



Information memorandum

Ashley, Rangiora
24 Canterbury Street

Prepared by Whalan and Partners Limited, Bayleys
March 2026



IN ASSOCIATION WITH
 Knight
Frank



Boundary lines are indicative only



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The opportunity

Whalan and Partners Limited, Bayleys is pleased to offer 24 Canterbury Street, Ashley, Rangiora for sale by way of Asking Price of \$1,250,000.00 +GST (if any).

There are properties you buy for return – and there are properties you buy to change your life.

The Ashley Hotel sits at the heart of a proud rural community — the kind of place where locals know each other by name, where Friday nights still mean a full bar and shared stories, and where the publican is part of the fabric of the district.

This is your chance to step into that role.

Live Where You Work. Work Where You Belong.

Set on a substantial landholding in Ashley, just minutes from Rangiora, the property offers a true live-in business opportunity. The operator's quarters allow you to live on-site, removing the commute and embedding you directly into the community you serve.

Three additional guest rooms have historically been rented in traditional hotel fashion — providing supplementary income and the ability to host travelers, contractors, or weekend visitors exploring North Canterbury.

Wake up where you work. Walk through the apartment doors into your place of work. Lock up at night and be home within moments. It is a rhythm of life many aspire to — but few secure.



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Executive summary

The Ashley Hotel presents a rare opportunity to secure a genuine live-and-earn rural hospitality asset in the heart of Ashley, just minutes from Rangiora. Offering an established pub, operator's accommodation, guest rooms, and a substantial landholding with future upside potential, the property combines lifestyle change with diversified income streams. Underpinned by scale, location, and long-term land value fundamentals, this is an opportunity suited to both hands-on owner-operators and forward-thinking investors.

The property



Property address

24 Canterbury Street, Ashley, Rangiora, 7477



Legal description & record of title

Lot 1 Deposited Plan 459207 on record of title 599542



Floor area

352sqm (approximately)



Land area

2,481sqm (more or less)



Occupancy

Vacant



Car parking

Four (4)



Zoning

Residential Zone B

The sale process



Method of sale

Asking Price of \$1,250,000.00 +GST (If any)

Key highlights

- Established rural hotel / public bar
- Operator's live-in accommodation
- Three guest/hotel rooms
- Expansive yard and car parking area
- Lifestyle-driven purchaser appeal

Investment highlights

01 **Live-in business model**

An integrated operator's residence allows you to live onsite, reducing overheads while embedding yourself fully within the community you serve.

02 **Established rural hospitality asset**

The Ashley Hotel holds an enduring position as a local gathering point, providing an incoming purchaser with an operating foundation rather than a greenfield start.

03 **Multiple Income streams**

Bar operations combined with onsite accommodation and guest rooms provide diversified revenue potential within a single asset.

04 **Significant landholding**

The expansive site not only supports current operations but also underpins long-term intrinsic value.

05 **Future development optionality**

Surplus land currently utilised for parking presents genuine scope for expansion, additional accommodation, or alternative value-add initiatives (subject to consent).

06 **Lifestyle & income alignment**

Few opportunities allow purchasers to align lifestyle change with income generation in a single acquisition.





The location

Ashley is a small rural township located in the heart of North Canterbury, just a short drive north of Rangiora, the primary commercial and service centre for the Waimakariri District. The area benefits from convenient access to State Highway 1 (New Zealand), providing efficient connectivity south to Christchurch and north to the wider Canterbury region. Rangiora offers a comprehensive range of retail, hospitality, professional services, schooling, and healthcare facilities, supporting both the township and surrounding rural communities. The Ashley area itself is characterised by productive farmland, lifestyle properties, and a strong sense of community, while its proximity to Rangiora allows residents and businesses to enjoy the advantages of rural living alongside access to established urban amenities. Ongoing population growth throughout North Canterbury continues to strengthen the district's economic base, further enhancing the appeal of the area as a desirable location within commuting distance of Christchurch.



Accessibility

Positioned on Canterbury Street with easy vehicle access and ample onsite parking, the hotel is readily accessible for both locals and passing trade.



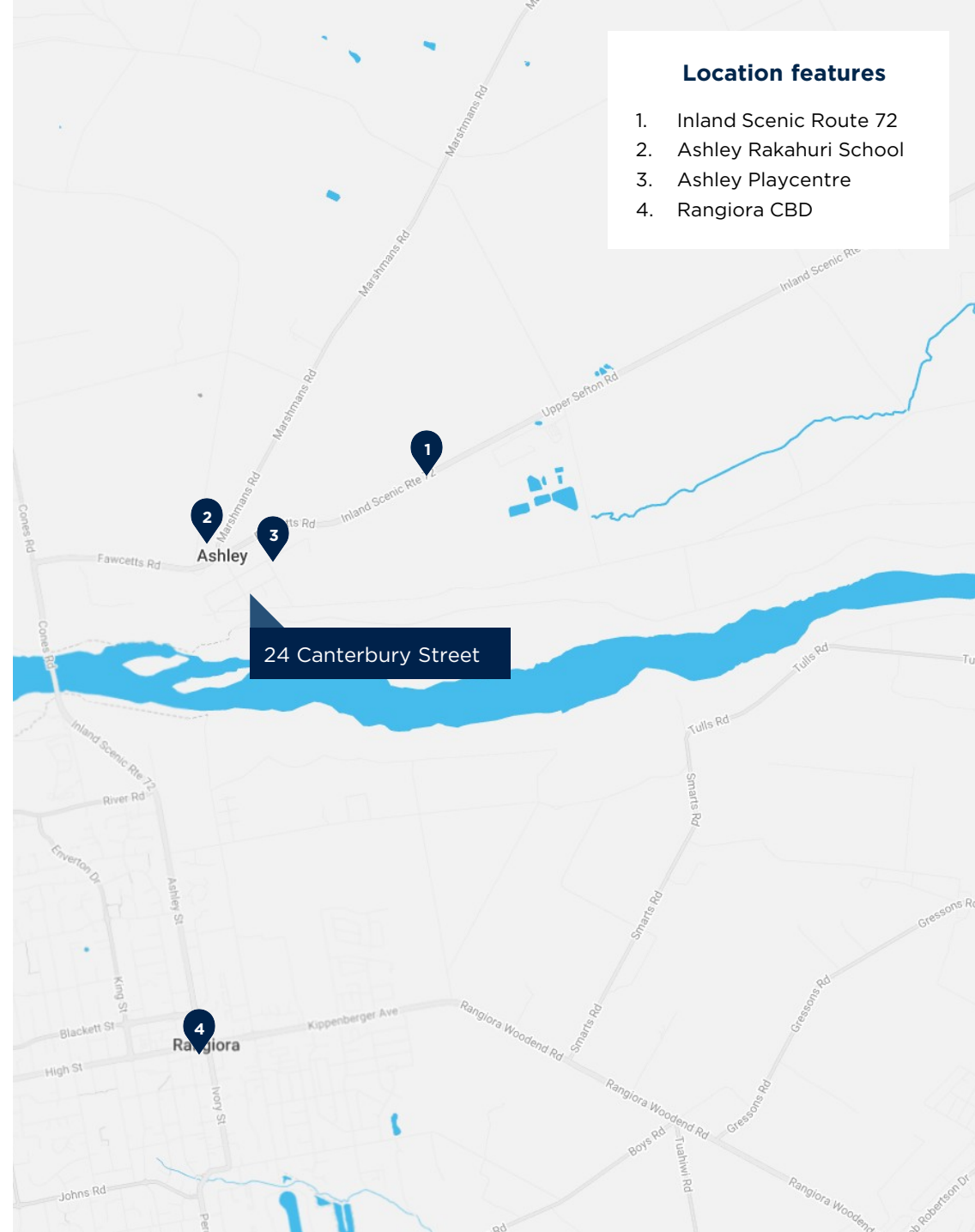
Transport

Close to State Highway 1 and major arterial links, the location supports convenient travel for patrons, suppliers, and accommodation guests.



Strategic North Canterbury Position

Located in Ashley just minutes from Rangiora and within comfortable commuting distance of Christchurch, the property benefits from strong regional connectivity and steady population growth in the wider district.



Legal description and zoning

Record of title	599542
Legal description	Lot 1 Deposited Plan 459207
Tenure	Freehold
Local authority	Waimakariri District Council
Zoning	Setz-Settlement Zone

The Settlement Zone (SETZ) provides for the district's small rural and beach settlements, enabling a mix of predominantly low-density residential activity alongside small-scale commercial services that support local rural or coastal communities.





The sale process

24 Canterbury Street, Ashley, is being offered for sale by way of Asking Price \$1,250,000.00 + GST (if any)

To assist purchasers with their assessment of the offering an online due diligence data room is available. propertyfiles.co.nz/5529802

If you have any questions regarding the content included in this document or to arrange a viewing of the property, please do not hesitate to contact us:



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This Information Memorandum provides preliminary information to assist interested parties with their assessment of the property. For further information about the property sign into MyBayleys and visit bayleys.co.nz/5529802





Appendices

- Record of title
- Property files
- Land information memorandum

Our full-service offerings



Bayleys Residential Projects

- Specialises in comprehensive support for residential developments, including market research, pricing strategies, and master plan assessments.
- Expertise in off-plan and new developments to ensure competitiveness in changing markets.
- Provides tailored solutions to optimise returns and minimise risks.



Bayleys Building Consultancy

- Offers expert building surveying services to optimise property performance.
- Key services: technical due diligence, premises condition reports, development monitoring, and contract administration.
- Focuses on tailored, innovative solutions for property optimisation.



Bayleys Property Services

- Expert management solutions across property sectors, enhancing tenant satisfaction and asset performance.
- Key services: property management, facilities and risk management, financial management, and corporate occupier services.
- Emphasises seamless management for landlords and tenants.



Bayleys Valuations

- Provides valuation services across all property sectors for mortgages, financial reporting, and strategic decisions.
- Key services: current market valuations, rental and insurance valuations, and portfolio strategies.
- Renowned for professionalism and market expertise.

Get in touch with your agent, who will ensure you're referred to the most suitable expert for your specific needs.



- Focuses on commercial property management in retail, office, and industrial sectors.
- Key services: financial management, rent and OPEX collection, maintenance, and leasing.
- Over 30 years of market-leading expertise in tailored asset management.



MaxCap
Group

- Leading commercial property finance specialist, offering funding for investments and developments.
- Joint venture with Bayleys and Forsyth Barr, leveraging global and local expertise.
- Services: investment property finance, project underwriting, and capital raising.



- A commercial brokerage specialising in tailored financial solutions for property funding and business acquisition.
- Partnered with Bayleys to provide seamless financing options through a diverse lender network.
- Services range from small-scale loans to complex development financing exceeding \$100M.

Disclaimer

This Information Memorandum has been prepared by Whalan and Partners Limited, Bayleys, as a general outline only for the guidance of potential purchasers. The contents of this document does not constitute an offer or form part of any contract.

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GST disclaimer

Whalan and Partners Limited, Bayleys advises that the financial information in this report, relating to income, outgoings and the like is provided without reference to the possible impact of GST, if any. Purchasers should make their own assessment of the impact of GST on the investments and the returns derived there from after obtaining expert professional advice.

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Any interest in this property should be registered with the vendors agency. While care has been taken in their preparation, no responsibility is accepted for the accuracy of the whole or any part and interested persons are urged to seek legal advice and to make their own enquiries and satisfy themselves in all respects.

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