



Property report

East Taratahi, Carterton
326 Cornwall Road

Prepared by Bayleys Real Estate
15 July 2026

The opportunity

Bayleys Wairarapa & Tararua is pleased to offer Spaxton Farm, 326 Cornwall Road, East Taratahi for sale by Tender, closing 2pm Wednesday the 19th of August, 2026.

Some farming properties are tightly held for good reason. Spaxton Farm is one of them.

Held within the same family for over 30 years, Spaxton Farm was initially the support property for Tyneside a sheep and beef hill country property near Wainuioru. Where young progeny was grown out to good weights. The property, through its history, has also grown cereal crops, and in more recent times a simple cattle operation has been in place.

Opportunities to secure a farm of this scale, in such a highly regarded location on the East Taratahi Plains, are becoming increasingly rare.

The property is ideally located and with access off both Perrys Road and Cornwall Road the property should be desirable to those entering land ownership, as well as those looking to add to existing farming operations. A mere 5 kilometres from the southern end of Masterton and the higher ground on the farm presenting some wonderful house sites with wonderful views in all directions.

For those looking to expand an existing business, secure a strategic support block or invest in a quality landholding close to Masterton, Spaxton Farm should be of very strong interest.

It is our pleasure to present Spaxton Farm to the market on behalf of our vendors, and we look forward to showcasing this opportunity in more detail.

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BAYLEYS EASTERN REALTY (WAIRARAPA) LTD,
LICENSED UNDER THE REA ACT 2008

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bayleys.co.nz/3151206

Executive summary

The property Spaxton Farm, 326 Cornwall Road, East Taratahi, Carterton

The opportunity Spaxton Farm is a versatile rural property in the sought-after East Taratahi district, offering dual road access, quality infrastructure, productive soils, and a proven history of both arable, and sheep and beef farming. The two-title configuration provides flexibility for ownership and future opportunities, while the Ryans Block offers an attractive house site, making the property an exceptional farming, investment, or lifestyle opportunity.

Area (total) 69.4131 hectares (more or less)

Legal description WN505/21 Lot 3 Deposited Plan 12743, (63.3991 hectares more or less)
WN50B/248 Lot 3 Deposited Plan 83191 (6.0160 hectares more or less)

Zoning Rural (1A)

Current use Beef Fattening

Rateable Value
Rating values as at
01 September 2023

Capital value	\$2,870,000
Land Value	\$2,460,000
Improvement value	\$410,000

Annual Rates \$9,434.52 + GST

The Sale Process

Sales method By Tender
Closing Wednesday the 19th of August at 2pm (unless sold prior).
Tender documents to be submitted at the Bayleys office,
186 Chapel Street, Masterton

bayleys.co.nz/3151206



The property

Spaxton Farm is a well-established 69.41hectare rural property in the highly regarded East Taratahi district, offered across two separate titles with access from both Cornwall Road and Perry's Road. The property is well configured for efficient farming, with an operational hub which provides the bones for an excellent central yards.

The land features predominantly clay-based soils but with contour providing a fall of approximately 15m provides natural drainage and the farm has therefore been successful in supporting a hill country property in fattening lamb and beef, and its current system of simply fattening cattle through to good weights.

Golden Totara and Macrocarpa, as well as a stand of Kahikatea provide weather protection for livestock while enhancing the property's attractive rural character.

The infrastructure reflects the property's history as a productive arable operation. The addition of the 'Ryans Block' complemented the larger title by adding access of Perry's Road, while this title gives further options for building as the Ryans Block sits at the higher end of the property.

Positioned within easy reach of Masterton and Carterton, Spaxton Farm combines practical farm infrastructure, productive land, and a well-located rural setting, making it a quality property with broad appeal.

1. Proven in growing out both cattle and fattening lambs.
2. Water race serving most paddocks, with a small amount reticulated to troughs.
3. Suitable for cropping, capable of growing quality cereal crops.
4. Access from both Cornwall Road and Perry's Road

Location map



WN505/21 Lot 3 Deposited Plan 12743,
WN50B/248 Lot 3 Deposited Plan 83191

Property information



Area

Total titled area: 69.4151ha (more or less)

Made up of two titles, WN505/21 and WN50B/248 being 63.3991ha and 6.0160ha respectively.



Current livestock policy

The current farming system at Spaxton is to bring on to the property autumn calves at just over 100kgLW, these are then carried through to be finished as 2-year olds.

The farming system generally carries two age groups, currently they are carrying slightly less stock than they would otherwise carry through winter, being 31 2-year old steers , and 48 1-year old steers.



Current Pasture & Crop

The property has had very little re-grassing over its history, with two paddocks being re-grassed last year (paddocks BOSP and Stumps) totaling approximately 4.9 hectares with a mix of ryegrass, white clover and plantain. The paddock (Lands End) of 6 hectares is currently in leafy turnip.



Contour

The property has a sloping contour of approximately 15 metres from the top of the property (115masl) to its lowest point (100masl).



Soil Health & Fertiliser history

Soils are predominantly silt over a clay B horizon. This is true over the majority of the property, with our vendors noting a stoney soil in the most Eastern corner against Cornwall Road.

Although a clay base the property has natural runoff, the contour and fall within the property gives the ability to protect soils in wet conditions and would give future ability to increase the amount of drainage in the property.

The fertiliser history has generally been annual maintenance applications of lime and some super phosphate. The most recent applications, apart from cropping and reestablishment were: autumn 2025- maintenance super phosphate over rear of farm and approximately 1 tonne/hectare lime over the front of farm; autumn 2026 - maintenance super phosphate over the front of the farm. The farm has not been intensively stocked at any time during the current ownership.



Water supply

The water supply for livestock is fed by way of the two council water races. These races are cleared annually by Council.

A new (2025) pump supplies a water tank, this is pumped from the woolshed where it is drawn from the water race, up the farm to water tank in the paddock Ryans 2, which then gravity feeds back to the 5 water toughs.

The council water races are consistent through the summer months, being fed from the Waingawa River.



Fencing

The farm is well subdivided into 17 paddocks, and is predominantly conventionally fenced with electric out riggers through parts of the property.

Property information



Shelter

The property boasts a mixture of Golden Totara and Macrocarpa providing shelter for livestock, as well as a stand of mature Kahikatea in the middle of the property. The property has some protection around the boundary benefitting from neighbouring shelter belts including one on the southern boundary.



Animal Health

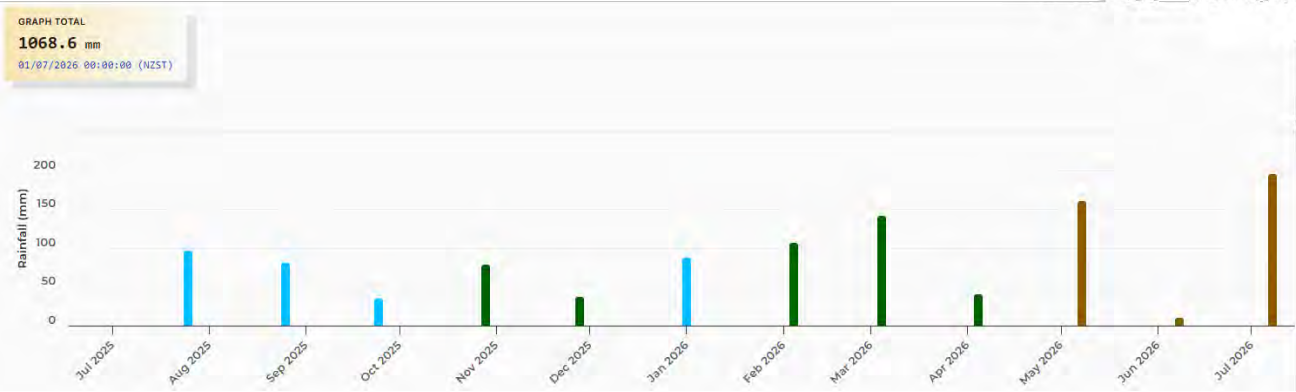
TB status C10, fattening cattle operation over the last 8 years with no breeding component



Rainfall & Climate

The Wairarapa historically has been known for cool winters and hot dry summers, however in recent years the region has had continuous rain through the summer months that has meant pasture growth has continued. The annual rainfall over the last 10 years has ranged between 693mm its lowest to 1484mm (weather station at Taumata Island, 20km south of property) prevailing wind is from the north-west, and the region area will receive approximately 5-10 frosts in any given winter.

Rainfall spread over the last twelve months, July – July 2026. Taken from Taumata Island weather station. <https://graphs.gw.govt.nz/envmon>



Property information

Farm buildings and infrastructure

4 bay Implement shed: 7m x 18m

3 Implement shed: 8m x 14m

Grain Silo (not currently in operation)

There are two dwellings on the property, one occupied, one unoccupied, These dwellings are not warranted to be in working order and are considered derelict. The West house is serviced with an independent metered power supply and a bore pump (assumed in working order).

Livestock Facilities

2 stand woolshed (plant has not been used for a reasonable length of time, and is not guaranteed)

Sheep Yards

Cattle yards and load out

Farm Chattels

3 x shearing plant (not warranted as in working order)

Water pump (new 2025)

Wool table

Crank wooden press

Please Note:

Subject to Agreement the handover date of the two dwellings and sheds may be at a later time than that of the settlement for the rest of the property. Please connect with the salespeople for more information.

Spaxton Farm - 326 Cornwall Road





Boundary lines indicative only

Photo gallery



Photo gallery





Photo gallery



Photo gallery





Sales details

326 Cornwall Road is offered for sale by tender (unless sold prior).

By Tender (unless sold prior)

2pm, Wednesday 19th August 2026

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:

Andrew Smith

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Certificate of Title



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**



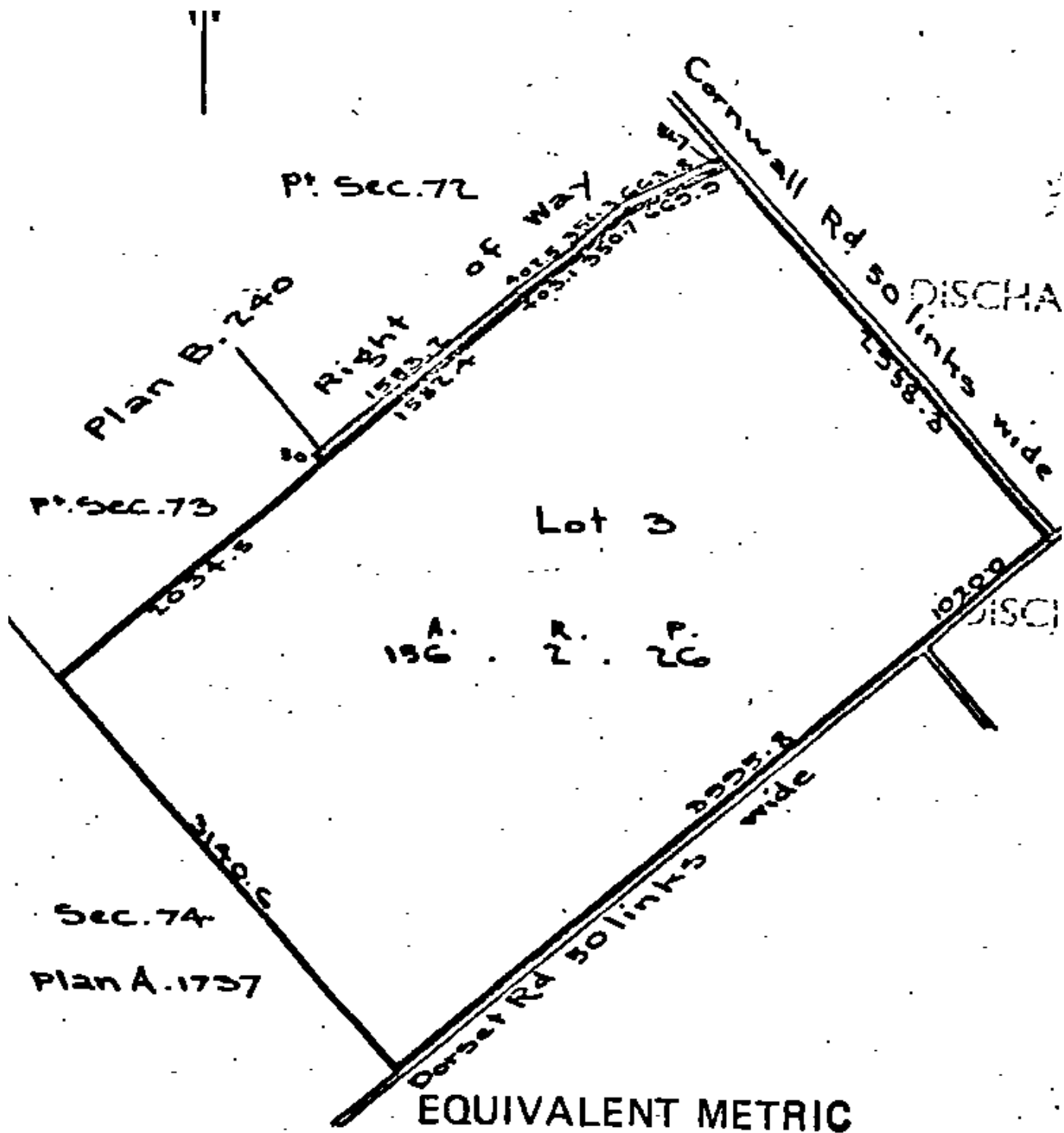

R.W. Muir
Registrar-General
of Land

Identifier **WN505/21**
Land Registration District **Wellington**
Date Issued 14 November 1944

Prior References
WN157/165

Estate Fee Simple
Area 63.3991 hectares more or less
Legal Description Lot 3 Deposited Plan 12743
Registered Owners
Brian William Duffy and Christine Jean Duffy

Interests
1968 Order in Council imposing Building Line Restriction - 23.6.1944 at 10.00 am (affects Dorset Road frontage)
Appurtenant hereto is a right of way created by Transfer 280856 - 14.11.1944





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **WN50B/248**

Land Registration District **Wellington**

Date Issued 16 January 1997

Prior References

WN39C/58

Estate Fee Simple

Area 6.0160 hectares more or less

Legal Description Lot 3 Deposited Plan 83191

Registered Owners

Brian William Duffy and Christine Jean Duffy

Interests

Approvals

RESD. PROPRIETORS.
Approved pursuant to Sec 223 of the Resource Management Act 1991, on the 14th day of November 1996, the Common Seal of the Carterton District Council is affixed in the presence of the General Manager.

THE COMMON SEAL OF THE CARTERTON DISTRICT COUNCIL
General Manager

Pursuant to Sec 224(a) of the Resource Management Act 1991, I hereby certify that all the conditions of the subdivision consent have been complied with to the satisfaction of the Carterton District Council.
Dated this 4 day of November 1996.

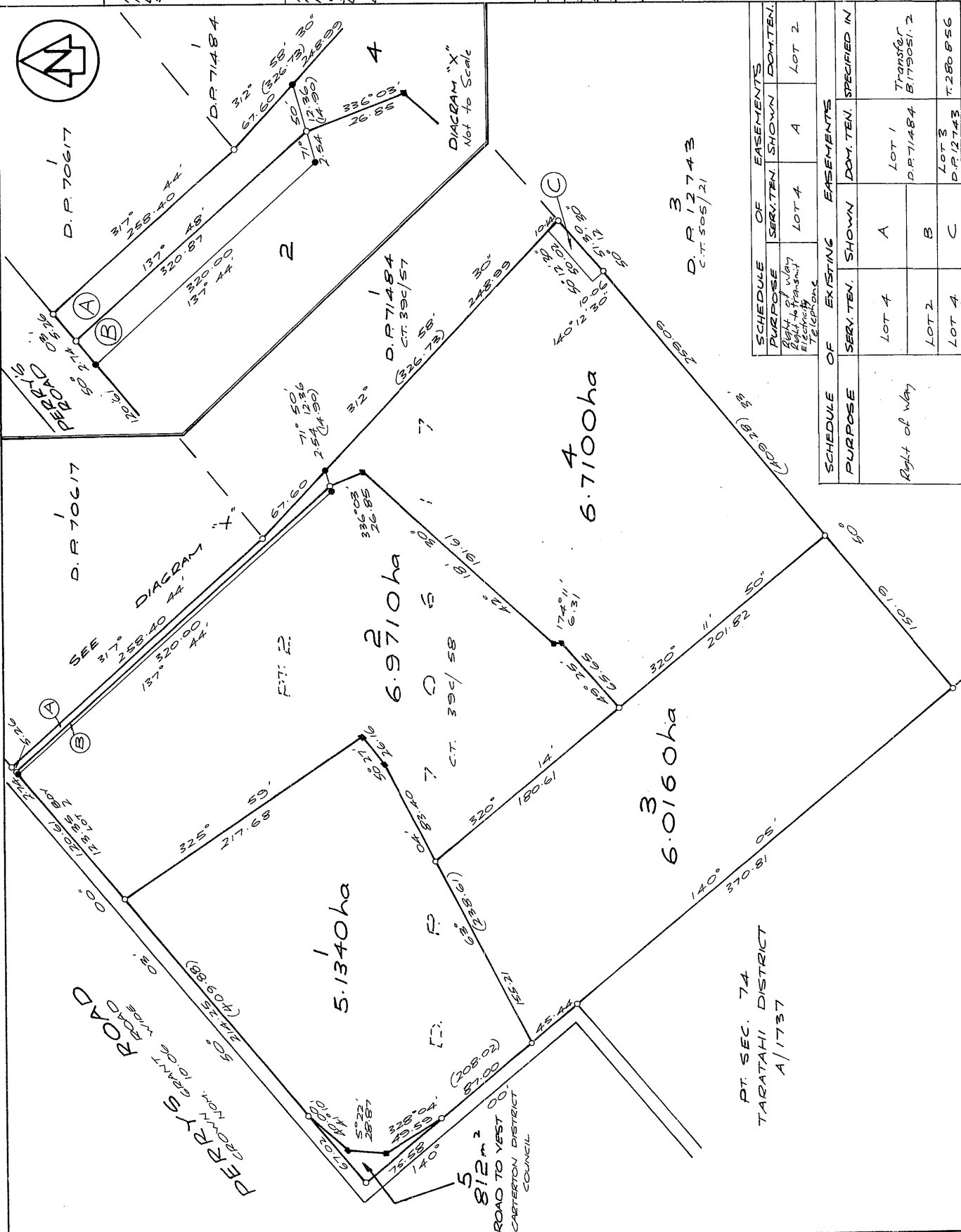
General Manager

NEW C.T. ALLOCATED
LOT 1 - C.T. 508/246
LOT 2 - C.T. 508/247
LOT 3 - C.T. 508/248
LOT 4 - C.T. 508/249
Total Area. 24.9122 ha
Comprised in C.T. 39C/58 (ALL)...

I, John R. Carruthers, Registered Surveyor and holder of an annual practising certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1980 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
Dated at Masterton this 18th day of October 1996
Signature
Field Book Reg 99 (3) Tavers Book 1556 p. 2463
Reference Plans B/240, A/1737, DPs 12743, 70617, 71484
Examined
Correct

Approved as to Survey
17.12.96
Deposited this 16th day of January 1997
Approved by the Registrar
96/61
Instructions

Draft Form D15 "Approved (LM) 94/2"



SCHEDULE OF EASEMENTS

PURPOSE	SERV. TEN.	SHOWN	DOM. TEN.
Right of way	LOT 4	A	LOT 2
Right of way	LOT 4	A	LOT 2
Right of way	LOT 4	A	LOT 2

SCHEDULE OF EXISTING EASEMENTS

PURPOSE	SERV. TEN.	SHOWN	DOM. TEN.	SPECIFIED IN
Right of way	LOT 4	A	LOT 1	Transfer B/179051.2
	LOT 2	B		
	LOT 4	C	LOT 3	D.P. 12743 T. 280 P. 56

TERRITORIAL AUTHORITY CARTERTON DIST.
Surveyed by TOMLINSON & CARRUTHERS.
Scale 1:2000 Date OCTOBER 1996

LAND DISTRICT WELLINGTON
SURVEY BLK. & DIST. VIII. TIEFEN
NZMS 261 SHT 526 RECORD MAP No 9.3

W.A. ROBERTSON, SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

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ALTOGETHER BETTER

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