

15 & 17 BISHOP STREET

St Albans, Christchurch

Nine 'Cottage Revival' Homes



BROOKSFIELD

0800 548 454 | brooksfeld.co.nz

ABOUT US

Brooksfield

Established in 2019, Brooksfield began property development with a simple goal - create unique homes for people to love where they live. We do not use a 'cookie cutter' design as each one of our developments is tailored to the site, suburb, and surroundings. We build Classical and Georgian, buildings and homes, as well as cottages.

Over the past few years, we have fine-tuned our builds and are constantly looking for ways that we can better our designs to include the latest in design trends, durability, and affordability.

We're filling Christchurch with homes and buildings our grandkids can point at in 100 years and say "Grandad and his friend built these pretty buildings"

- Vincent Holloway, Brooksfield director

THE BROOKSFIELD DIFFERENCE

We believe that your home should bring a sense of pride every time you arrive home. We challenge ourselves to maximise space and inclusions in every home to suit contemporary lifestyles. Inside every Brooksfield home you'll find stone benchtops, tiled bathrooms, low-VOC paints and double glazed windows to name just a few of our premium features. It's all part of our commitment to creating beautiful and sustainable homes that exceed people's expectations without costing the earth.

Recenty completed development at Hastings Street West



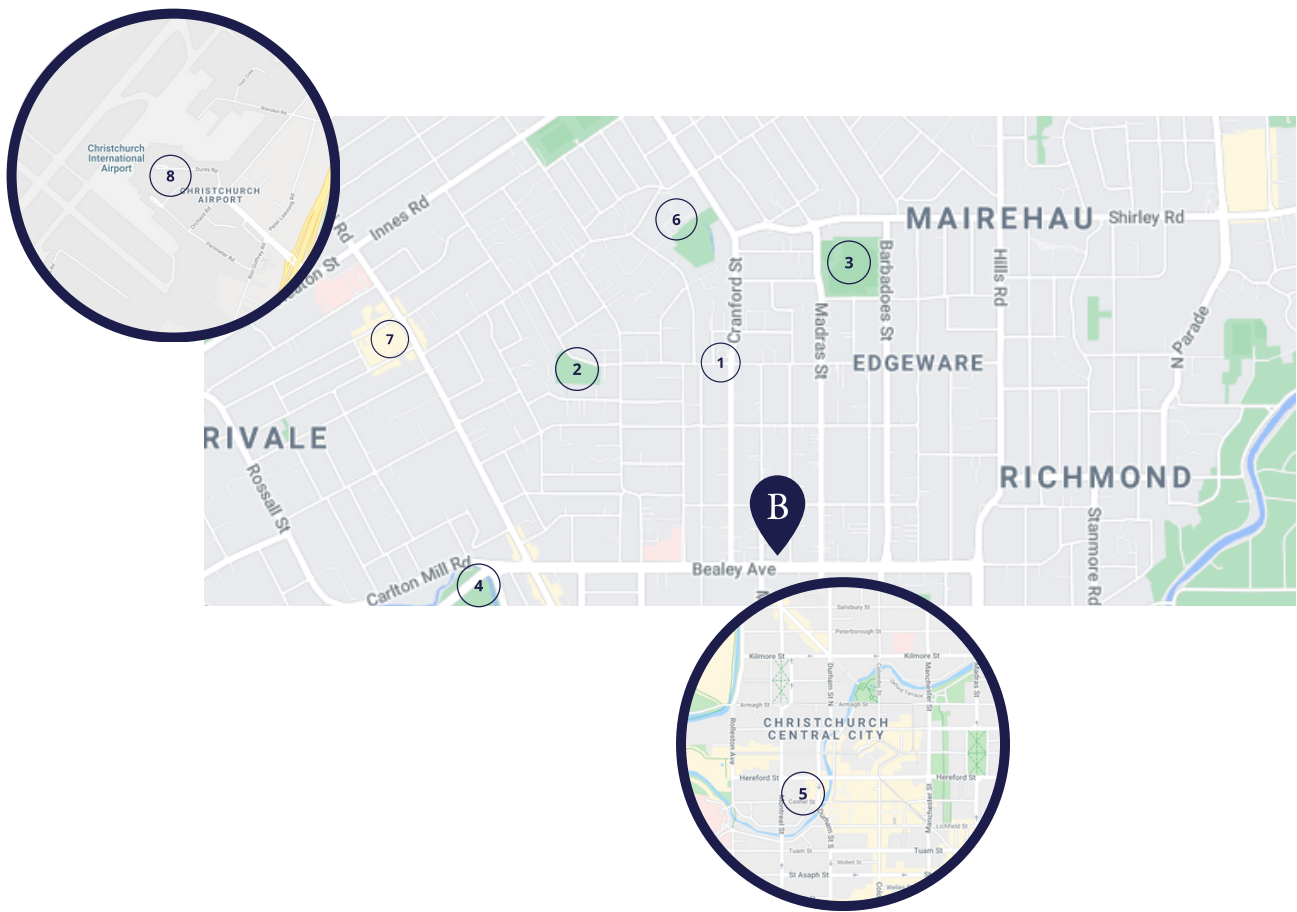
BROOKSFIELD

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LOCATION

15 & 17 Bishop Street

These Brooksfeld cottages are located in the popular suburb of St Albans, on the doorstep of the city centre and just a stone's throw from many local amenities, schools, parks and public transport links. Below are some of our favourite spots close to your next home or investment property.



- 1 Edgeware Village - 1.1 km
- 2 Abberley Park - 1.6 km
- 3 St Albans Park - 1.7 km
- 4 Hagley Park - 1.7 km
- 5 Christchurch Central City - 2 km
- 6 St Albans School - 2.2 km
- 7 Merivale Mall - 2.5 km
- 8 Christchurch International Airport - 9.8 km (20min)

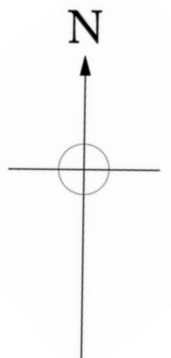
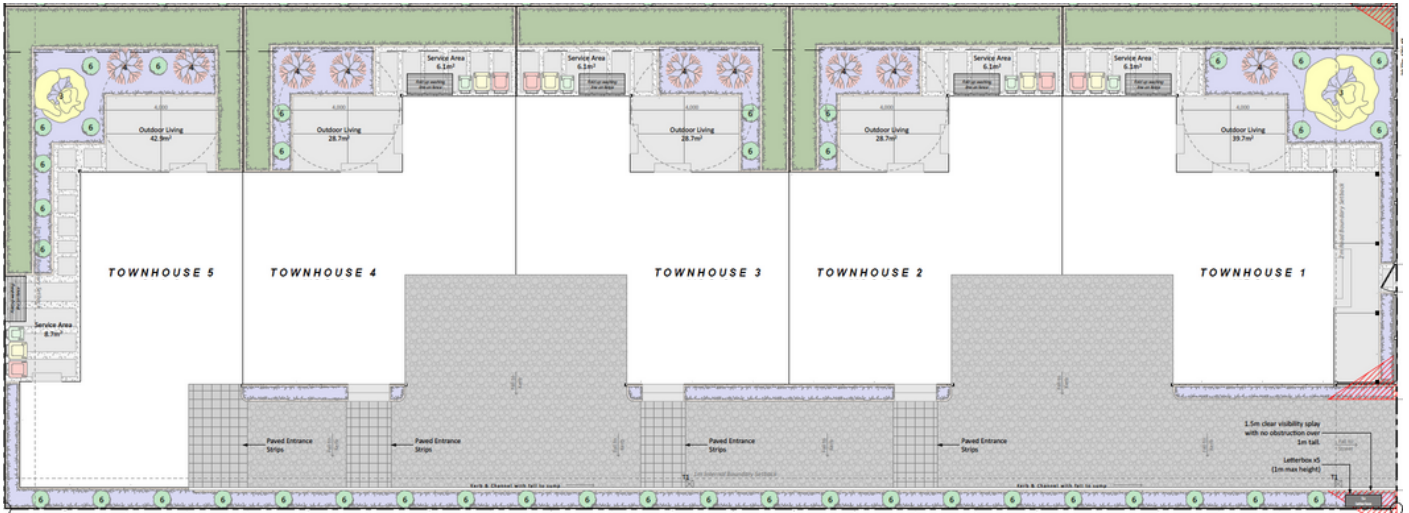
BROOKSFIELD

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LAYOUT

15 Bishop Street

These five cottages are positioned to the north of the driveway behind. All cottages have north-facing courtyards for all-day sun. Gardens are heavily planted with low-maintenance hedges and flowering shrubs.



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ELEVATIONS

15 Bishop Street



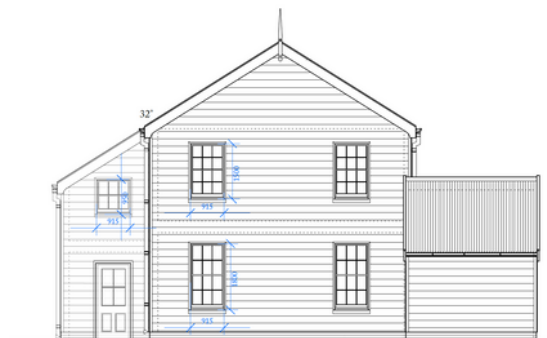
North Elevation



East Elevation



South Elevation



West Elevation

BROOKSFIELD

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INTERNAL RENDERS

15 & 17 Bishop Street

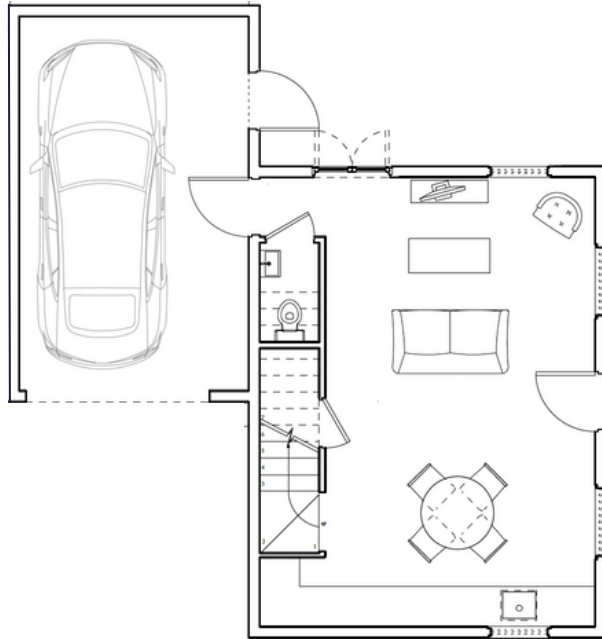


★ Images are artist impression renders and may include options that may be considered an upgrade

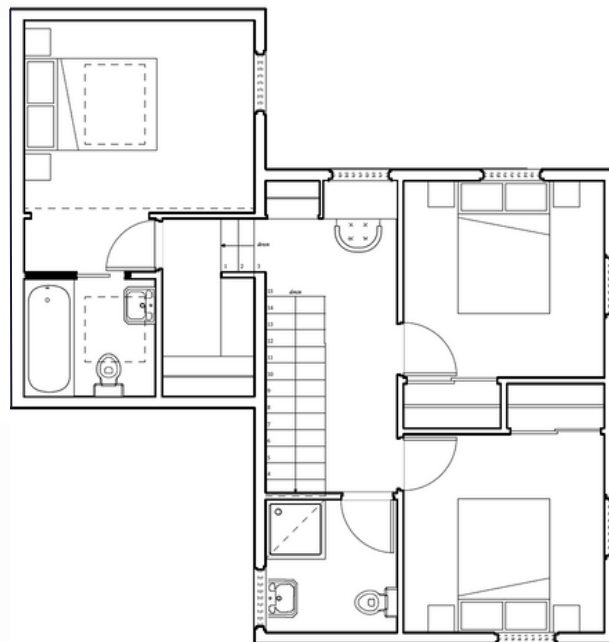


FLOOR PLAN - HOME 1

15 Bishop Street



Ground Floor



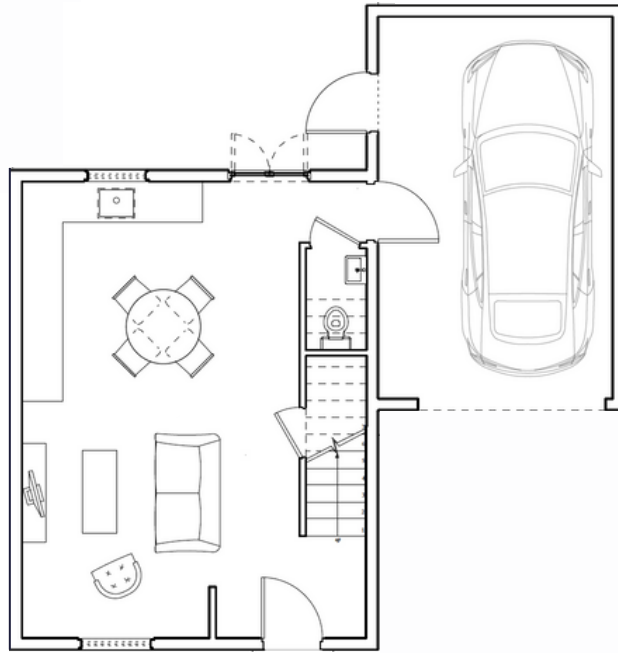
First Floor

BROOKSFIELD

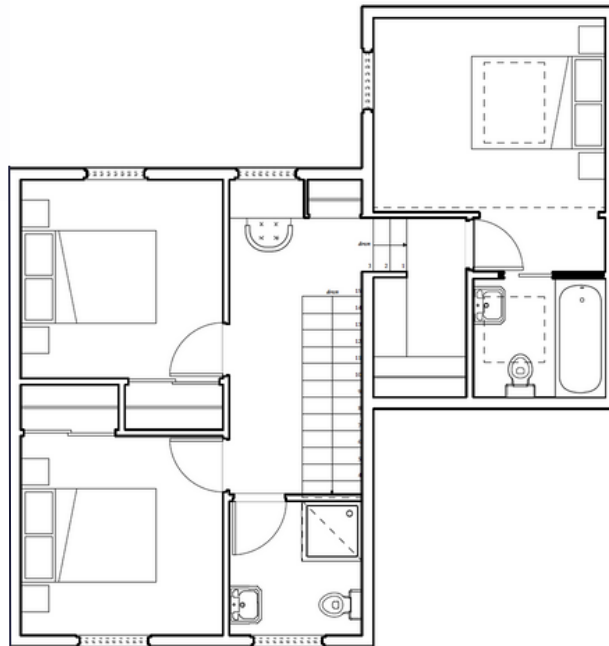
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FLOOR PLANS - HOME 2

15 Bishop Street



Ground Floor



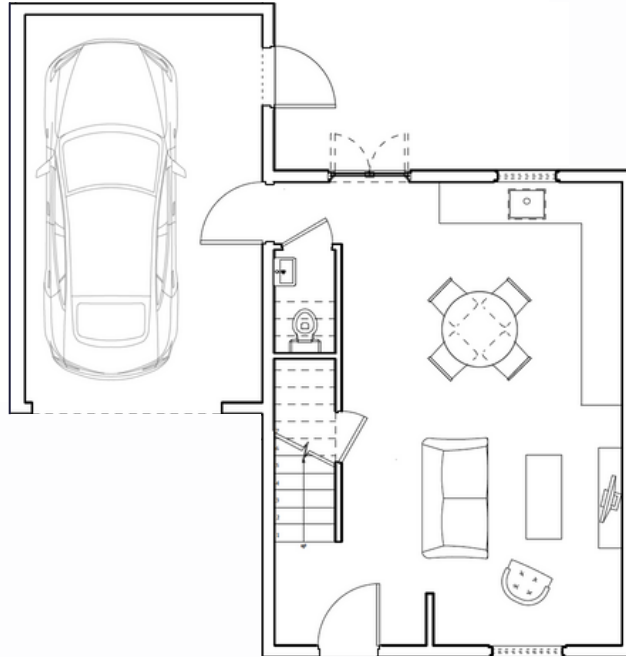
First Floor

BROOKSFIELD

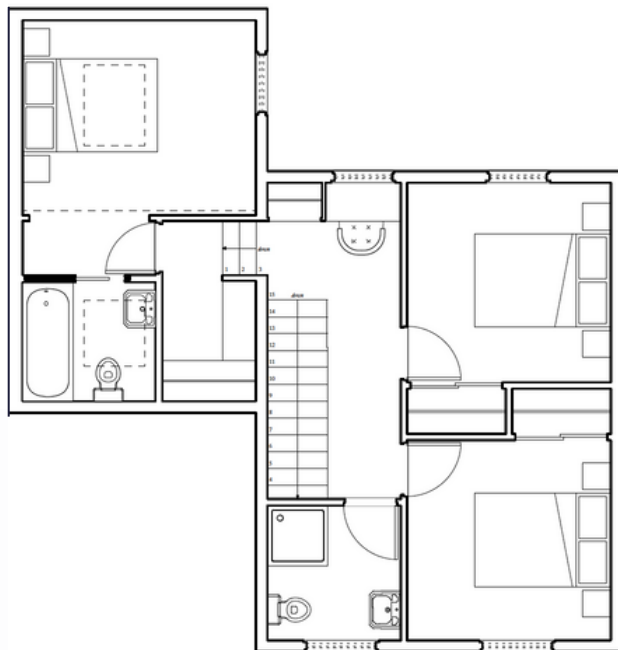
0800 548 454 | brooksfeld.co.nz

FLOOR PLAN - HOME 3

15 Bishop Street



Ground Floor



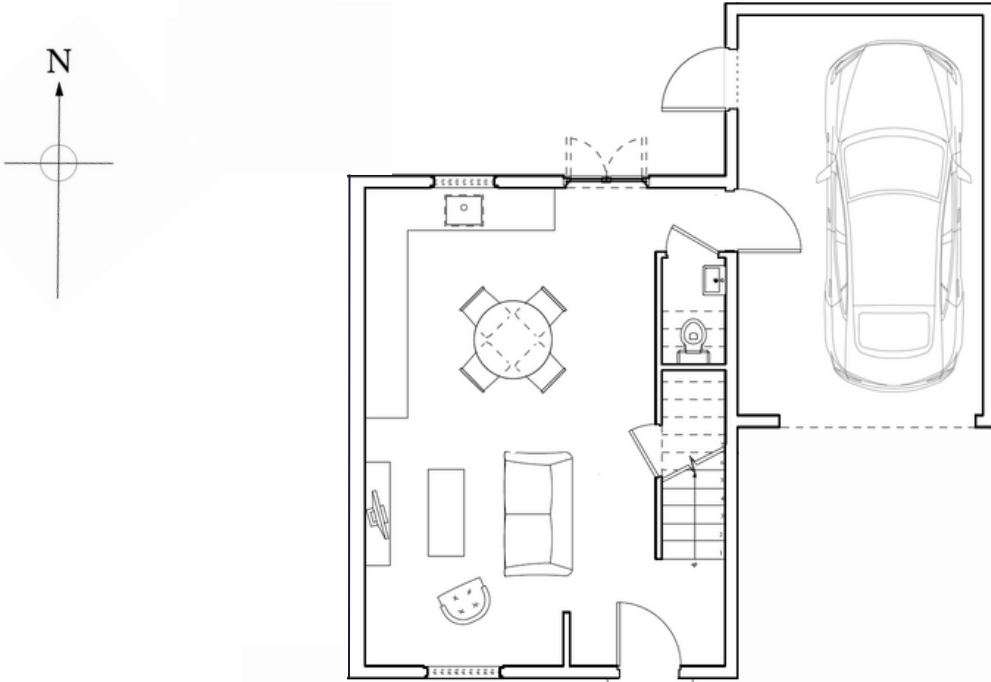
First Floor

BROOKSFIELD

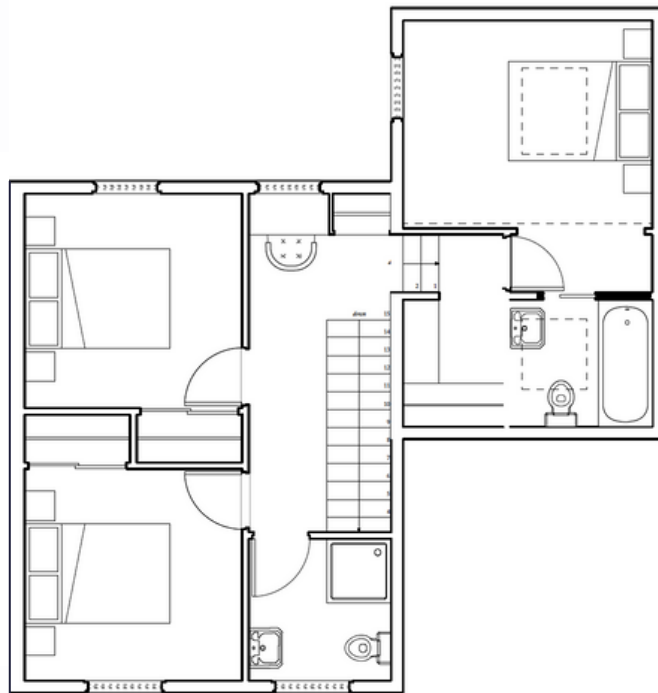
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FLOOR PLAN - HOME 4

15 Bishop Street



Ground Floor



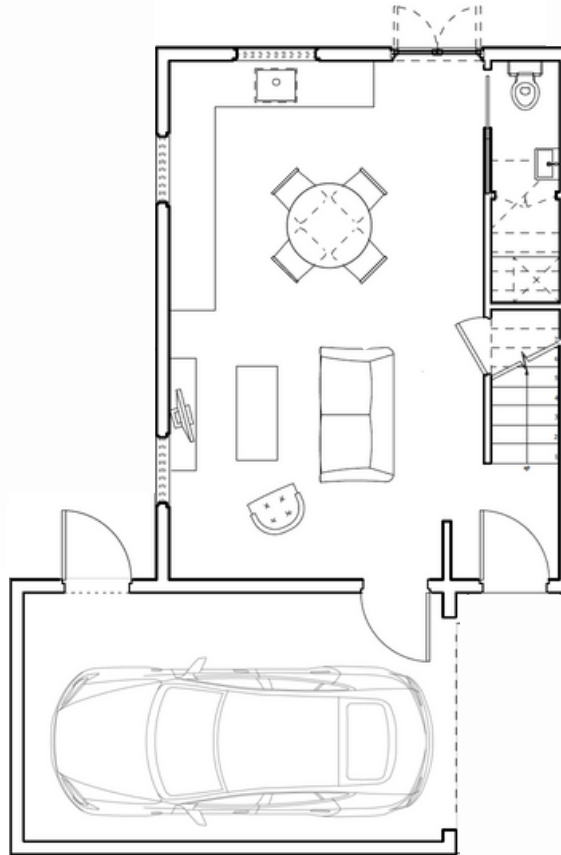
First Floor

BROOKSFIELD

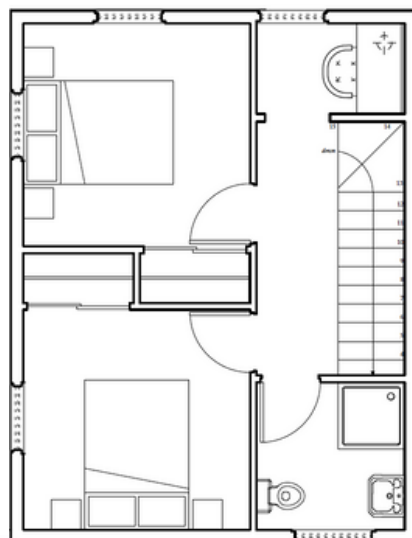
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FLOOR PLAN - HOME 5

15 Bishop Street



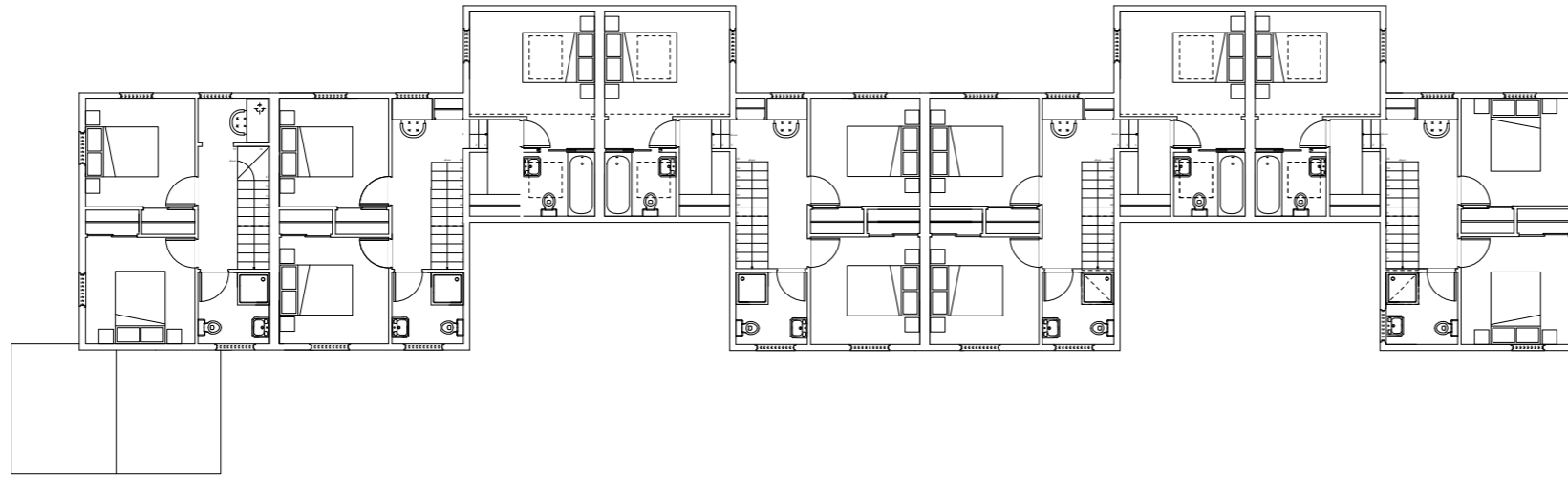
Ground Floor



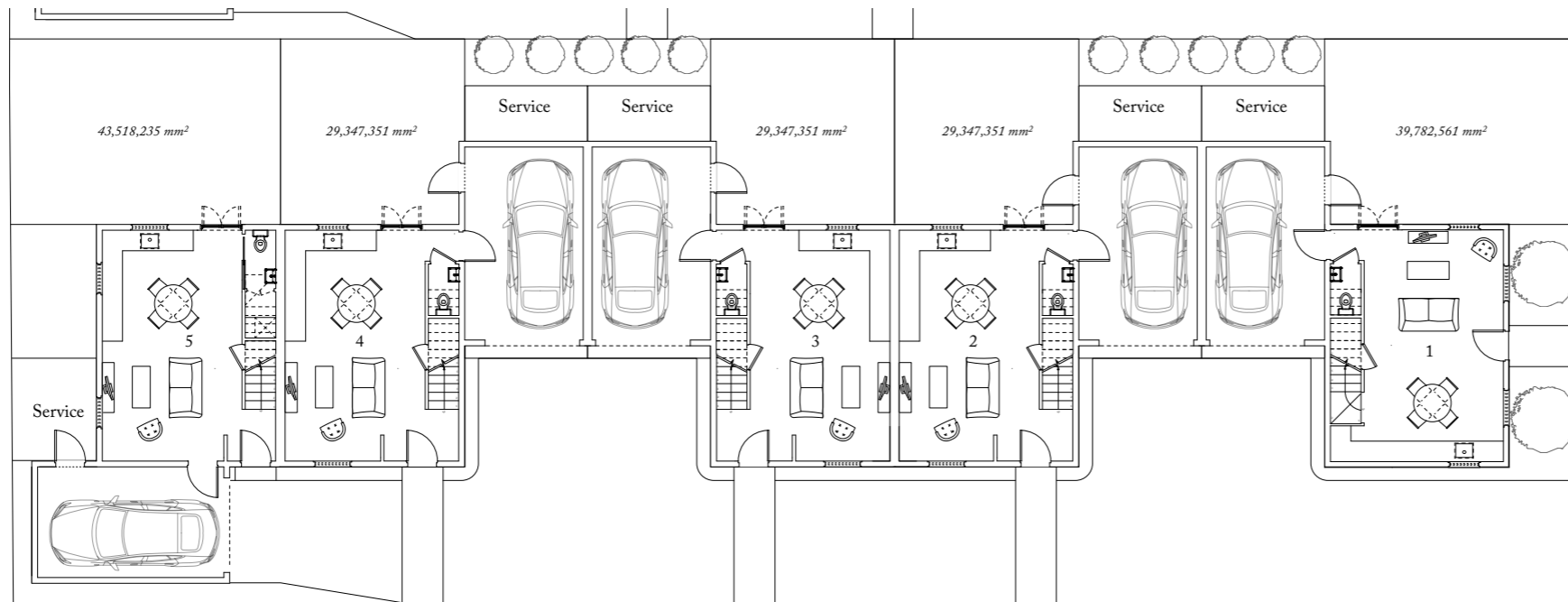
First Floor

BROOKSFIELD

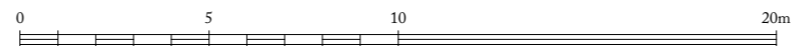
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1 PLOT 15 FIRST FLOOR PLANS
1:100 @ A1 / 1:200 @ A3



2 PLOT 15 GROUND FLOOR PLANS
1:100 @ A1 / 1:200 @ A3



REV. NO.	AMENDMENT	DATE
-	-	dd.mm.yy

Ben Pentreath		1-4 Lamp Office Court Lambis Conduit Street London WC1N 3NF T 44 (0) 20 7430 2424 benpentreath.com
PROJECT: 15 BISHOP STREET		
TITLE: PROPOSED PLANS		
DRAWING NO: A-100	REV. NO: -	
SCALE: 1:100 @ A1 1:200 @ A3	DRAWN BY: JM	
DATE:	CHECKED BY: BP	
All dimensions to be checked on site. All designs © Ben Pentreath Ltd 2022. Not to be reproduced without permission		



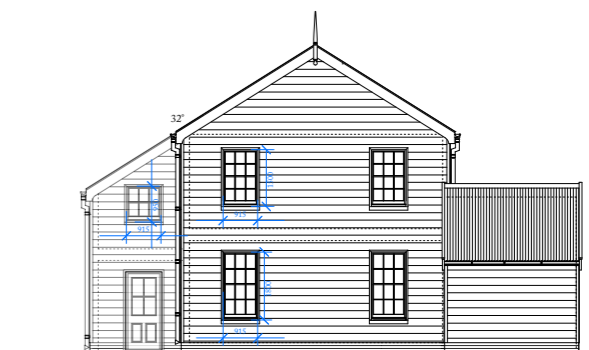
1 PLOT 15 SOUTH ELEVATION
1:100 @ A1 / 1:200 @ A3



2 PLOT 15 EAST ELEVATION
1:100 @ A1 / 1:200 @ A3



3 PLOT 15 NORTH ELEVATIONS
1:100 @ A1 / 1:200 @ A3



4 PLOT 15 WEST ELEVATION
1:100 @ A1 / 1:200 @ A3

Window Schedule		
Window Type	Window Size (w/h)	Quantity
Sash & Case	1085 x 1650mm	7
Sash & Case	1085 x 1950mm	5
Sash & Case	915 x 1500mm	15
Sash & Case	915 x 1800mm	4
Sash & Case	915 x 1285mm	4
Sash & Case	915 x 950mm	4

REV. NO.	AMENDMENT	DATE
-	-	dd.mm.yy

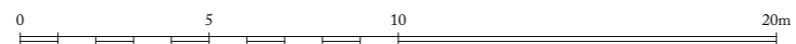
Ben Pentreath
1-4 Lamp Office Court
Lambis Conduit Street
London WC1N 3NF
T +44 (0) 20 7430 2424
benpentreath.com

PROJECT: 15 BISHOP STREET

TITLE: PROPOSED ELEVATIONS

DRAWING NO: A-100.1	REV. NO: -
SCALE: 1:100 @ A1 1:200 @ A3	DRAWN BY: JM
DATE:	CHECKED BY: BP

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Your Rental Appraisal

12 June 2023

ADDRESS: Houses 1-4 at 15 Bishop Street,

Thank you for the opportunity to provide a rental appraisal for the above property. We use the latest market insights, current available listings and recently rented statistics to provide you with a comprehensive appraisal.

After reviewing the provided information, I believe a fair market rent would be between **\$660 - \$690 per week** for an unfurnished, long-term rental.

Please do not hesitate to contact me if you have any questions regarding this rental appraisal.

Kind regards,

Ngaire Baker
Senior Property Manager



3



2.5



1



Your Rental Appraisal

12 June 2023

ADDRESS: House 5 at 15 Bishop Street,

Thank you for the opportunity to provide a rental appraisal for the above property. We use the latest market insights, current available listings and recently rented statistics to provide you with a comprehensive appraisal.

After reviewing the provided information, I believe a fair market rent would be between **\$530 - \$560 per week** for an unfurnished, long-term rental.

Please do not hesitate to contact me if you have any questions regarding this rental appraisal.

Kind regards,

Ngaire Baker
Senior Property Manager



2



1.5

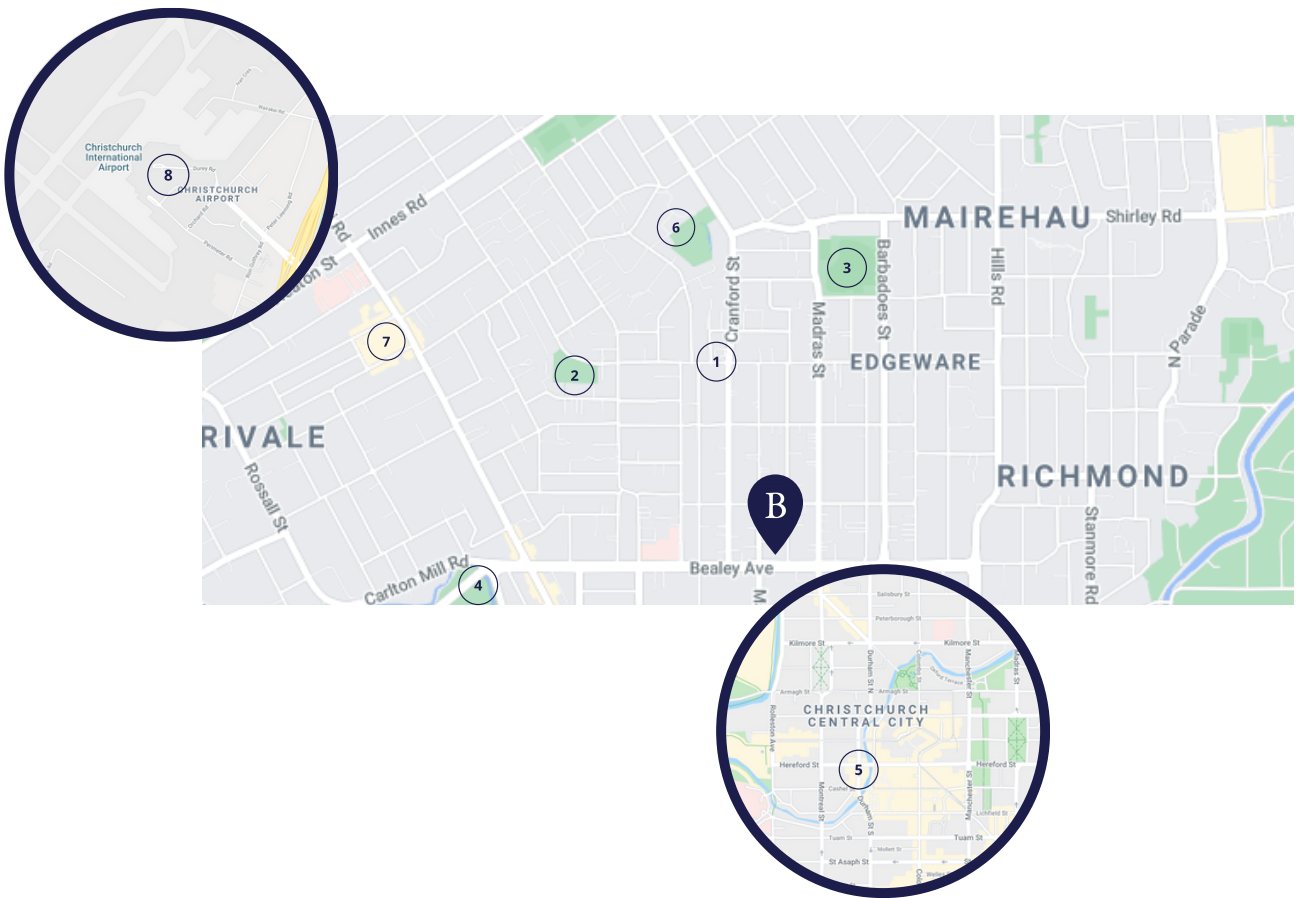


1

LOCATION

17 Bishop Street

These Brookfield cottages are located in the popular suburb of St Albans, on the doorstep of the city centre and just a stones throw from many local amenities, schools, parks and public transport links. Below are some of our favourite spots close to your next home or investment property.



- 1 Edgeware Village - 1.1 km
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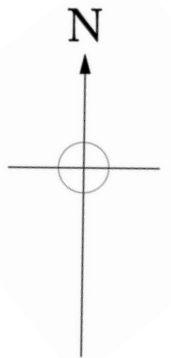
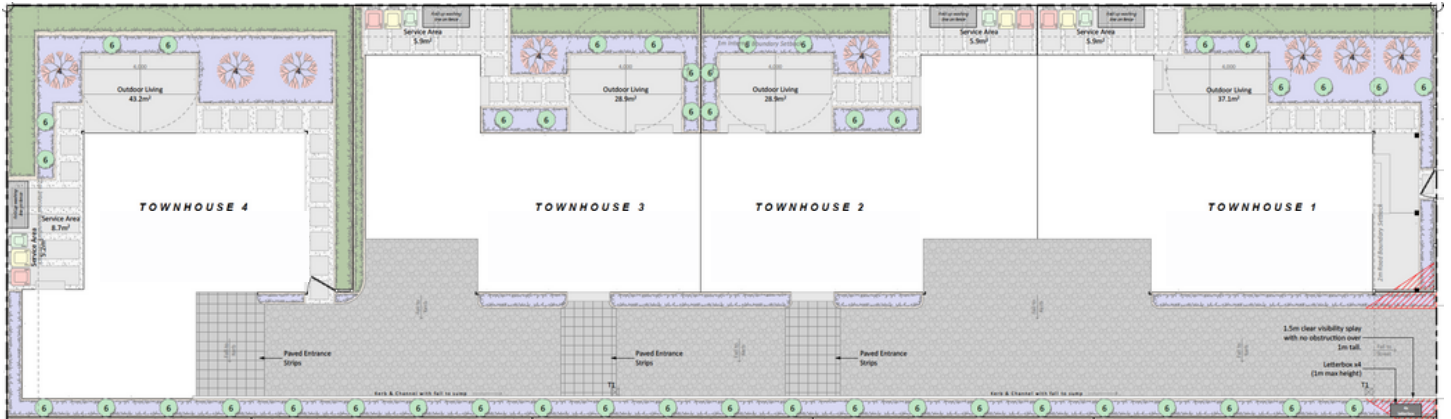
BROOKSFIELD

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LAYOUT

17 Bishop Street

These four cottages are positioned to the north of the driveway behind. All cottages have north-facing courtyards for all-day sun. Gardens are heavily planted with low-maintenance hedges and flowering shrubs.



BROOKSFIELD

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ELEVATIONS

17 Bishop Street



North Elevation



East Elevation



South Elevation



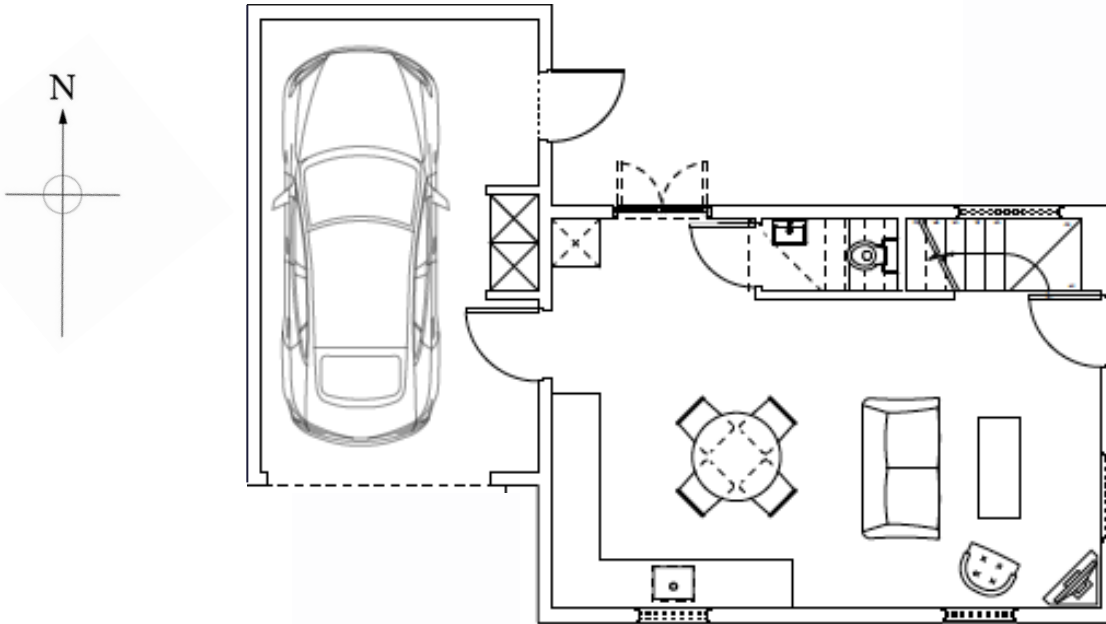
West Elevation

BROOKSFIELD

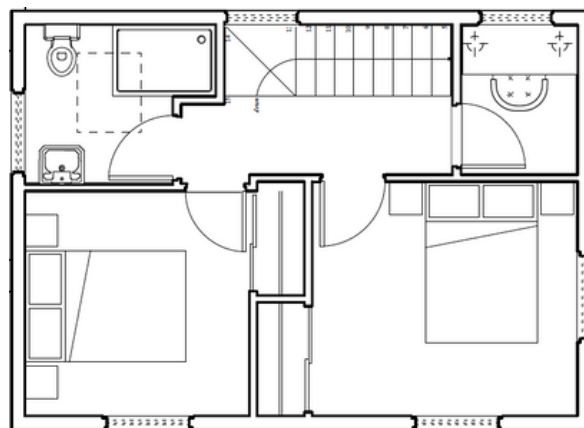
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FLOOR PLAN - HOME 1

17 Bishop Street



Ground Floor



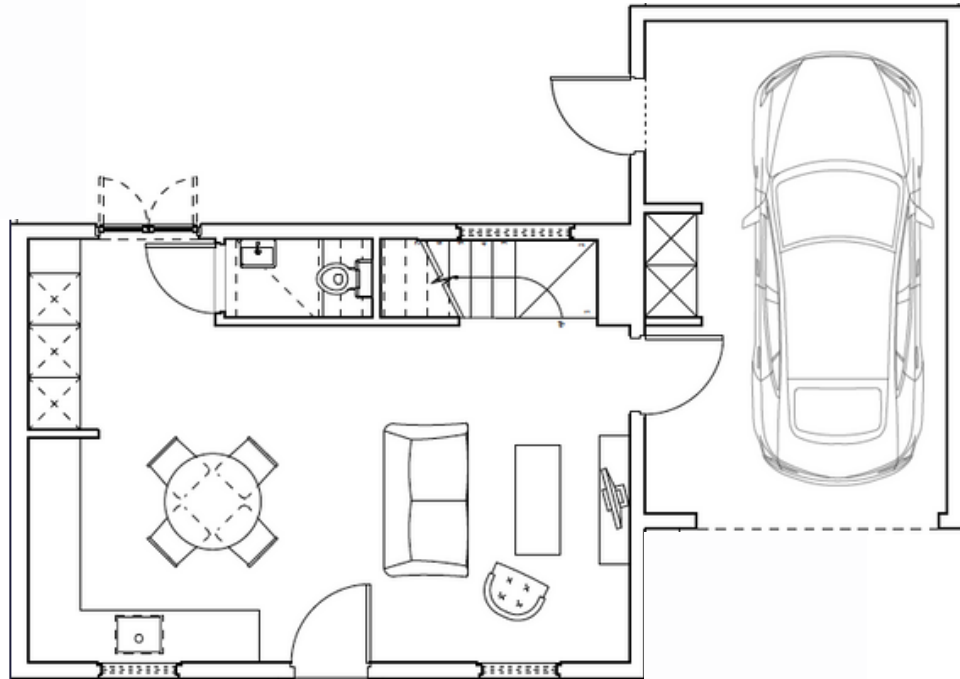
First Floor

BROOKSFIELD

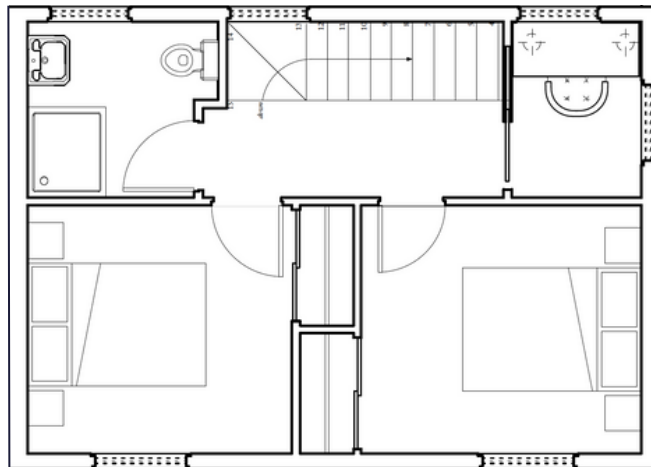
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FLOOR PLANS - HOME 2

17 Bishop Street



Ground Floor



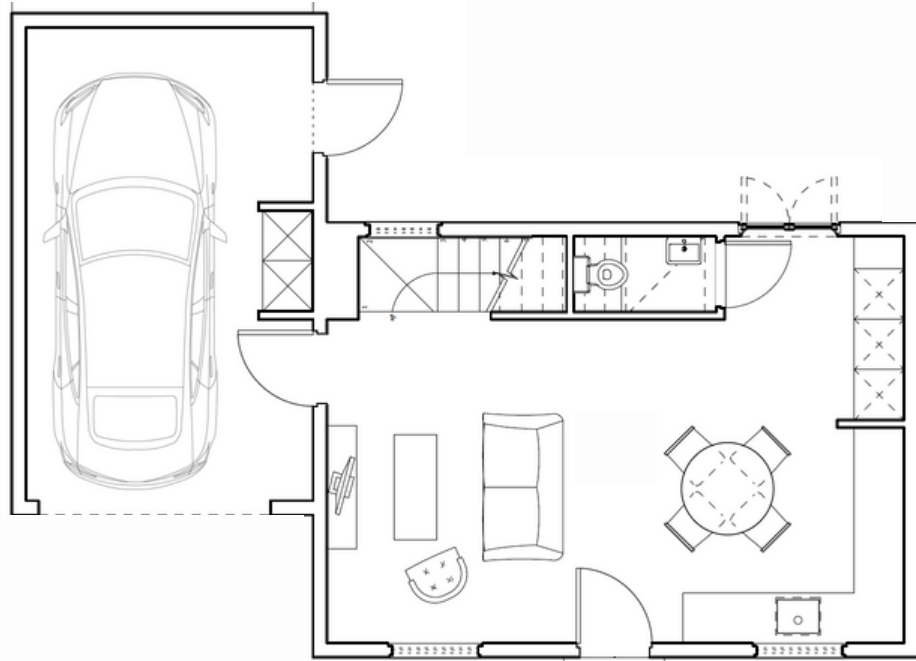
First Floor

BROOKSFIELD

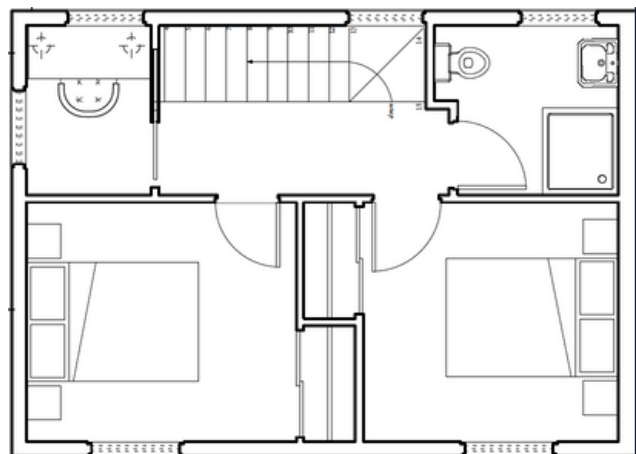
0800 548 454 | brooksfeld.co.nz

FLOOR PLAN - HOME 3

17 Bishop Street



Ground Floor



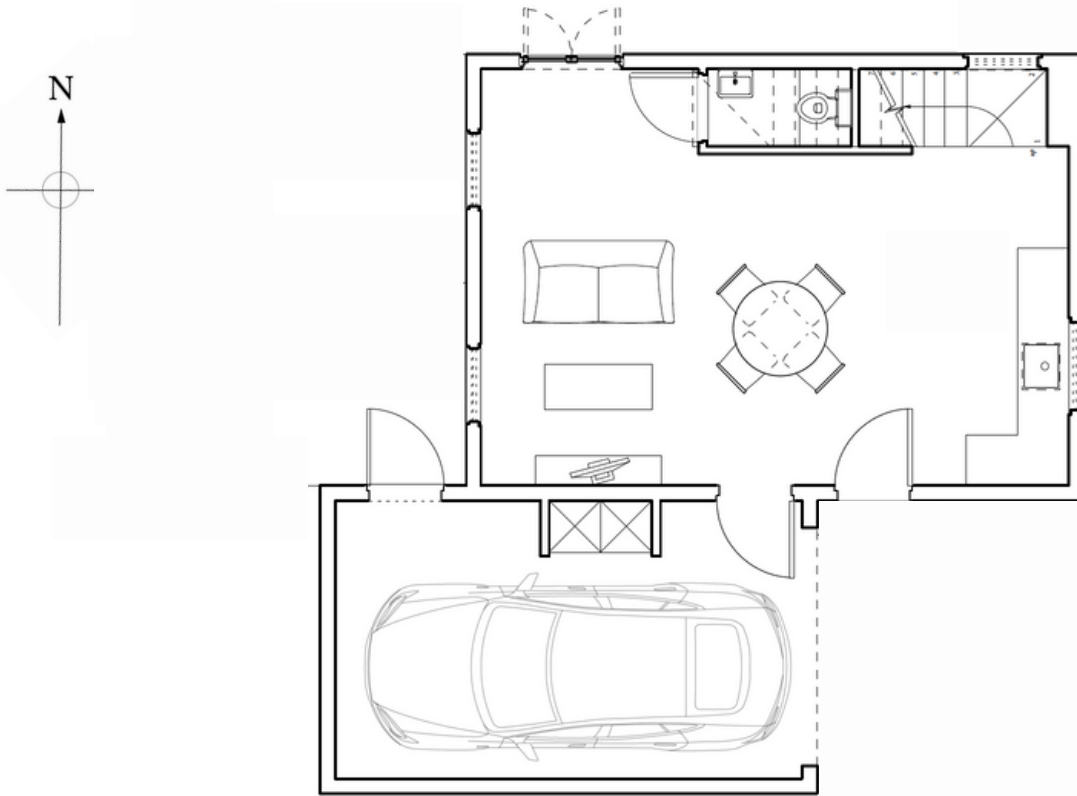
First Floor

BROOKSFIELD

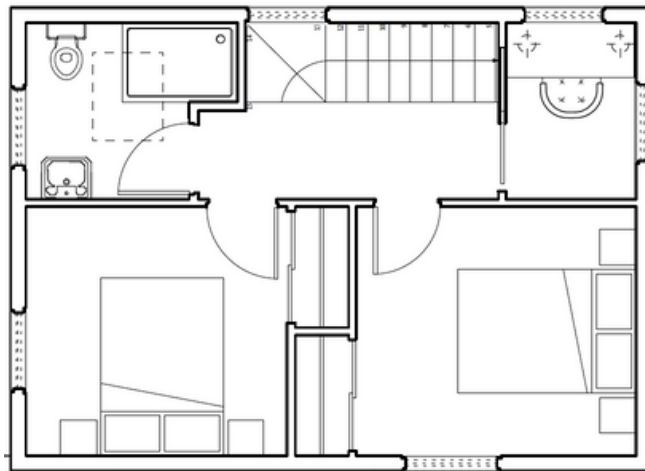
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FLOOR PLAN - HOME 4

17 Bishop Street



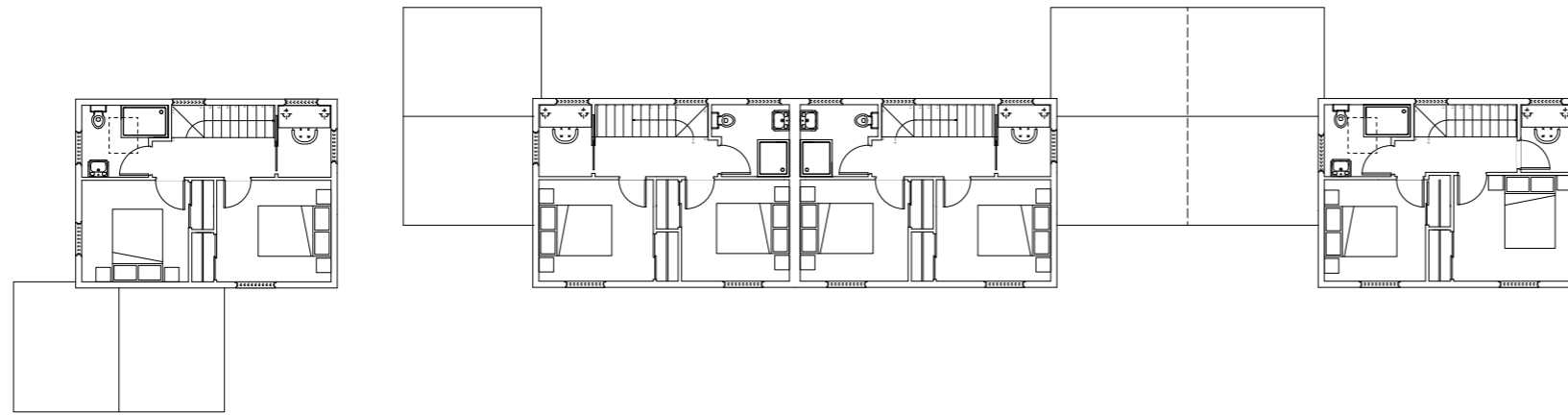
Ground Floor



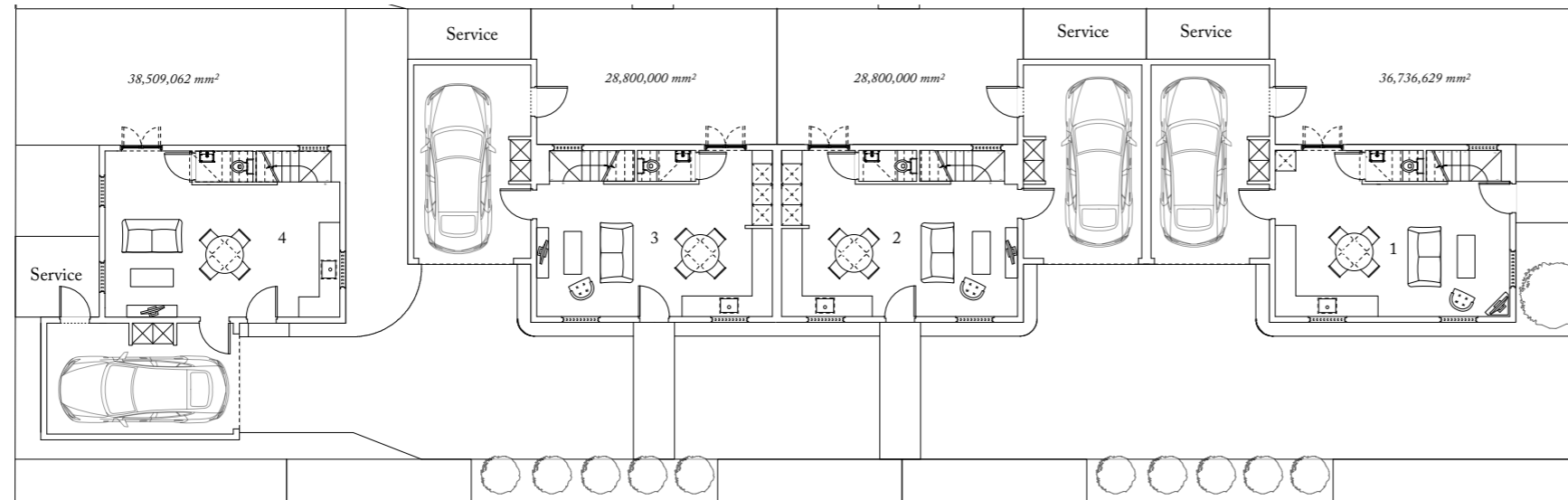
First Floor

BROOKSFIELD

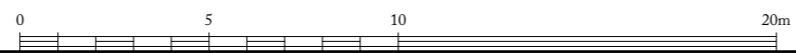
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2 PLOT 17 FIRST FLOOR PLANS
1:100 @ A1 / 1:200 @ A3



1 PLOT 17 GROUND FLOOR PLANS
1:100 @ A1 / 1:200 @ A3



Ben Pentreath
1-4 Lamp Office Court
Lambis Conduit Street
London WC1N 3NF
T 44 (0) 20 7430 2424
benpentreath.com

PROJECT: 17 BISHOP STREET

TITLE: PROPOSED PLANS

DRAWING NO: A-101 REV. NO: -

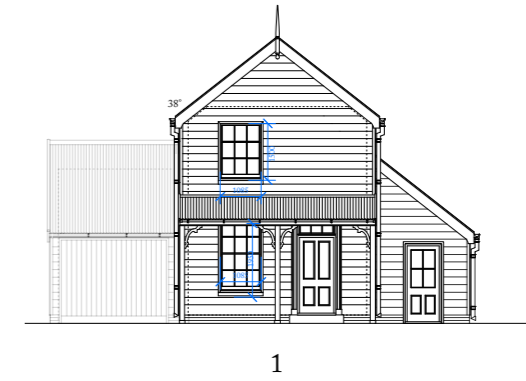
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1:200 @ A3

DATE: CHECKED BY: BP

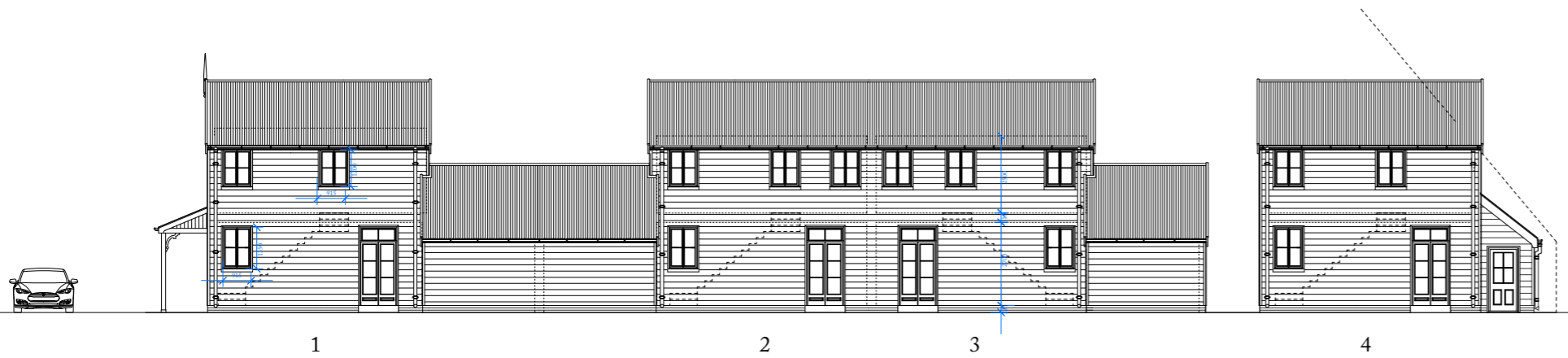
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1 PLOT 17 SOUTH ELEVATION
1:100 @ A1 / 1:200 @ A3



2 PLOT 17 EAST ELEVATION
1:100 @ A1 / 1:200 @ A3



3 PLOT 17 NORTH ELEVATIONS
1:100 @ A1 / 1:200 @ A3



4 PLOT 17 WEST ELEVATION
1:100 @ A1 / 1:200 @ A3

Window Schedule		
Window Type	Window Size (w/h)	Quantity
Sash & Case	1085 x 1500mm	8
Sash & Case	1085 x 1950mm	5
Sash & Case	915 x 1500mm	2
Sash & Case	915 x 1800mm	2
Caseament	915 x 1350mm	4
Caseament	915 x 1200mm	10

Ben Pentreath
1-4 Lamp Office Court
Lambis Conduit Street
London WC1N 3NF
T +44 (0) 20 7430 2424
benpentreath.com

PROJECT: 17 BISHOP STREET

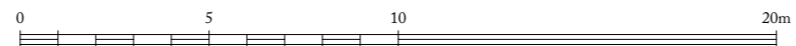
TITLE: PROPOSED ELEVATIONS

DRAWING NO: A-101.1 REV. NO: -

SCALE: 1:100 @ A1 DRAWN BY: JM
1:200 @ A3

DATE: CHECKED BY: BP

All dimensions to be checked on site.
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Your Rental Appraisal

12 June 2023

ADDRESS: 17 Bishop Street, St Albans

Thank you for the opportunity to provide a rental appraisal for the above property. We use the latest market insights, current available listings and recently rented statistics to provide you with a comprehensive appraisal.

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Please do not hesitate to contact me if you have any questions regarding this rental appraisal.

Kind regards,

Ngaire Baker
Senior Property Manager



2



1.5



1

DESIGN

Brookfield

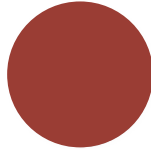
These homes are the latest in our series of 'Cottage Revival' homes. Each cottage features well-thought-out spaces. All of our interiors feature a modern and neutral palette allowing you to add your own personal flair and unique touches with ease. At Brookfield we believe in using quality and sustainable materials so all of our homes come with low-VOC paint, tiled flooring, wool carpets, and wool insulation as standard.

COLOURS AND SPECIFICATIONS

Exterior



Cladding - Weatherboard
Colour: TBC



Longrun Roofing
Colour: Pioneer
Red



Yale Keyless Entry

Interior



Walls - Resene Half Parchment
Low-VOC Paint



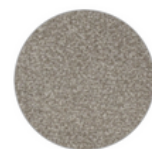
Skirtings, Ceilings & Doors -
Quarter Merino
Low-VOC Paint



Bathroom Wall Tile



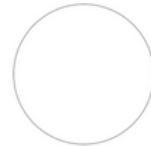
Entrance Floor Tile



Carpet - 100% NZ Wool



Bathroom Floor - Tile



Kitchen Cabinets - French
Country White



Kitchen Bench - Stone -
Coronet Peak



Splashback - Subway Tiles



Roller Blinds in Living Areas



Venetian Blinds - White -
In Bedrooms



Wool Insulation

PLUMBING AND ELECTRICAL

Plumbing



Kitchen Mixer - Chrome



Bathroom To Floor Vanity - English Classic 700mm Vanity



Toilets - Argent Krona



Chrome Shower Mixer



Downstairs W/C Vanity



Chrome Showerhead & Rail



Bathroom Tapware



Toilet Roll Holder

Electrical



Heated Towel Rail - 400x600 Elan 20R



Round Mirror With Demist Heater Behind



Downlights - LED Switch



Plugs - Iconic Switchgear



Outdoor Lights



Bathroom Heater - Serene 2068

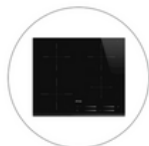
APPLIANCES



Oven - Smeg Single Wall Oven



Rangehood - Applico Canopy Rangehood



Cook Top - Smeg 4 Zone Induction Cooktop



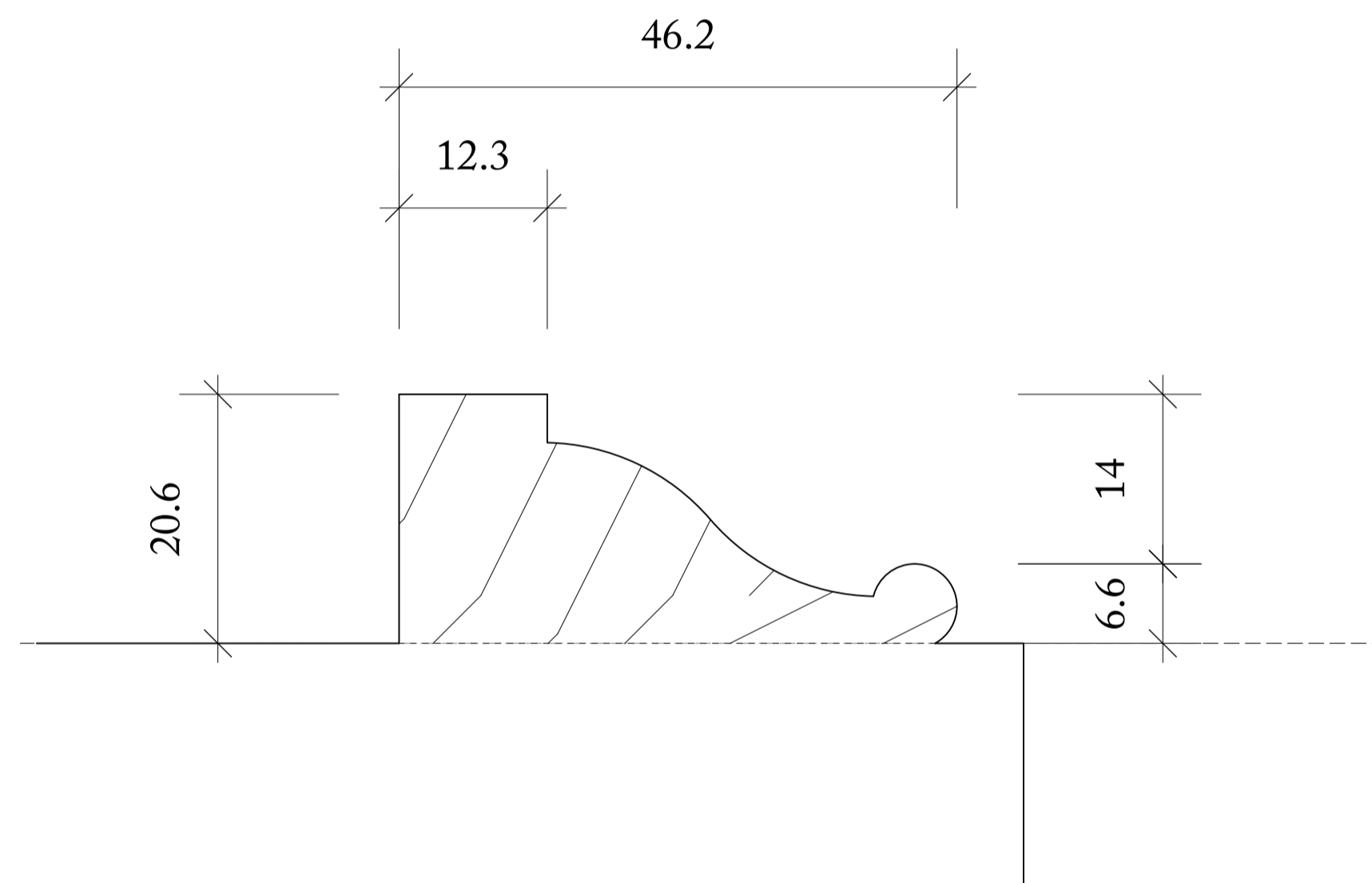
Dishwasher - Fisher & Paykel Single Dishwasher



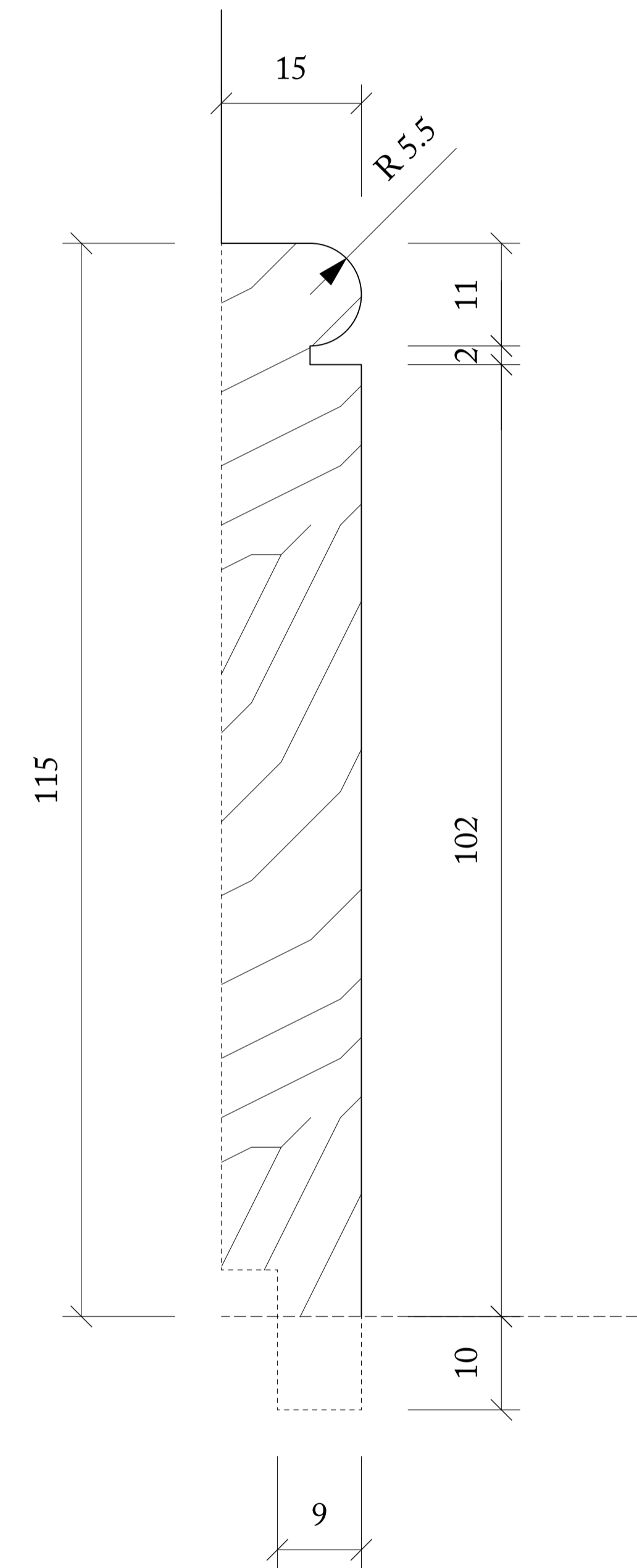
Heat Pump - Fujitsu - KW dependant on size to meet tenancy regulations

BROOKSFIELD

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1 ARCHITRAVE
1:1 @ A3

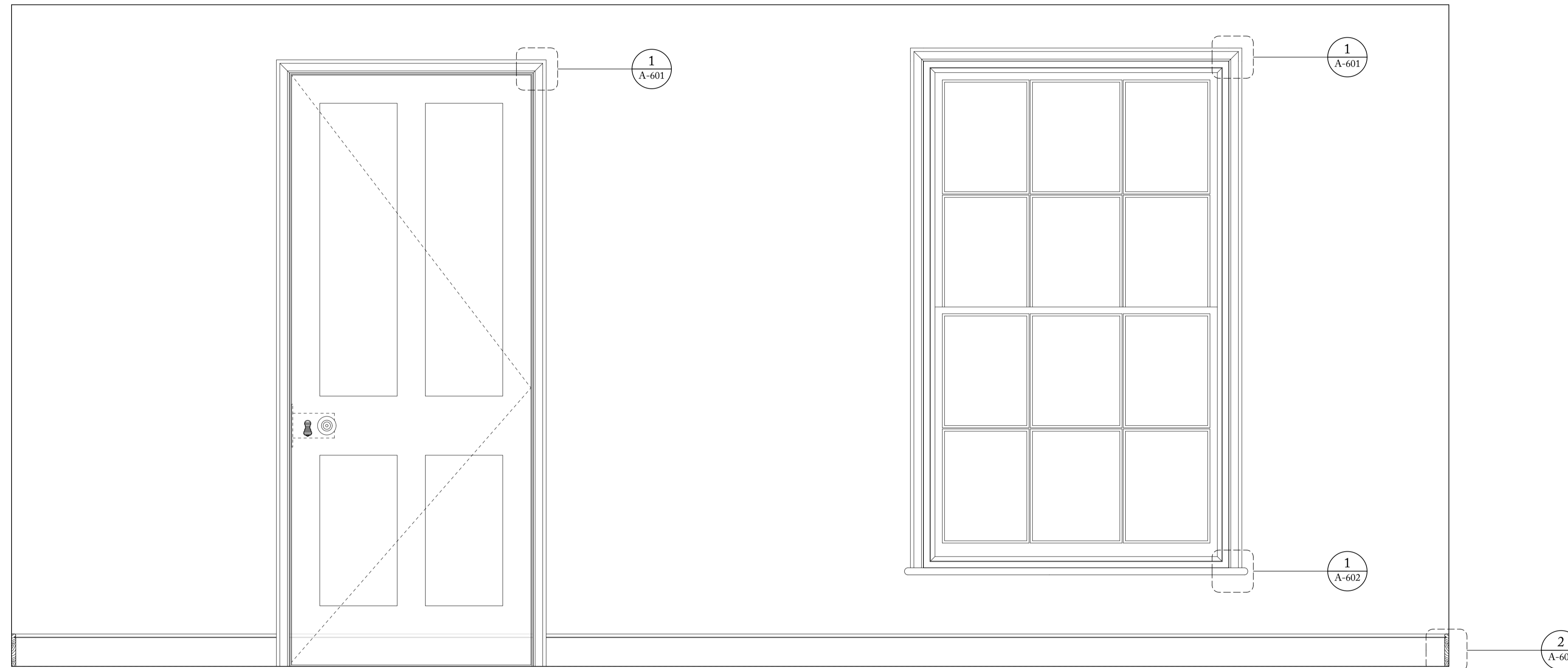


2 SKIRTING
1:1 @ A3

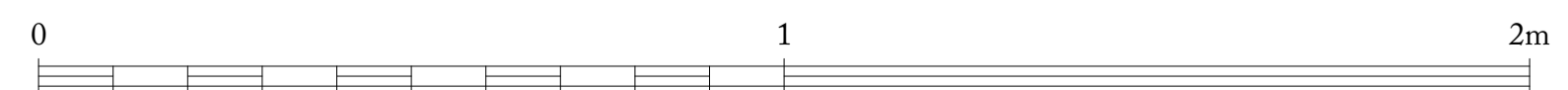
Skirting and Architrave Profile



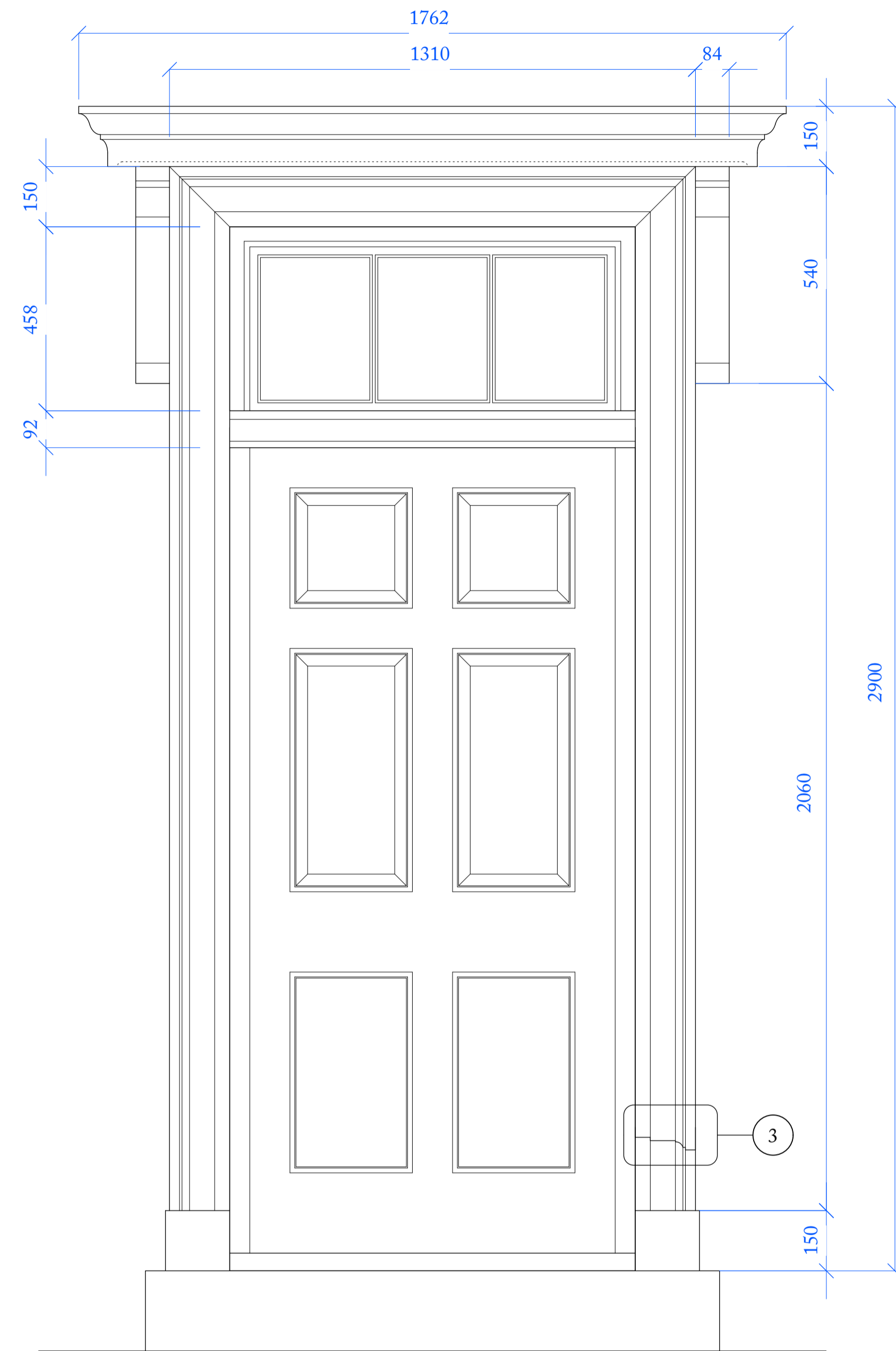
Ben Pentreath		1-4 Lamp Office Court Lambis Conduit Street London WC1N 3NF T +44 (0) 20 7430 2424 benpentreath.com	
PROJECT: BROOKSFIELD			
TITLE: STANDARD PROFILES TYPE B			
DRAWING NO: A-601	REV. NO: -		
SCALE: N/A 1:1 @ A3	DRAWN BY: RH		
DATE: 27.04.23	CHECKED BY: RI		
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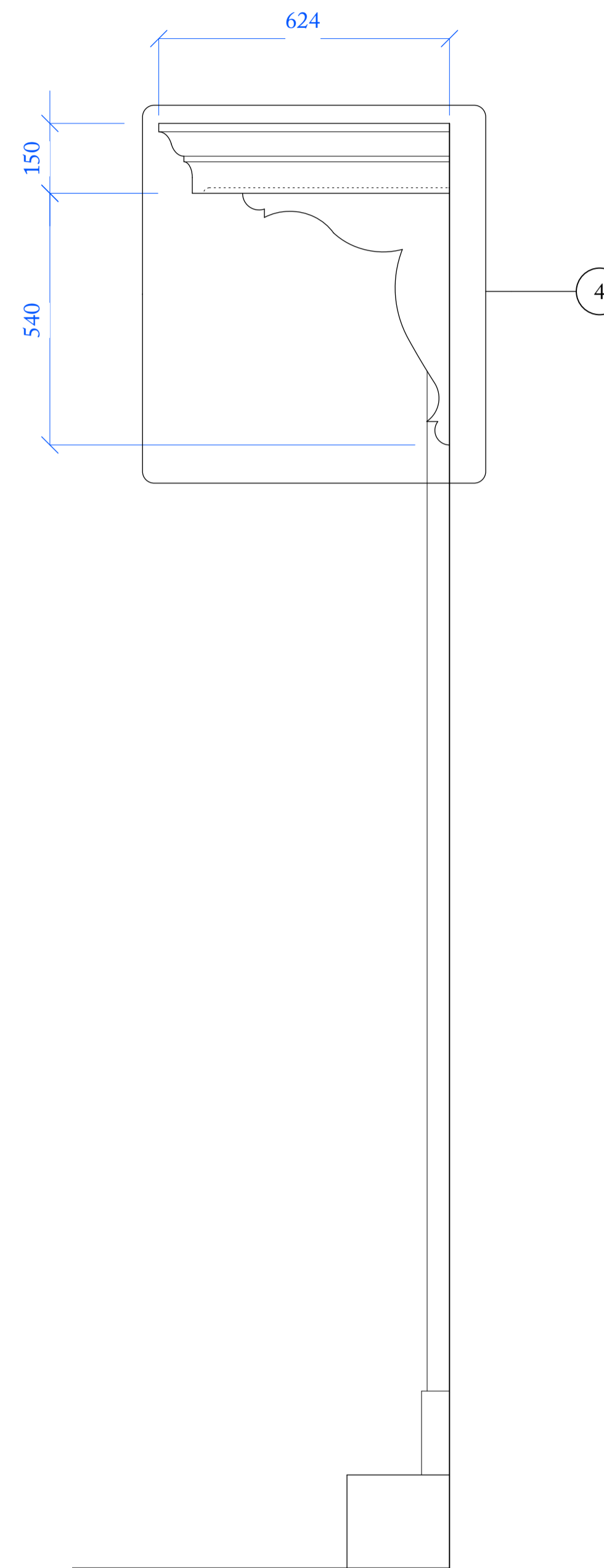
Skirting and Architrave Profile



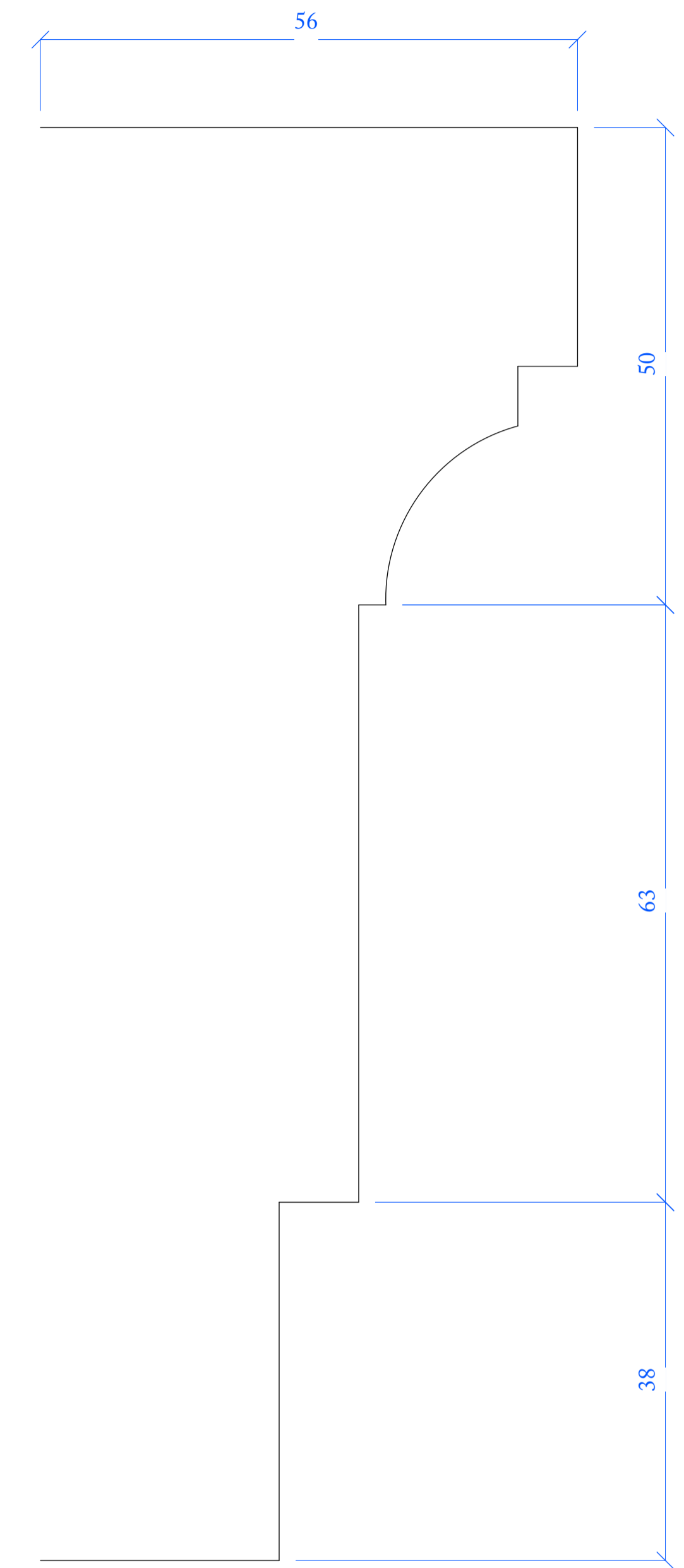
Ben Pentreath		1-4 Lamp Office: Court Lambis Conduit Street London WC1N 3NF T +44 (0) 20 7430 2424 benpentreath.com	
PROJECT: BROOKSFIELD			
TITLE: STANDARD PROFILES TYPE B ELEVATION			
DRAWING NO: A-301	REV. NO: -		
SCALE: 1:10 @ A1 1:20 @ A3	DRAWN BY: RH		
DATE: 27.04.23	CHECKED BY: RI		
All dimensions to be checked on site. All designs © Ben Pentreath Ltd 2022. Not to be reproduced without permission			



1 ELEVATION
1:10 @ A1 / 1:20 @ A3

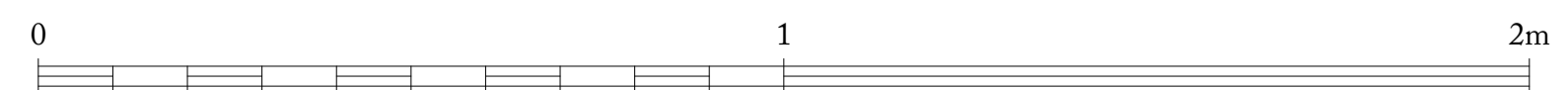


2 SIDE ELEVATION
1:10 @ A1 / 1:20 @ A3



3 MOULDING DETAIL
1:1 @ A3

Door Casing



Ben Pentreath		3 Lamp Office Court Lambs Conduit Street London WC1N 3NF T +44 (0) 20 7430 2424 benpentreath.com	
PROJECT:			
TITLE: DOORCASE DETAILS			
DRAWING NO: -		REV. NO: -	
SCALE: 1:10 @ A1 1:20 @ A3		DRAWN BY: RH	
DATE: 06.10.22		CHECKED BY: BP	
All dimensions to be checked on site. All designs © Ben Pentreath Ltd 2020. Not to be reproduced without permission			

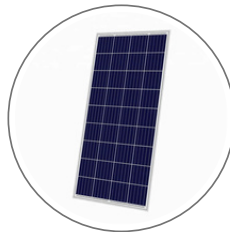
SOLAR POWER

These homes feature our pre-installed system which will save you roughly 50% (+/-) on your power bill. The system we install in Brookfields homes includes an 'Enphase' individual inverter on each of the panels, meaning each panel works on its own without relying on the other panel's sun exposure or cleanliness. We also include a 'Green Catch Diverter' system which diverts excess power to the hot water cylinder before sending it back to the grid to sell, this is the most efficient way to use the power generated.

Solar Power System



Green Catch Solar Diverter
5 Year Product Warranty

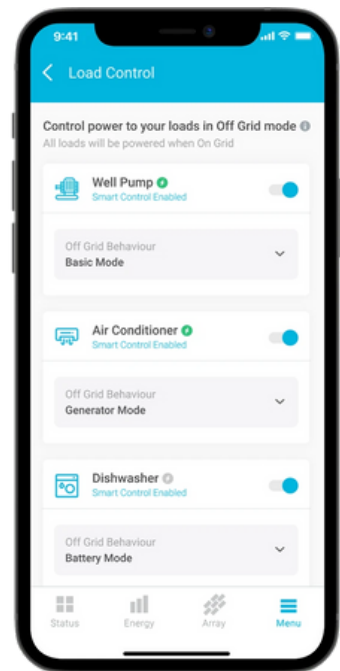
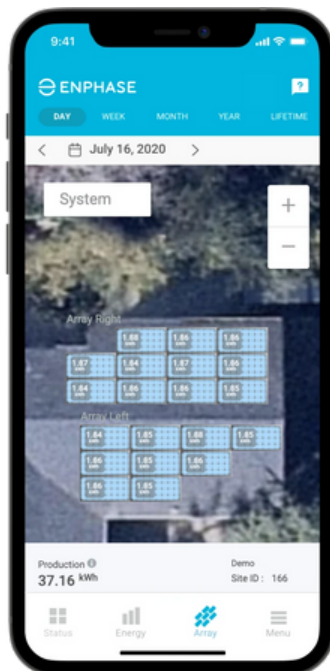


Jinko Solar Panels
25 Year Product Warranty



Enphase IQ7A Microinverter
10 Year Product Warranty

The solar power system installed in Brookfields homes features the latest in smart home technology. You are able to monitor and track the power produced and used as well as check to see how much power is being imported from and exported to the national grid. All you need is a Wi-Fi connection and the Enphase app.



BROOKSFIELD

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PRICE LIST

15 Bishop Street

HOUSE NUMBER	BEDROOMS	BATHROOMS	GARAGES	SIZE	PRICE
House 1	3	2.5	1	120m2	\$849,000
House 2	3	2.5	1	120m2	\$845,000
House 3	3	2.5	1	120m2	\$845,000
House 4	3	2.5	1	120m2	\$845,000
House 5	2	1.5	1	94m2	\$749,000

17 Bishop Street

HOUSE NUMBER	BEDROOMS	BATHROOMS	GARAGES	SIZE	PRICE
House 1	2	1.5	1	94m2	\$749,000
House 2	2	1.5	1	94m2	\$739,000
House 3	2	1.5	1	94m2	\$739,000
House 4	2	1.5	1	94m2	\$749,000

Estimated start

Estimated completion

Title type

November 2023

June 2024

Fee Simple

All homes are sold as a turn-key package. Everything will be completed prior to handover including window furnishings and landscaping.

BROOKSFIELD

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