BROOKSFIELD

27 Aylmer Street

Cashmere, Christchurch



Renders

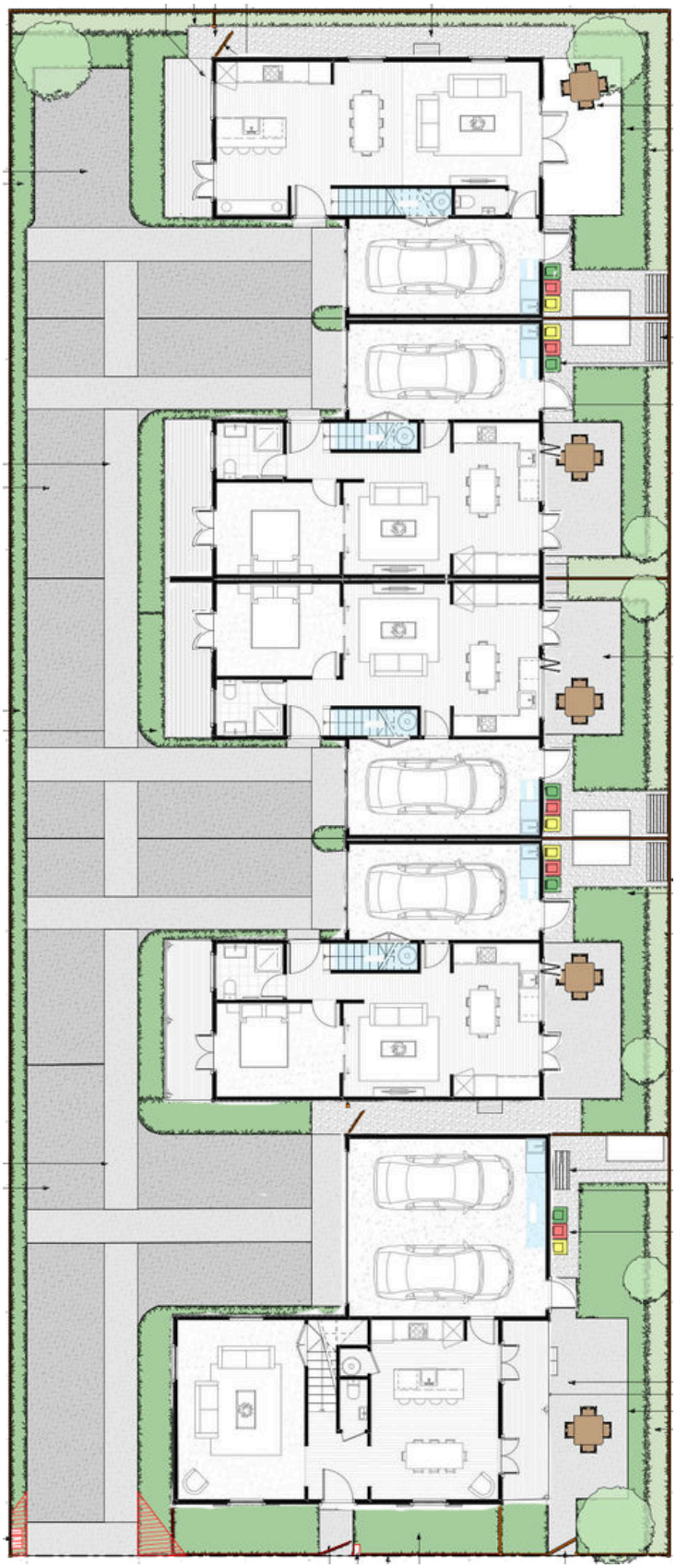




Details

	BEDROOMS	BATHROOMS	GARAGE	SIZE
Home 1	3	2.5	Double garage & 2 carparks	160
Home 2	3	2	Garage & carpark	113
Home 3	3	2	Garage & carpark	113
Home 4	3	2	Garage & carpark	113
Home 5	3	2.5	Garage & carpark	124

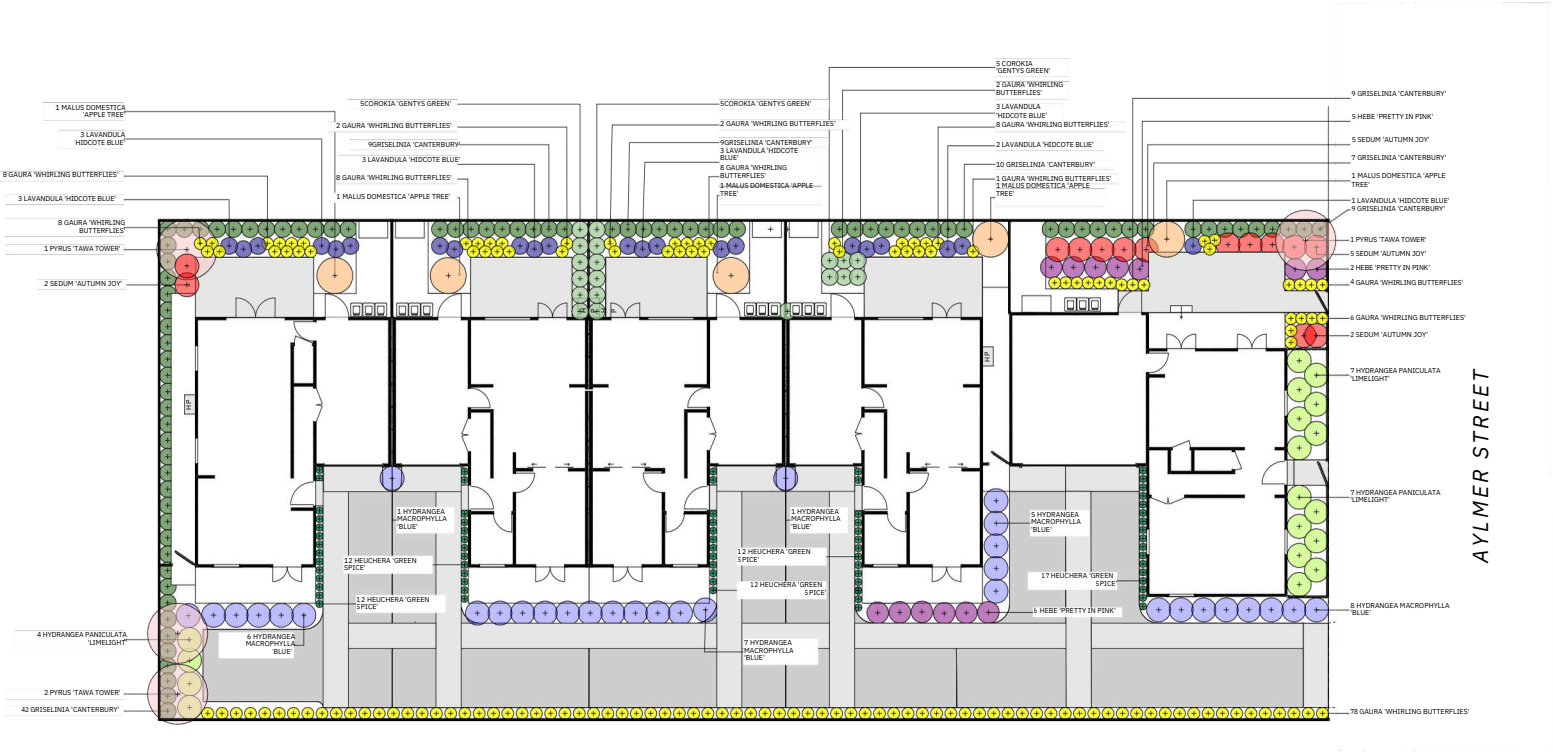
Landscape Plan



LEGEND

- Grey colour concrete sponge finish with 10mm grouted decorative cuts (53.14m²)
- Exposed aggregate concrete, 1/2 shot black oxide with 10mm grouted decorative cuts (193.79m²)
- Selected gravel chip/limestone chip (64.37m²)
- Evergreen Hedge
- Garden Bed
- Proposed Tree
- Selected fold out clothesline attached to fence (700 x 1200mm or similar)
- CCC Bins
- Covered Cycle Storage
- Picket Fencing - 1000mm and painted white. (12m)
- Picket Fencing - 1800mm and painted white. (9.6m)
- Low Spec. Fencing - 1800mm rough sawn pailings, no cap. (9m)
- Exterior Heat Pump Unit

Planting Plan




Malus Domestica 'Apple Tree'


Pyrus 'Tawa Tower'


Corokia 'Geentys Green'


Griselinia 'Canterbury'


Dianella 'Little Jess'


Gaura 'Whirling Butterflies'


Hebe 'Pretty in Pink'


Heuchera 'Green Spice'


Hydrangea Paniculata 'Limelight'


Hydrangea Macrophylla 'Blue'


Lavandula 'Hidcote Blue'


Sedum 'Autumn Joy'

PLANTING SCHEDULE - TREES

QUANTITY	BOTANIC NAME	SCHEDULED SIZE	SPACING
5	MALUS DOMESTICA'APPLE TREE'	45L	AS SHOWN
4	PYRUS 'TAWA TOWER'	45L	AS SHOWN

PLANTING SCHEDULE - HEDGES

QUANTITY	BOTANIC NAME	SCHEDULED SIZE	SPACING
15	COROKIA 'GEENTYS GREEN'	3L	AS SHOWN
95	GRISELINIA 'CANTERBURY'	3L	AS SHOWN

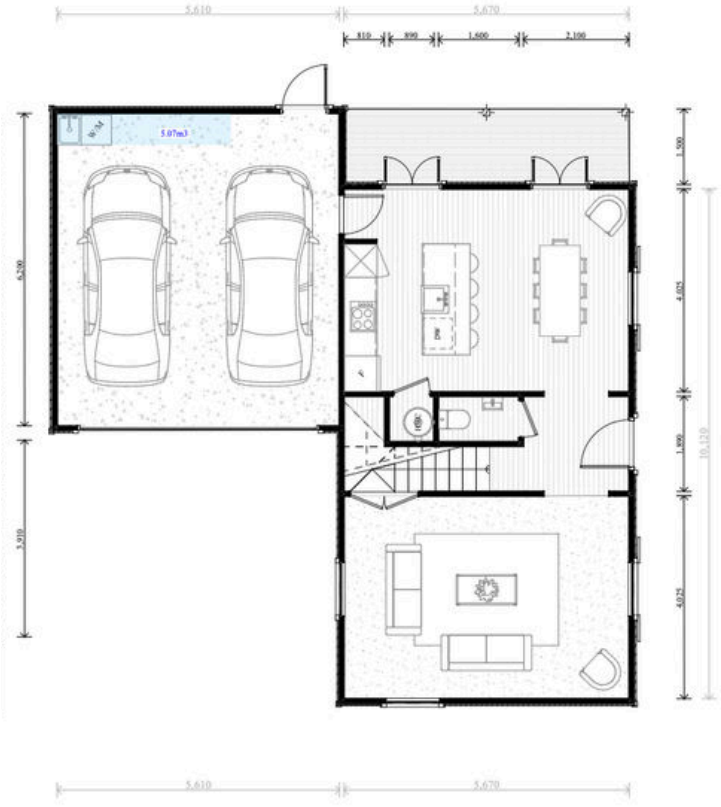
PLANTING SCHEDULE - SHRUBS AND GROUNDCOVERS

QUANTITY	BOTANIC NAME	SCHEDULED SIZE	SPACING
135	GAURA 'WHIRLING BUTTERFLIES	2L	AS SHOWN
13	HEBE 'PRETTY IN PINK'	2L	AS SHOWN
65	HEUCHERA 'GREEN SPICE'	2L	AS SHOWN
18	HYDRANGEA PANICULATA 'LIMELIGHT'	5L	AS SHOWN
28	HYDRANGEA MACROPHYLLA 'BLUE'	5L	AS SHOWN
18	LAVANDULA 'HIDCOTE BLUE'	2L	AS SHOWN
14	SEDUM 'AUTUMN JOY'	3L	AS SHOWN

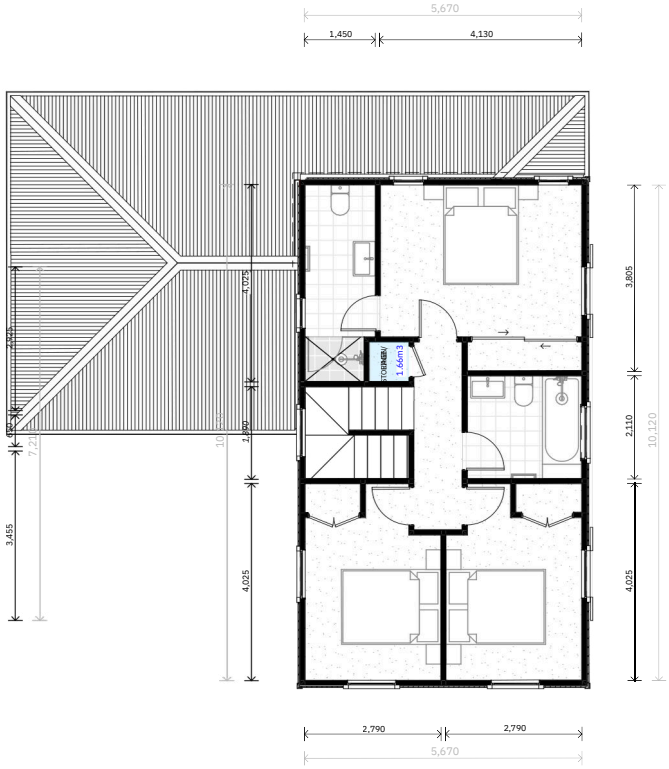


Cottage 1

3 | 2.5 | 2 | 160m2



Ground Floor



First Floor

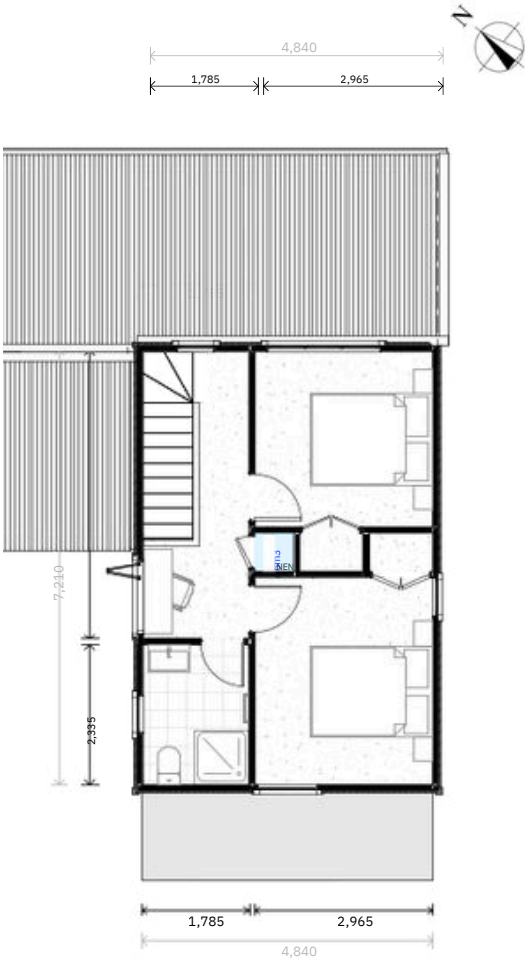


Cottage 2

3 | 2 | 1 | 113m2



Ground Floor



First Floor

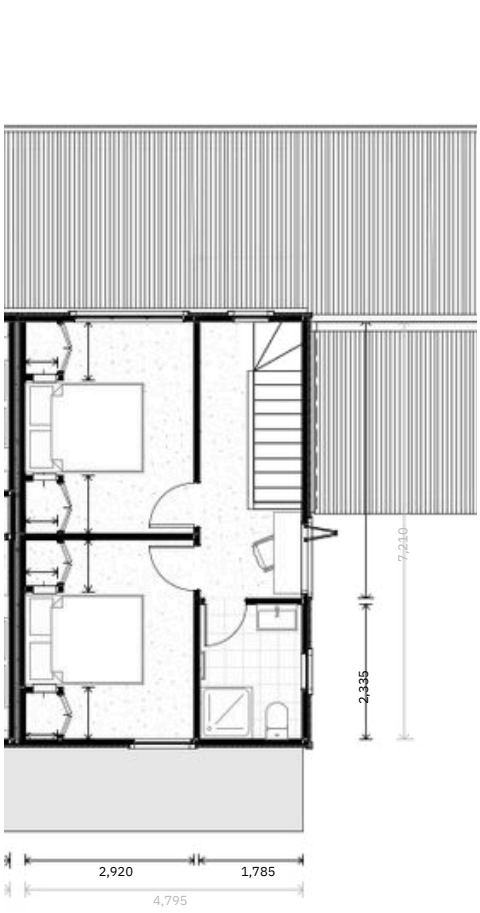


Cottage 3

3 | 2 | 1 | 113m2



Ground Floor



First Floor

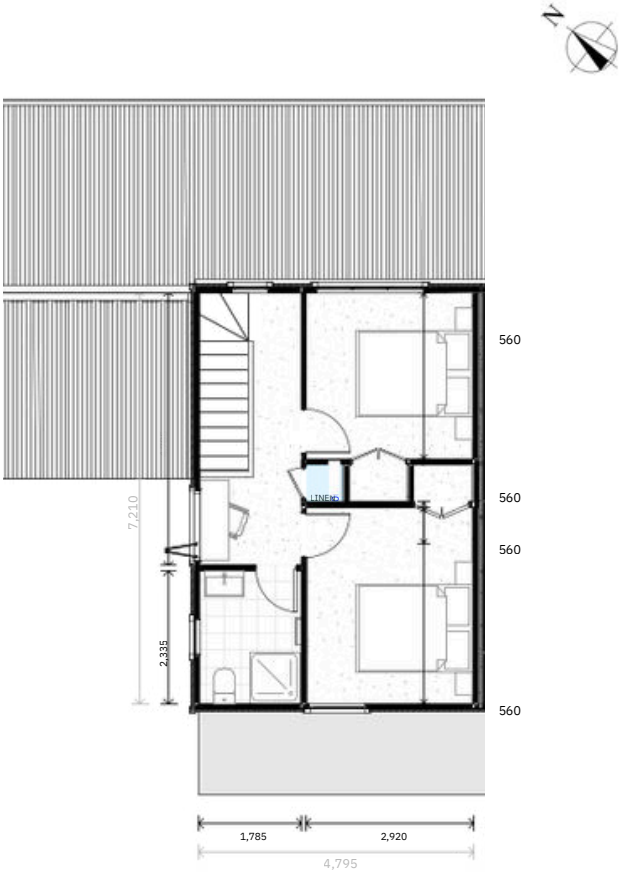


Cottage 4

3 | 2 | 1 | 113m2



Ground Floor

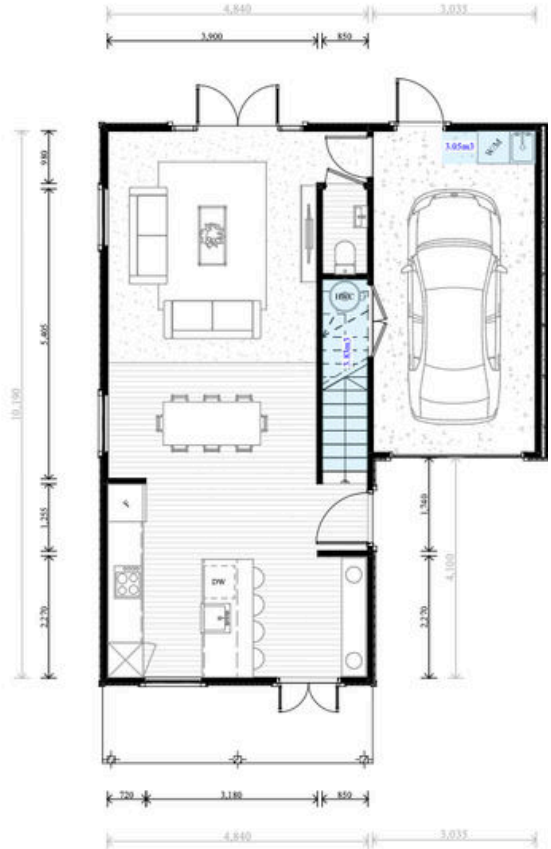


First Floor



Cottage 5

3 | 2.5 | 1 | 124m2



Ground Floor



First Floor

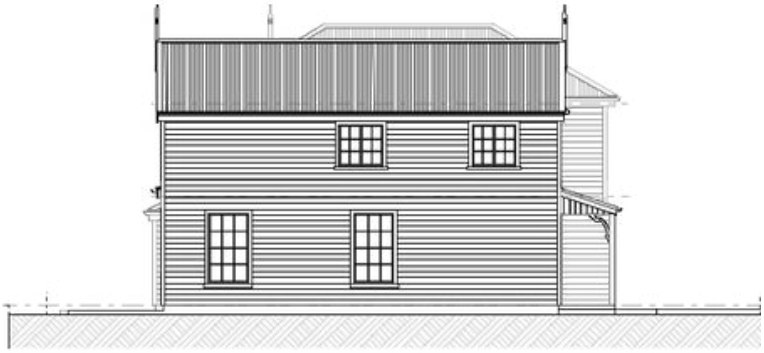
Elevations



South Elevation



West Elevation



North Elevation



East Elevation

Your New Neighbourhood



The Colombo
Canterbury - 5 mins

City Centre - 10 mins

Airport - 22 mins



Formaggios
- 5 min walk



Moon Under Water
- 5 min walk



Black & White Coffee
- 5 min walk

New World - 5 mins

Fresh Choice- 6 mins



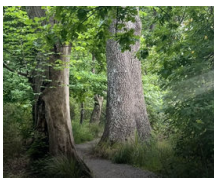
27 Aylmer Street



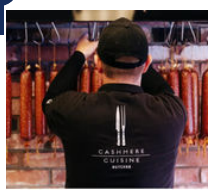
Beckenham Park - 3 mins



Cashmere High (In Zone)
- 3 mins



Ernle Clark Reserve
- 12 min walk



Cashmere shops
- 12 min walk



The Birdwood - 2 mins

Sydenham Cemetery
Christchurch South Intermediate
Bumble Bees Swim School
SOMERFIELD
BECKENHAM
Cashmere Tennis Club
Landsdowne Community Centre
BlueberryNZ
Cracroft Caverns Reserve
Huxley St
King St
Boon St
Devon St
Milton St
Studholme St
Somerfield St
Cashmere Rd
Sandwich Rd
Tennyson St
Martin Ave
Corson St
Hackthorne Rd
Centaurus Rd
Mayor Aitken Dr
Birdwood Ave
Norwood St
Seddon St
Croydon St
Southampton St
Burlington St
Waltham Rd
Hastings St
Austin St
Gibbon St
Hume St
Rosebery St
Cheviot St
Roker St
Penrith Ave
Selwyn St
Cardiff Ave
Stanbury Ave
Fairview St
Ashgrove Terrace
Barrington St
Sydney St
Antigua St
Orbell St
Brisbane St
Eastern Ter
Palatine Ter



27 AYLMER ST, SOMERFIELD

19/10/2026

The proposed development at 27 Aylmer Street will comprise five townhouses designed in the heritage style Brooksfield is renowned for, complemented by quality fittings and finishes throughout.
Each home will offer three bedrooms, two bathrooms and an internal-access garage. The ground floor is planned around open-plan living, with Bedroom 1 also located on this level in Houses 2, 3 and 4. House 1 will provide a separate living area and a double internal-access garage, offering additional space and flexibility.
Nestled in the picturesque, tree-lined streets of Somerfield, this residence is strategically located with easy access to a wealth of amenities, including Beckenham, Barrington, and the Central Cit

Comparative Analysis

The Rental Statistics from 01 Mar 2026 - 31 Aug 2026 in the Somerfield area shows 249 active bonds for 3-bedroom properties.

Lower Quartile Rent	Median Rent	Upper Quartile Rent
$480	$570	$650

Market Rent

Thank you for requesting a rental assessment for the above property. In today's current market we would consider the market rent to be **$665 - $690pw** with house 1 being at the higher side of that range and all within in a well-managed portfolio depending on the availability of suitable tenants.

Disclaimer:

A1 Property Managers have carried out this rental appraisal in good faith based on comparative available properties and local area knowledge. The appraisal is reflective of current market conditions so may change in future. No site visit has been conducted. It is assumed the property appraised complies with all tenancy-related requirements (e.g. Insulation & Healthy Homes standards) and has the necessary building consents and council codes and bylaws required for use as permanent habitable accommodation. No liability is accepted for error or omission of fact or opinion.

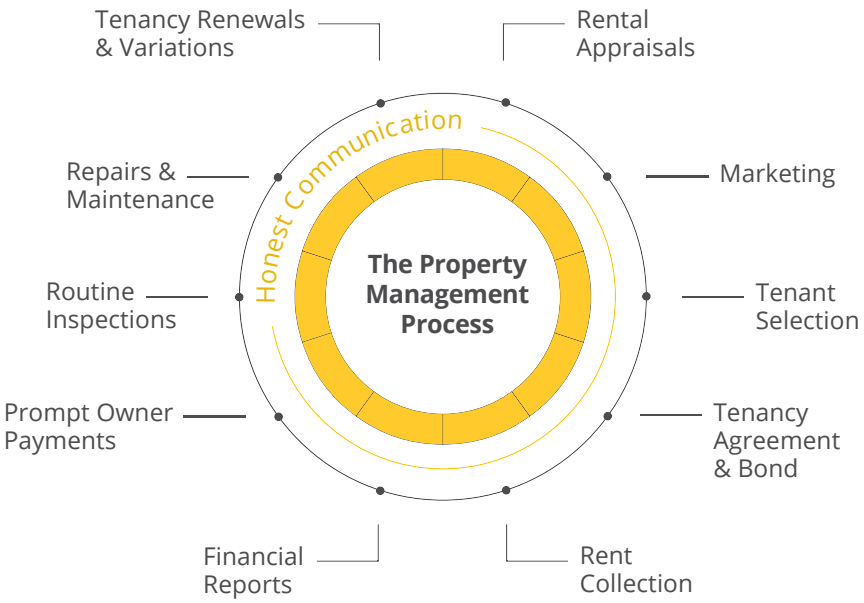
Hamish Wilson
Hamish Wilson
Managing Director
021 22 11 002
hamish@a1prop.co.nz



THE PROPERTY MANAGERS

Why you should choose A1 to professionally manage your property

1. Advertising for a Tenant
2. Tenant Selection
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7. Rent Reviews
8. Routine Inspections
9. Financial Reports
10. Communication
11. Ingoing & Outgoing Inspections



EXPERTS IN YOUR CORNER

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Christchurch, 8041

a1propertymanagers.co.nz
Member ofREINZ,NZPIF andCPIA.

(03) 351 7643
reception@a1prop.co.nz

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:



BROOKSFIELD

0800 548 484

www.brooksfield.co.nz