12	730	Sold	Stage 3	Title 2018 – estimated August/ September
Lot 13	695	\$245,000	Stage 3	Title 2018 – estimated August/ September
Lot 19	715	Sold	Stage 3	Title 2018 – estimated August/ September
Lot 20	715	Sold	Stage 3	Title 2018 – estimated August/ September
Lot 21	680	\$245,000	Stage 3	Title 2018 – estimated August/ September



Titles

- **Stage 1:** July/ August 2018
- **Stage 2:** July/ August 2018
- **Stage 3:** September 2018

Other available sections will be priced on 1 December and those who have registered their early interest will be offered these in the first instance. Any sections that remain on 7 December will be marketed direct or through our Agents Harcourt's and Bayley's. Sections that will be available for purchase outside of the Auction will be Lots 1 - 4, 13 - 16 and 21.

The Look and Feel of Rose Manor

Rose Manor will be made up of main connector roads which will carry traffic through the development, and quiet side roads/ cul-de-sac's which will incorporate a pocket park with a footpath and cycle lane, feeding through to a connector road. This is designed to calm traffic and make the development much more boutique and peaceful than just a north/ south, east/ west grid roading system.

The Connector Road design features -

1. Double carriageway
2. Deliberate double off-street parking outside every 2nd dwelling
3. Footpaths on both sides
4. Varying textures and formality to raise the level of the development which will include sealed aggregate concrete for driveways, concrete curbs and footpaths with deliberate stress joints to avoid cracking, and hotmix.
5. Each Section will have at least 1 street tree
6. Modern and sleek street lighting



The Quiet Cul-de-sacs will feature -

1. Double carriageway
2. Deliberate double off-street parking outside every dwelling on the east side of the street
3. Footpath on the western side of the street
4. Varying textures and formality to raise the level of the development which will include sealed aggregate concrete for driveways, concrete curbs and footpaths with deliberate stress joints to avoid cracking, and hotmix.
5. Each Section will have at least 1 street tree
6. Pocket Park with pedestrian and cycle access to a connector road
7. Modern and sleek street lighting



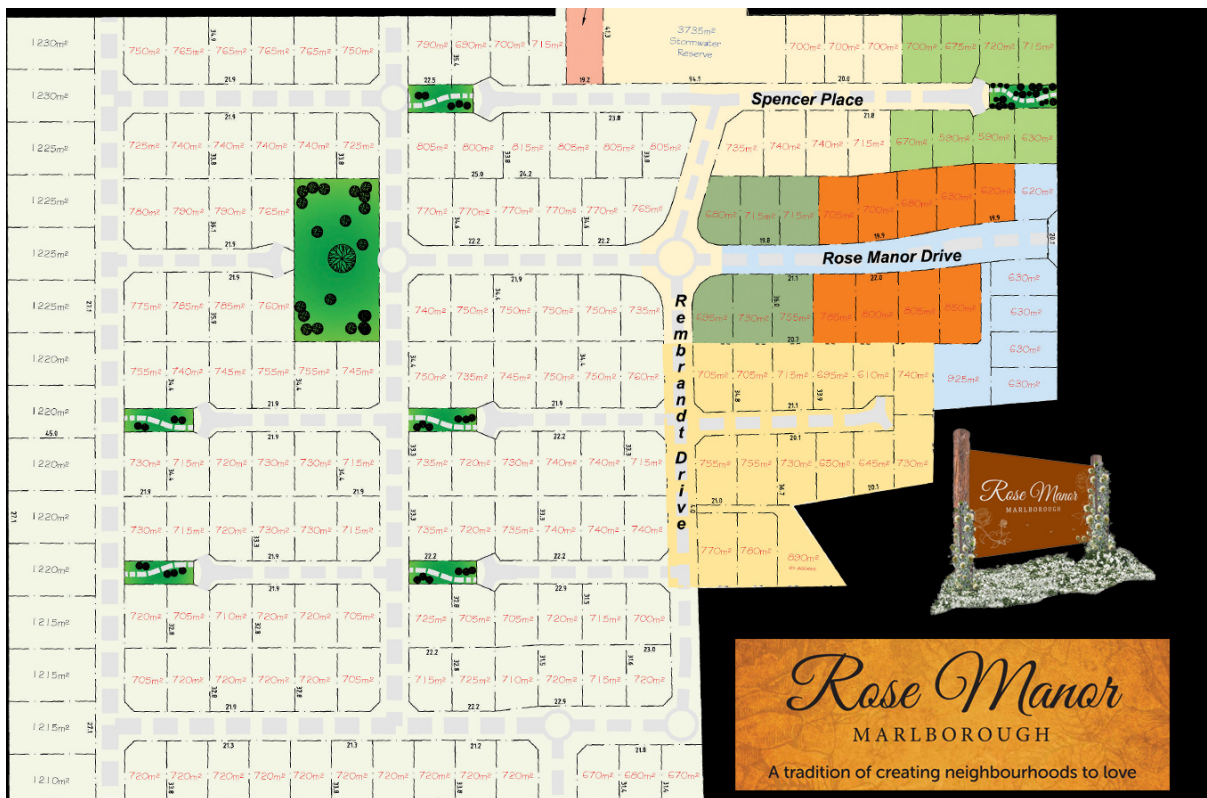
Front Entry Statement

The front entry signs will be a mix of rustic steel panels supported by bridge beams with 3D lettering standing off the sign. This theme will continue throughout the subdivision.



Overall Concept Plan

Below is our overall plan for the entire subdivision showing the location of Pocket Parks, the Rose Manor Reserve and Storm Water Reserve.



Useful Documents to Download

[Rose Manor Covenants](#)

[Out of Subdivision Covenants - Lots 1 - 5](#)

[Rose Manor Section Status and Prices](#)

[Plan with Dimensions - Lots 1 - 36](#)

[Overall Concept Plan](#)

If you would like to keep receiving updates on our development then we will mail these to you from time to time. If you don't wish to keep receiving them then simply unsubscribe from this email. If you have any further queries or would like more information then please don't hesitate to contact me.



From Greg and the Team at the DeLuxe Group.

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