BROOKSFIELD

12 Coles Place, St Albans, Christchurch

Two Cottage Revival Homes

General Information

12 Coles Place is another exceptional display of our revival homes and cottages

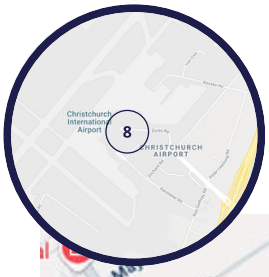
Price list

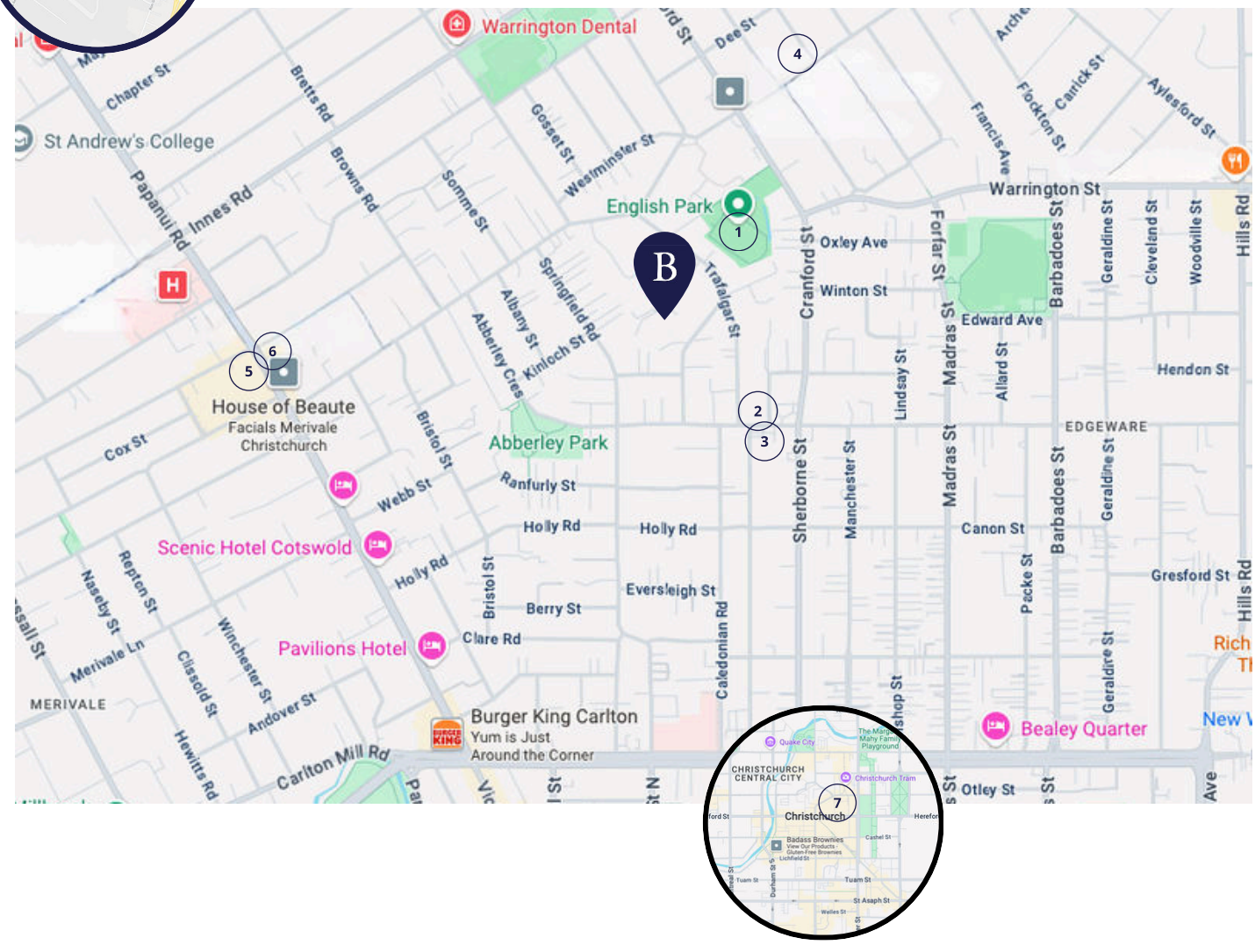
	BEDROOMS	BATHROOMS	GARAGE	SIZE
Cottage 1	3 + study	2	Garage + carpark	109
Cottage 2	3	2.5	Garage + carpark	124

Location

12 Coles Place is another example of our revival cottages that are bringing the character back to Christchurch.

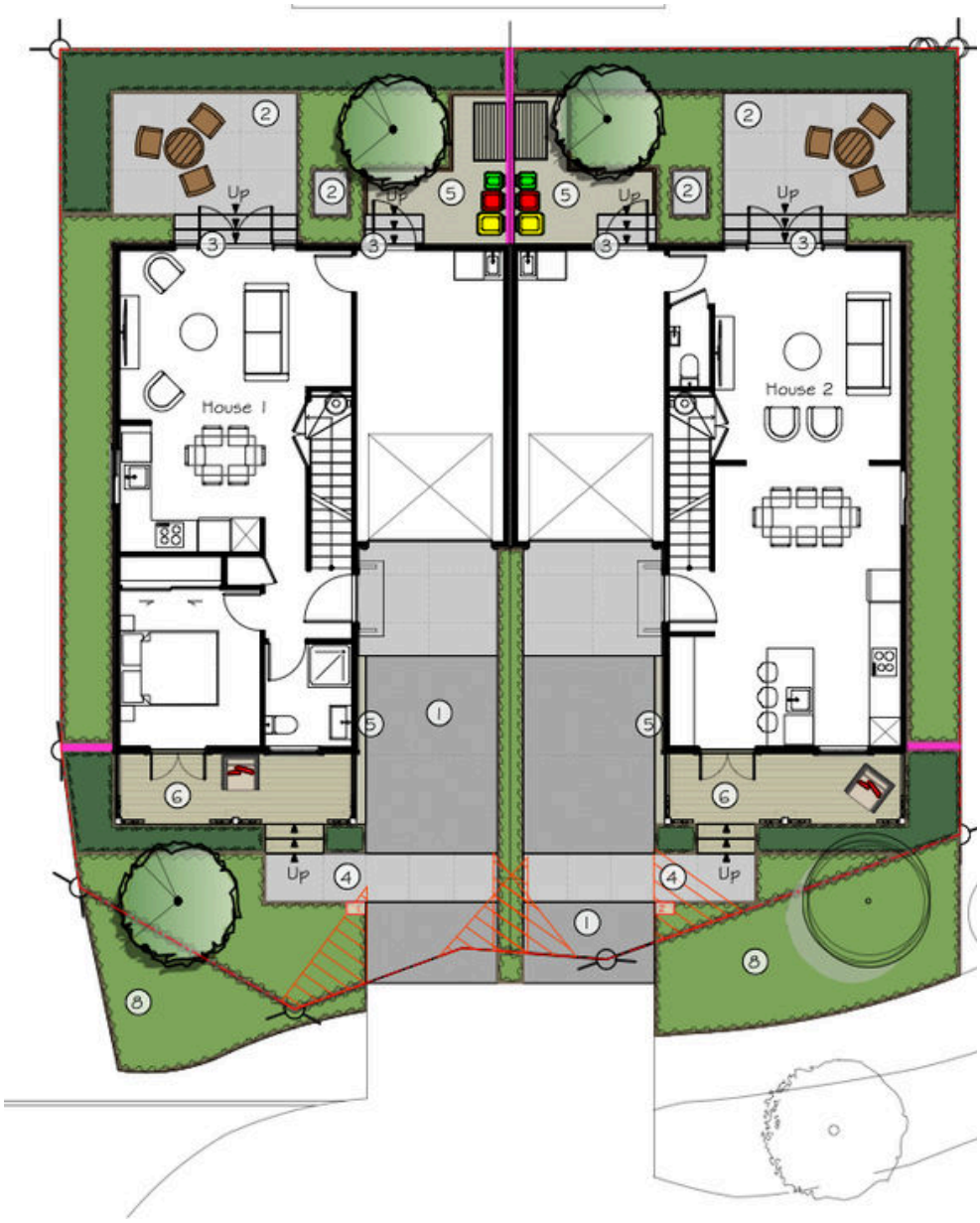
Located near many local amenities, public transport links and public recreation spots are only a short walking distance away. Below are some of our favourite spots and points of interest close to your next home.





1. English Park- 400m, 4 min walk
2. Cafe Edge & Artisan Bakery - 600m, 7 min walk
3. Edgeware Shops - 600m, 7 min walk
4. The Origin - 750m, 7 min walk
5. Merivale Mall - 1.4km, 13 min walk
6. No. 4 Bar & Restaurant - 1.5km, 15 min walk
7. Christchurch CBD - 2.8km, 7 min drive
8. Christchurch Airport - 9.7km, 17 min drive

Site Plan



Key:

1. Exposed aggregate driveway with bands of coloured concrete at key thresholds
2. Coloured concrete patio
3. Coloured concrete steps
4. Coloured concrete path
5. Selected chip drainage / utility area
6. Selected hardwood decking with steps where sh
7. Lawn
8. Planting in Road Reserve

Areas:

Site area = 334.17m²

Building area = 141m²
Impervious areas (concrete) = 75.6m²
Total impervious area = 216.6m² (64.8%)

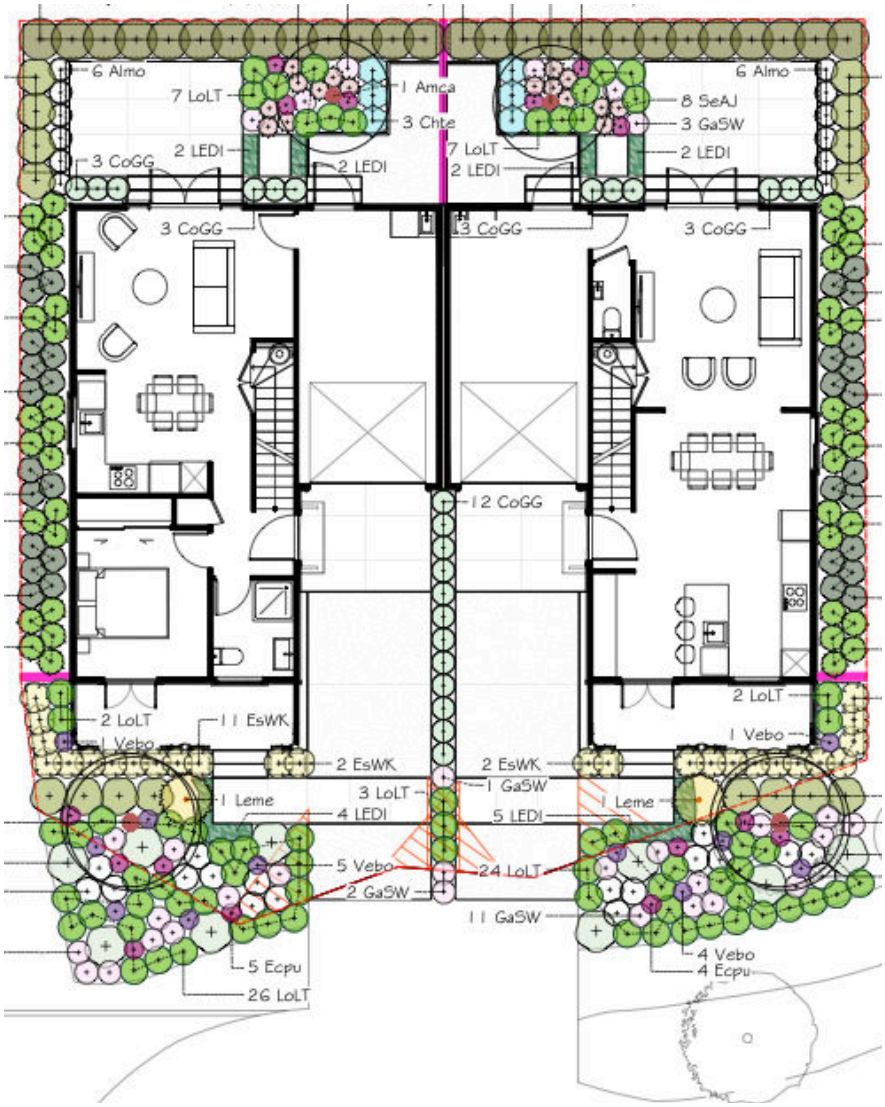
Total landscape area = 98.4m² (29.4%)

Total area trees & shrubs = 86.1m² (25.7%)

- Existing tree in poor health
- Proposed Tree
- Garden Bed (55.3m²) in Boundary. Planting in Road Reserve (25.8m²)
- Hedging (30.8m²)
- Selected Gravel Chip / Lime Chip (12.3m²)
- Timber Hardwood Decking (15.8m²)
- Coloured Cut Concrete (47.6m²)
- Exposed Aggregate Concrete (28m²) Exposed Aggregate Concrete Road Reserve (2

- Mid Spec Fencing - 1800mm high dressed palings with cap (4m)
- Up — Step Location
- Letterbox within fence
- Selected Fold-out Clothesline attached to fence (680mm x 1200mm as shown, or similar)
- Bins park

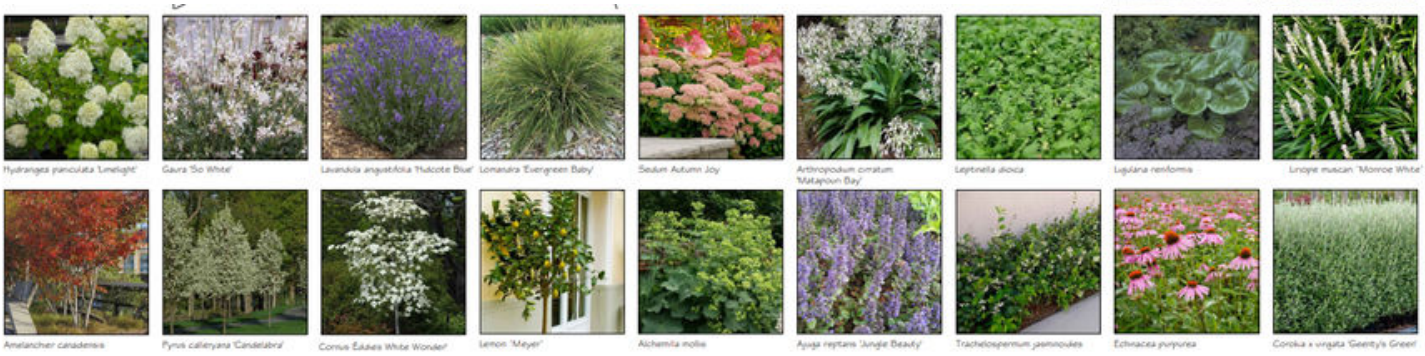
Planting Plan



SPACING

CODE	BOTANICAL NAME	POT	SPACING	QTY
TREES				
Amca	Amelanchier canadensis	45L	AS SHOWN	2
CoEW	Cornus x 'Eddie's White Wonder'	45L	AS SHOWN	2
Leme	Lemon 'meyer'	10L	AS SHOWN	2
PyCa	Pyrus calleryana 'Candelabra'	45L	AS SHOWN	2
SHRUBS				
Almo	Alchemilla mollis	1.2L	AS SHOWN	4
ArMB	Arthropodium cirratum 'Matapoun Bay'	2.5L	AS SHOWN	11
Chte	Choisya ternata	5L	AS SHOWN	8
CoGG	Corokia x virgata 'Geenty's Green'	2.5L	AS SHOWN	10
DAPF	Daphne x 'Perfume Princess'	5L	AS SHOWN	2
Dni	Dianella nigra	2.5L	AS SHOWN	8
Ecpu	Echinacea purpurea	1.2L	AS SHOWN	17
EsWK	Escallonia x 'White Knight'	5L	AS SHOWN	23
Fasy	Fagus sylvatica	8L	AS SHOWN	28
GaSW	Gaura lindheimeri 'So White'	2.5L	AS SHOWN	41
HYLI	Hydrangea paniculata 'Limelight'	5L	AS SHOWN	8
LaHB	Lavandula angustifolia 'Hidcote Blue'	2.5L	AS SHOWN	6
Lire	Ligularia reniformis	2.5L	AS SHOWN	6
LiMW	Liriope muscari 'Monroe's White'	2.5L	AS SHOWN	47
LoEB	Lomandra x 'Evergreen Baby'	2.5L	AS SHOWN	46
SeAJ	Sedum x 'Autumn Joy'	2.5L	AS SHOWN	17
Trjs	Trachelospermum jasminoides	2.5L	AS SHOWN	17
Vebo	Verbena bonariensis	2.5L	AS SHOWN	10

CODE	BOTANICAL NAME	POT	SPACING	QTY
GROUND COVERS				
AJB	Ajuga reptans 'Jungle Beauty'	2.5L	500 mm	8
Ledi	Leptinella dioica	2L	500 mm	12



North & South Elevations

Ground Floor Stud Height - 2.55m
First Floor Stud Height - Coved up to 2.4m

House 2 *House 1*

South Elevation

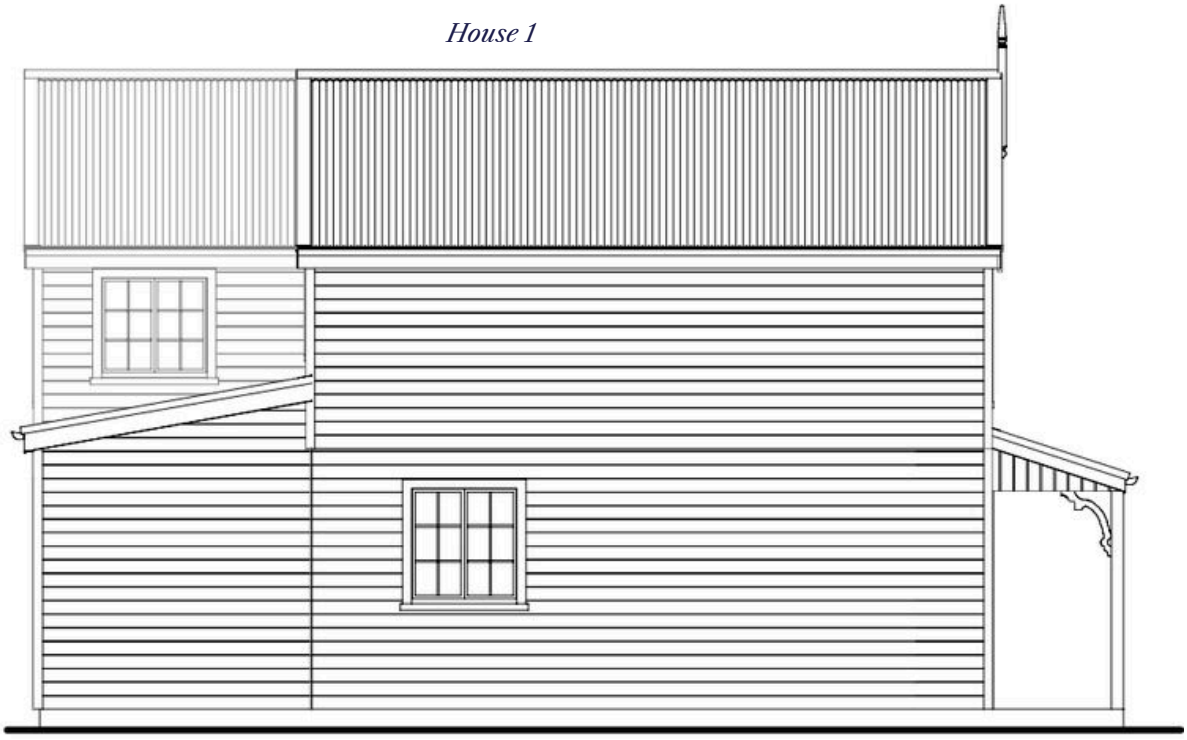
House 1 *House 2*

North Elevation

East & West Elevations

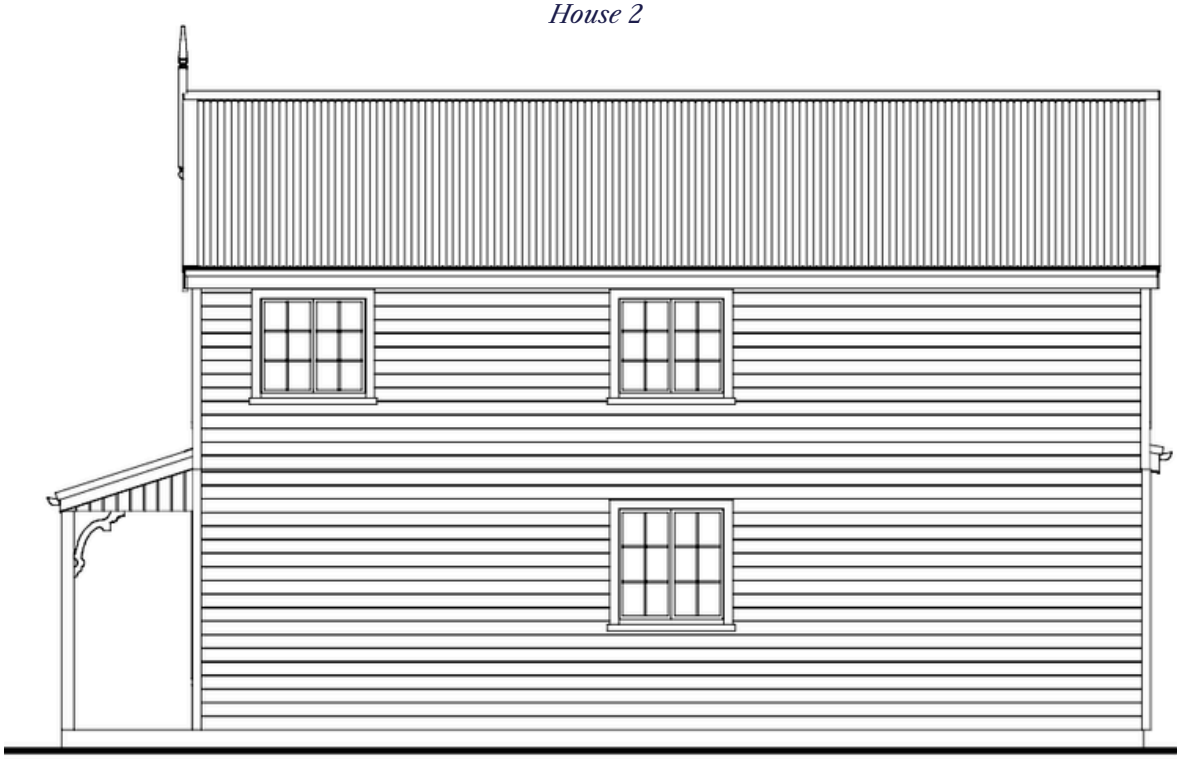
Ground Floor Stud Height - 2.55m
First Floor Stud Height - Coved up to 2.4m

House 1



West Elevation

House 2



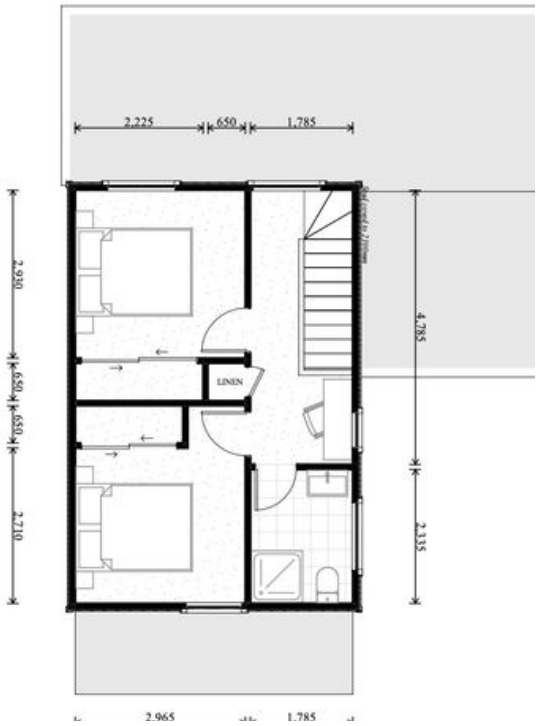
East Elevation

Floor Plans – Cottage 1

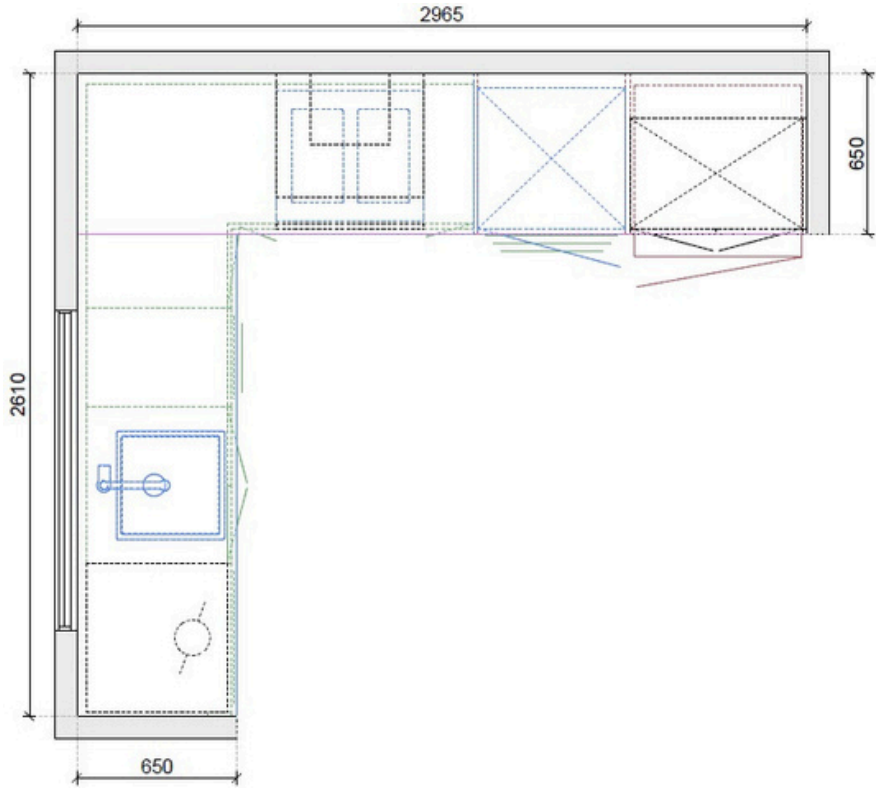
3.5	2	Garage	113sqm

Ground floor

First floor



Kitchen Plan



Optional Upgrades:

~ Shaker Style

~ Wall Cabinets

~ Butler Sink

~ Laundry in Garage

~ Study Desk

~ Approx. tile splashback square metreage: 3.18 sq. m

Your Specialist Property Management Team

We Look After Your Property Like It's Our Own

At Brooksfield Property Management, we don't overload our portfolio. That means extra care for every property and peace of mind for every owner.

Our extensive experience means that we provide bespoke property management tailored to each owner and tenant. You're never treated like a number. Instead you'll experience individual care, genuine communication, and a human approach grounded in trust and respect from our property managers.

With Brooksfield, you'll experience our warm, approachable style that builds lasting trust and long-term returns.

Real People, Real Care

Our point of difference is simple – we look after your investment like it's our own. That means:

- Personal communication
- Fast, thoughtful responses
- Respect for your property and your tenants
- A commitment to long term value and relationships

Our Team

Ngaire Baker
Senior Property Manager

Richard Milbank
Property Manager

Harriet Dishington
Property Manager

Anna Meikle
Property Management
Residents Assoc.
Accounts &
Administration

0800 548 454 www.brooksfield.co.nz pm@brooksfield.co.nz

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Your Rental Appraisal

7 January 2026

ADDRESS: House 1 & 2, 12 Coles Place, 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.

After reviewing the provided information, I believe a fair market rent would be between **$780 - $800 per week** for an unfurnished, residential rental home.

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

Kind regards,

Ngaire Baker
Senior Property Manager

About Brooksfield

If you want the best homes, you need the best architects. That's why our homes are designed in London by renowned Ben Pentreath Architects.

Why do we exist?

Established in 2019, Brooksfield began property development with a simple goal - create beautiful homes that people love. We do not use 'cookie cutter' designs. Each one of our developments is tailored to the site, suburb, and surroundings. We build Classical and Georgian buildings and homes, as well as traditional cottages.

We have fine-tuned our builds and are constantly looking for ways that we can better our designs to include more beautiful architectural details, and increase the durability, and affordability of these homes.

What makes Brooksfield homes different?

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 bench tops, 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.

Brooksfield
Expression Of Interest

This EOI form is non binding. It allows you to put a property on hold while you think about it, without having someone else buying it in the specified time below.

Name:

Phone Number:

Email:

Address of Property:

Indicated Price:

End Date of Hold:

Client Acknowledgement:

I / We acknowledge and understand that in the event of a Backup EOI being signed and submitted on the above property, I / We have
Until the end date as stated above to
either:
(a) to proceed forward by making a conditional offer.
(b) not to proceed forward, thus ending our Hold on the above property.

The property will become available to the stock list, or the subsequent order of Backup Hold(s) after option (b).

Signed:

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0800 548 454 www.brooksfield.co.nz vinny@brooksfield.co.nz