

BROOKSFIELD

8 Roscoe Street, St Martins, Christchurch

A Georgian Manor home and a Victorian Cottage



General Information

8 Roscoe Street is another exceptional display of our revival homes and cottages

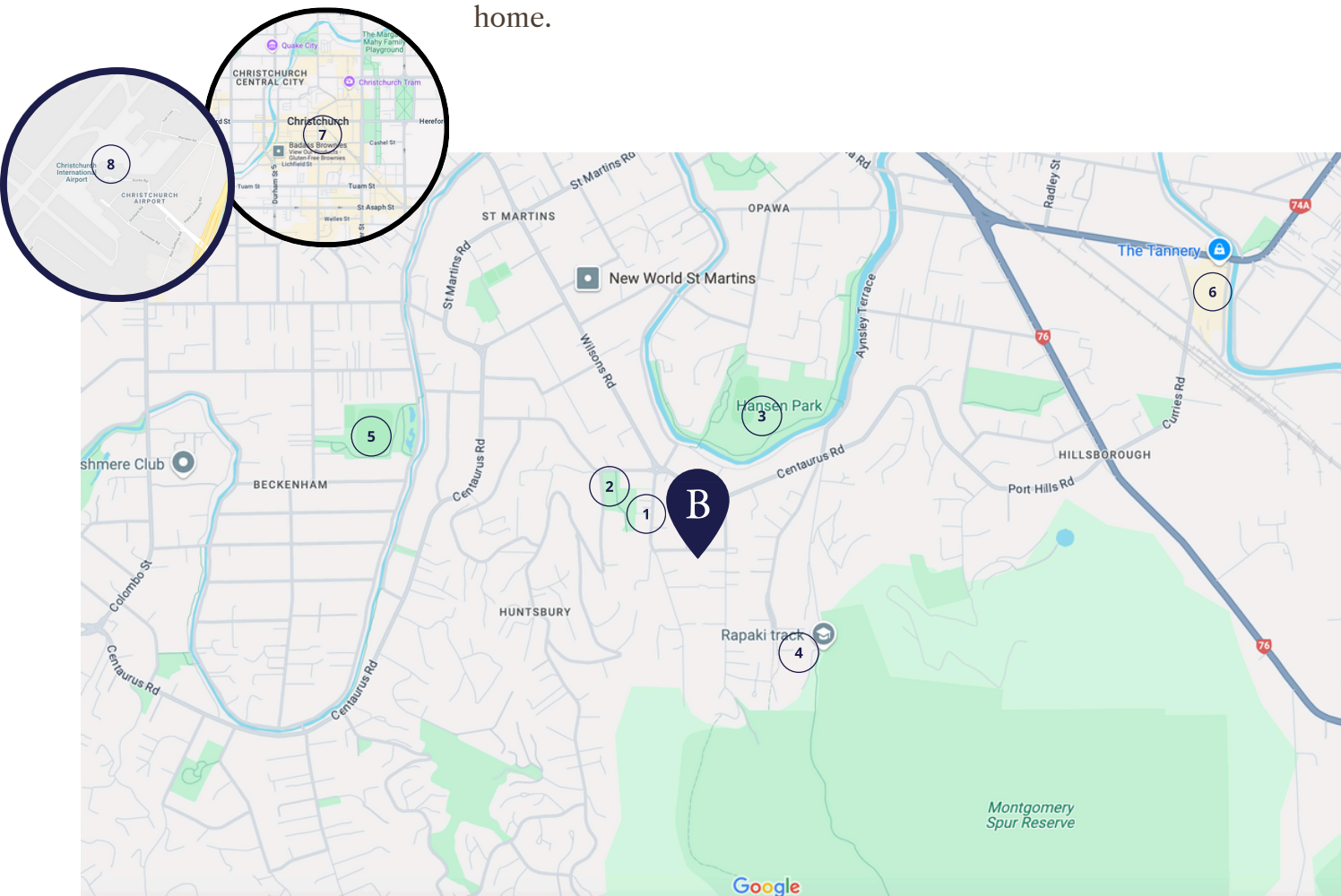
Price list

	 BEDROOMS	 BATHROOMS	 GARAGE	 SIZE	 PRICE
Cottage 1	3	2.5	Garage + carpark	143	\$1,249,000
Cottage 2	3	2	Garage + carpark	118	\$1,189,000

Location

8 Roscoe Street 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.



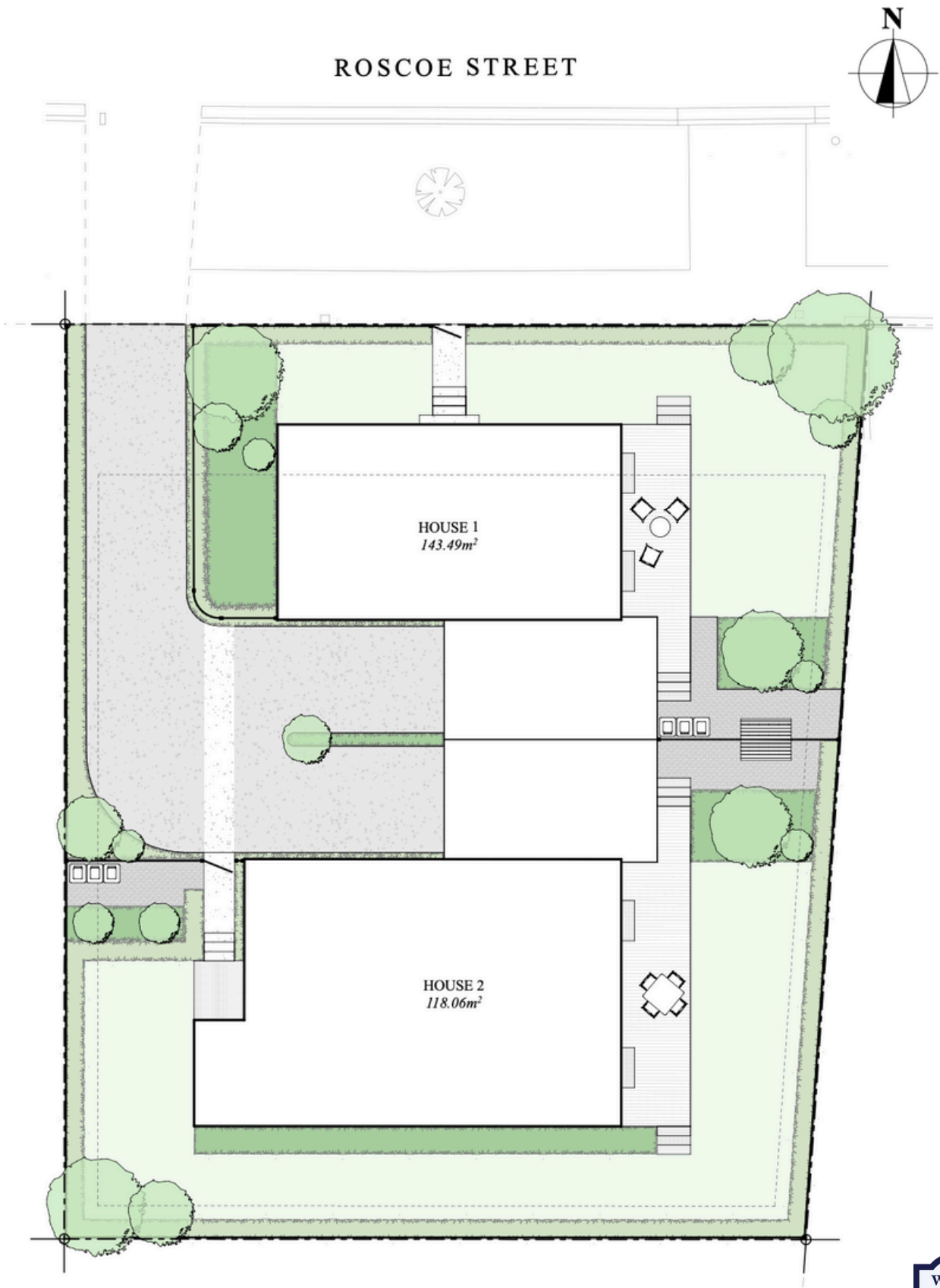
- | | |
|------------------------------------|---------------------------------|
| 1 St Martins Primary School - 170m | 5 Beckenham Park - 2.6km |
| 2 Centaurus Park - 350m | 6 The Tannery - 2.6km |
| 3 Hansen Park - 800m | 7 Christchurch CBD - 6km |
| 4 Rapaki Track - 1.3km | 8 Christchurch Airport - 17.3km |



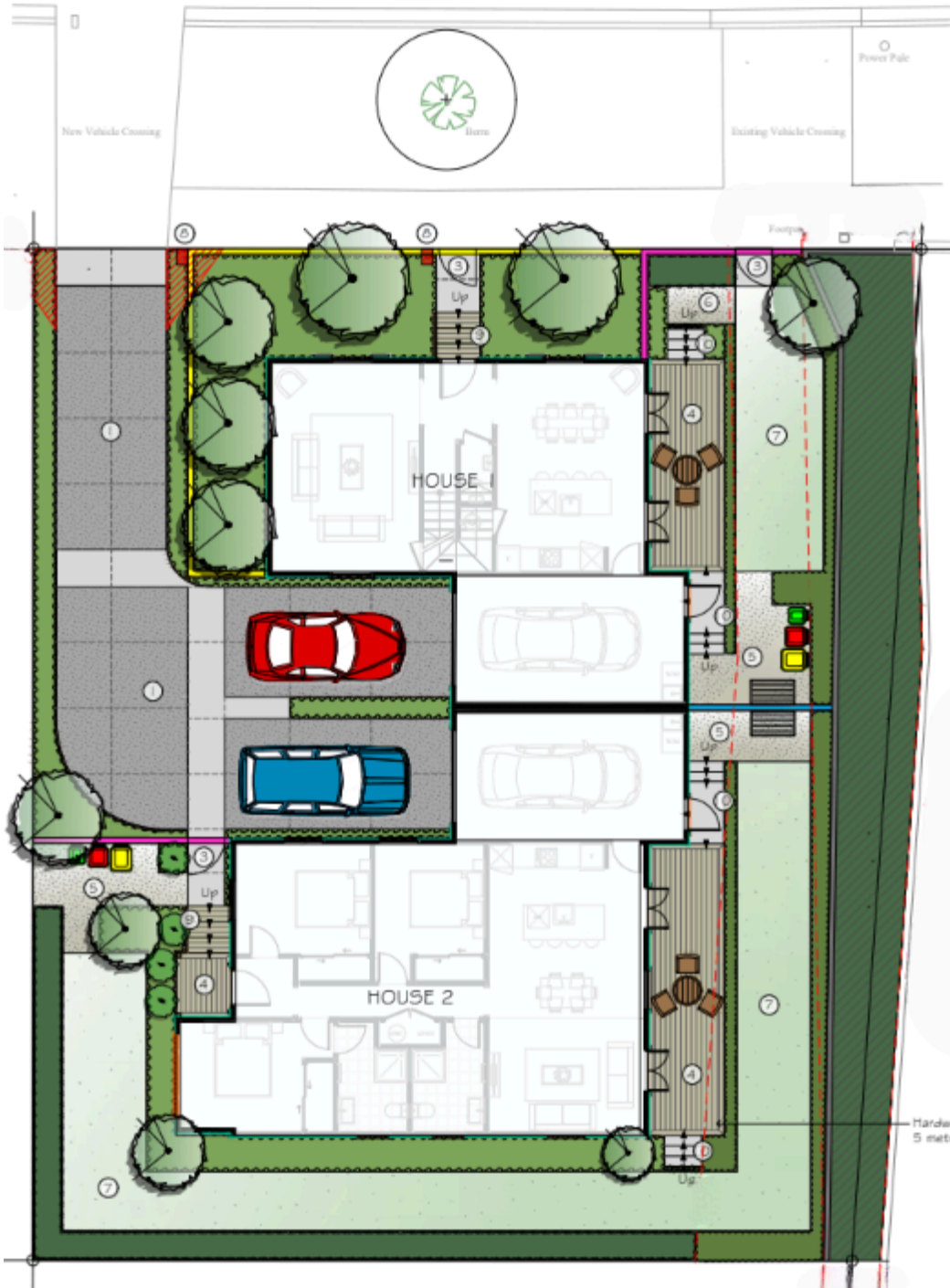
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Site Plan



Landscape Plan

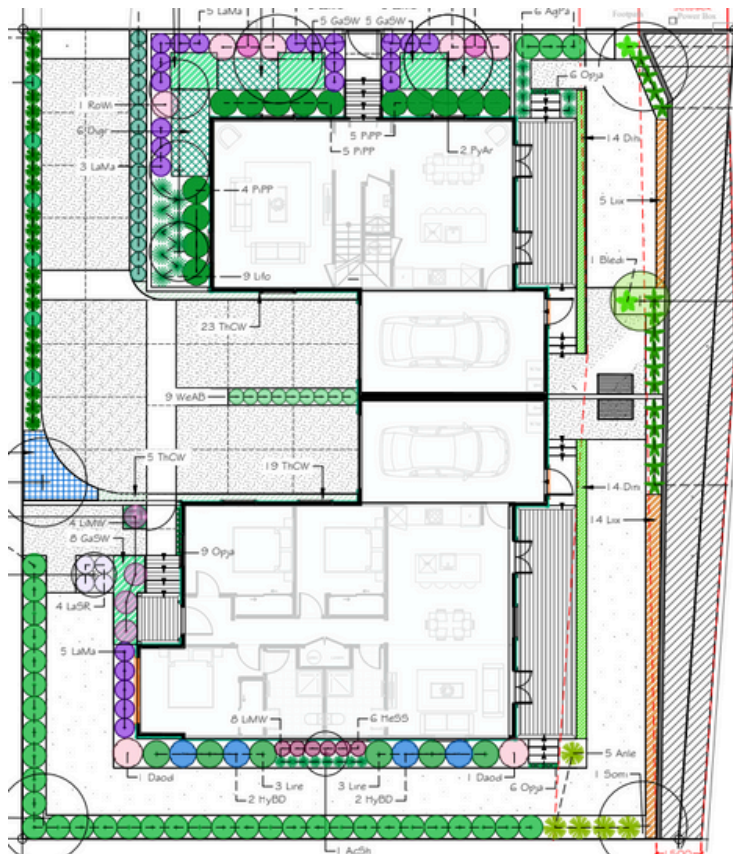


- Key:**
- ① Exposed aggregate driveway with bands of coloured concrete
 - ② Coloured concrete patio
 - ③ Coloured concrete path
 - ④ Selected hardwood decking
 - ⑤ Selected chip utility area
 - ⑥ Selected chip path
 - ⑦ Lawn
 - ⑧ Letterbox
 - ⑨ Hardwood timber steps and handrail
 - ⑩ Concrete steps
-
- Proposed Standard
 - Proposed Tree
 - Existing Tree
 - Garden Bed (193.6m²)
 - Waterway planting
 - Existing planting to be retained
 - Evergreen Hedge
 - Lawn (26.0m²)
 - Selected Chip (22.3m²)
 - Exposed Aggregate Concrete (79.6m²)
 - Coloured Cut Concrete, including steps (25.1 m²)
 - Hardwood Deck, including steps (34.0m²)
 - Picket Fencing - 1000mm high and painted white (23.3m)
 - High Picket Fencing - 1800mm high and painted white (12.7m)
 - Low Spec Fencing - 1800mm high rough sawn planks, no cap (4.0m) (not including boundary fencing)
 - Permeable Fencing - 1800mm high black steel pool fencing (30.2m)
 - Step Location
 - Fold-out Clothesline (1200mm x 680mm shown)
 - Pedestrian gate

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Landscape Plan



Waterway Planting Schedule

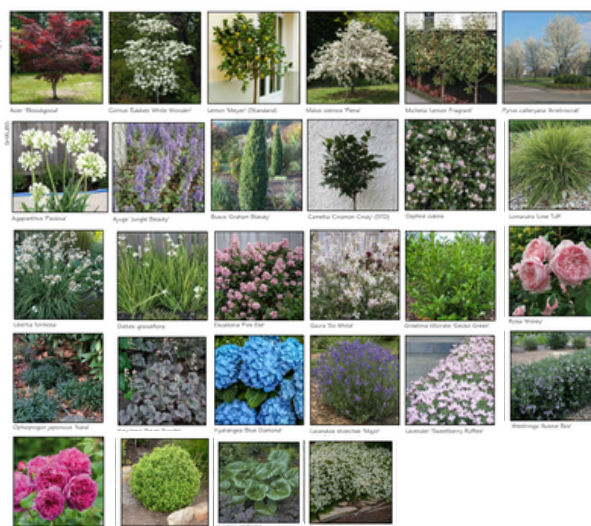
Key	Botanic Name	Pot	Spacing	Qty.
Anle	Anemanthele lessoniana	1.5L	AS SHOWN	5
Bledi	Blechnum discolor	3L	AS SHOWN	2
Dini	Dianella nigra	1.5L	500 mm	28
Grii	Griselinia littoralis	10L	AS SHOWN	1
Lix	Liberia ictioides	1.5L	600 mm	18
Mipu	Microsorium pustulatum	3L	AS SHOWN	15
Pire	Plagianthus regius	35L	AS SHOWN	1
Sami	Sophora microphylla	35L	AS SHOWN	1

Tree Schedule

Key	Botanic Name	Pot	Spacing	Qty.
AcSh	Acer palmatum 'Shaina'	35L	AS SHOWN	1
CoEW	Cornus 'Eddies White Wonder'	45L	AS SHOWN	1
LeMe	Lemon 'Meyer' Standard	35L	AS SHOWN	1
MaPl	Malus ioensis 'Plena'	45L	AS SHOWN	1
MiLF	Michelia 'Lemon Fragrant'	35L	AS SHOWN	3
PyAr	Pyrus calleryana 'Aristocrat'	45L	AS SHOWN	2

Shrub Schedule

Key	Botanic Name	Pot	Spacing	Qty.
AgPa	Agapanthus 'Pavlova'	1.5L	AS SHOWN	6
AJB	Ajuga 'Jungle Beauty'	1.5L	800 mm	6
BuGB	Buxus 'Graham Blandy'	2.5L	AS SHOWN	6
CaCn	Camellia 'Cinnamon Cindy' STD	STD 80cm	AS SHOWN	4
Daad	Daphne odora	2.5L	AS SHOWN	2
Digr	Dietes grandiflora	1.5L	800 mm	12
EsPE	Escallonia 'Pink Elle'	3L	AS SHOWN	17
GaSW	Gaura 'So White'	1.5L	600 mm	23
GrGG	Griselinia littoralis 'Gecko Green'	5L	AS SHOWN	36
HeSS	Heuchera 'Silver Scrolls'	1.5L	AS SHOWN	6
HyBD	Hydrangea 'Blue Diamond'	5L	AS SHOWN	4
LaMa	Lavandula stoechas 'Major'	1.5L	AS SHOWN	23
LaSR	Lavender 'Sweetberry Ruffles'	1.5L	AS SHOWN	4
LiMW	Liriope muscari 'Monroe's White'	1.5L	AS SHOWN	12
LiFo	Liberia formosa	1.5L	AS SHOWN	9
LiRe	Ligularia reniformis	2.5L	AS SHOWN	6
LoLT	Lomandra 'Lime Tuff'	1.5L	AS SHOWN	21
OpJa	Ophiopogon japonicus 'Nana'	1.5L	AS SHOWN	21
PiPP	Pittosporum 'Pam Pam'	2.5L	AS SHOWN	14
RoWi	Rosa 'Wisley'	5L	AS SHOWN	5
RoYL	Rosa 'Young Lycidas'	5L	AS SHOWN	2
ThCW	Thymus 'Creeping White'	Tray	300 mm	47
WeAB	Westringia 'Aussie Box'	1.5L	AS SHOWN	9



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North Elevations

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



House 1



House 2



East & West Elevations

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

House 1

House 2



West Elevation

House 2

House 1



East Elevation



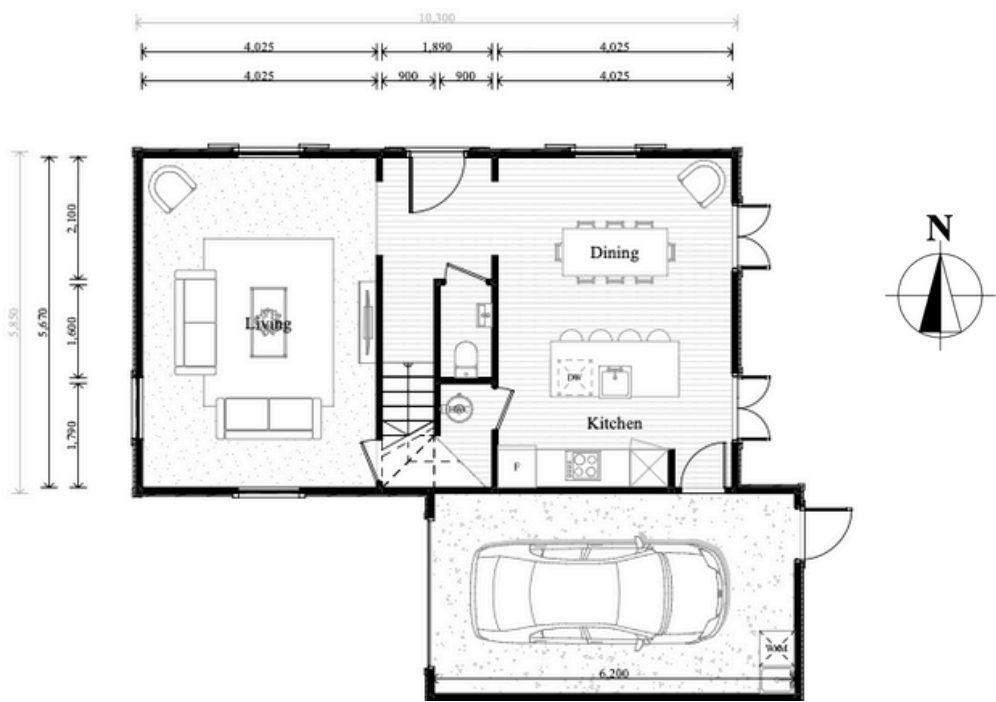
Floor Plans – Cottage 1


3

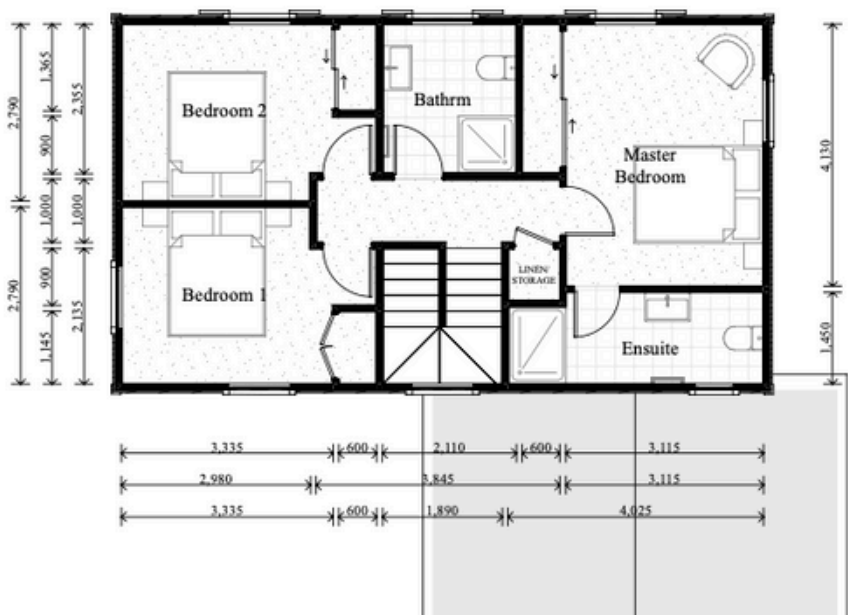

2.5


Garage
Carpark


143sqm



Ground floor



First floor



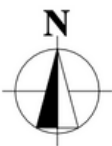
Floor Plans – Cottage 2


3


2


Garage
Carpark

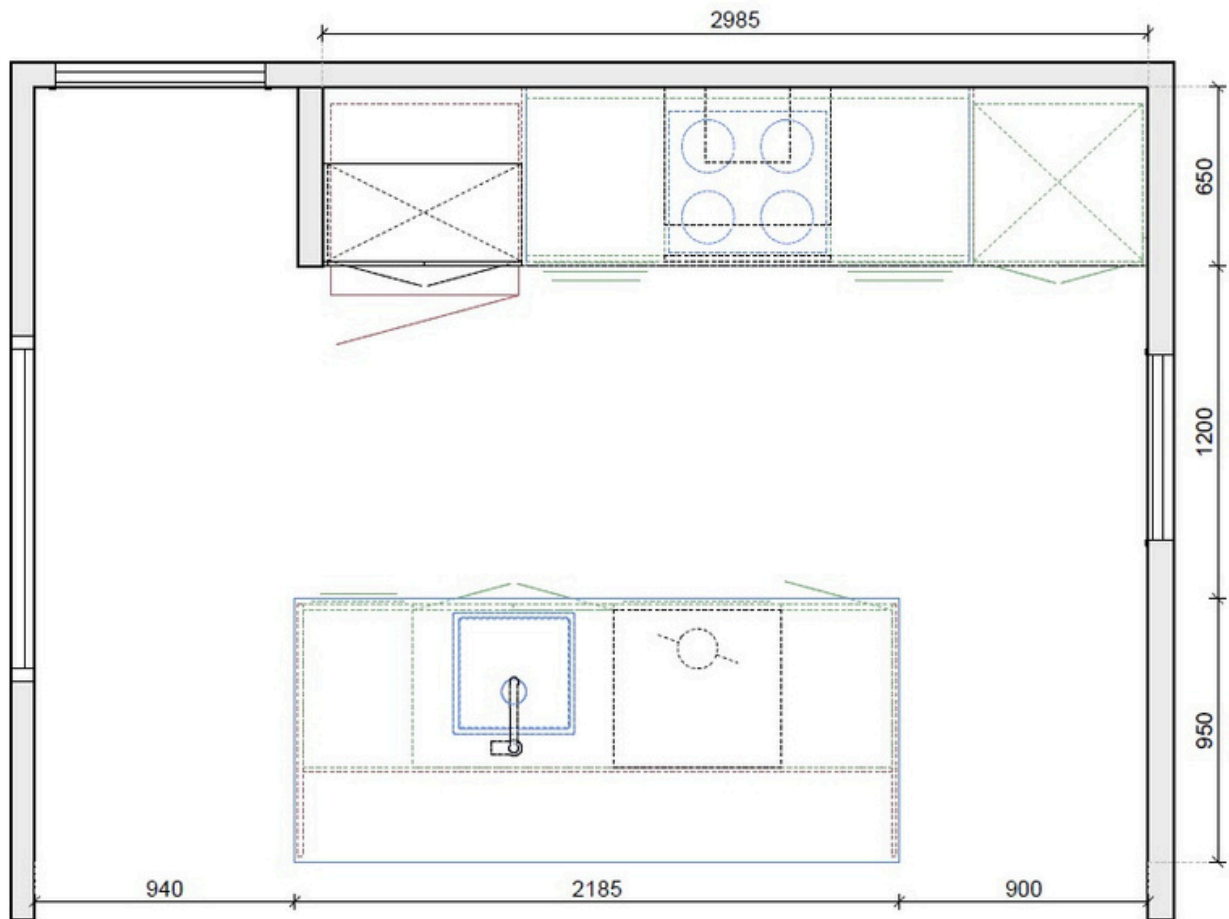

118sqm



Ground floor



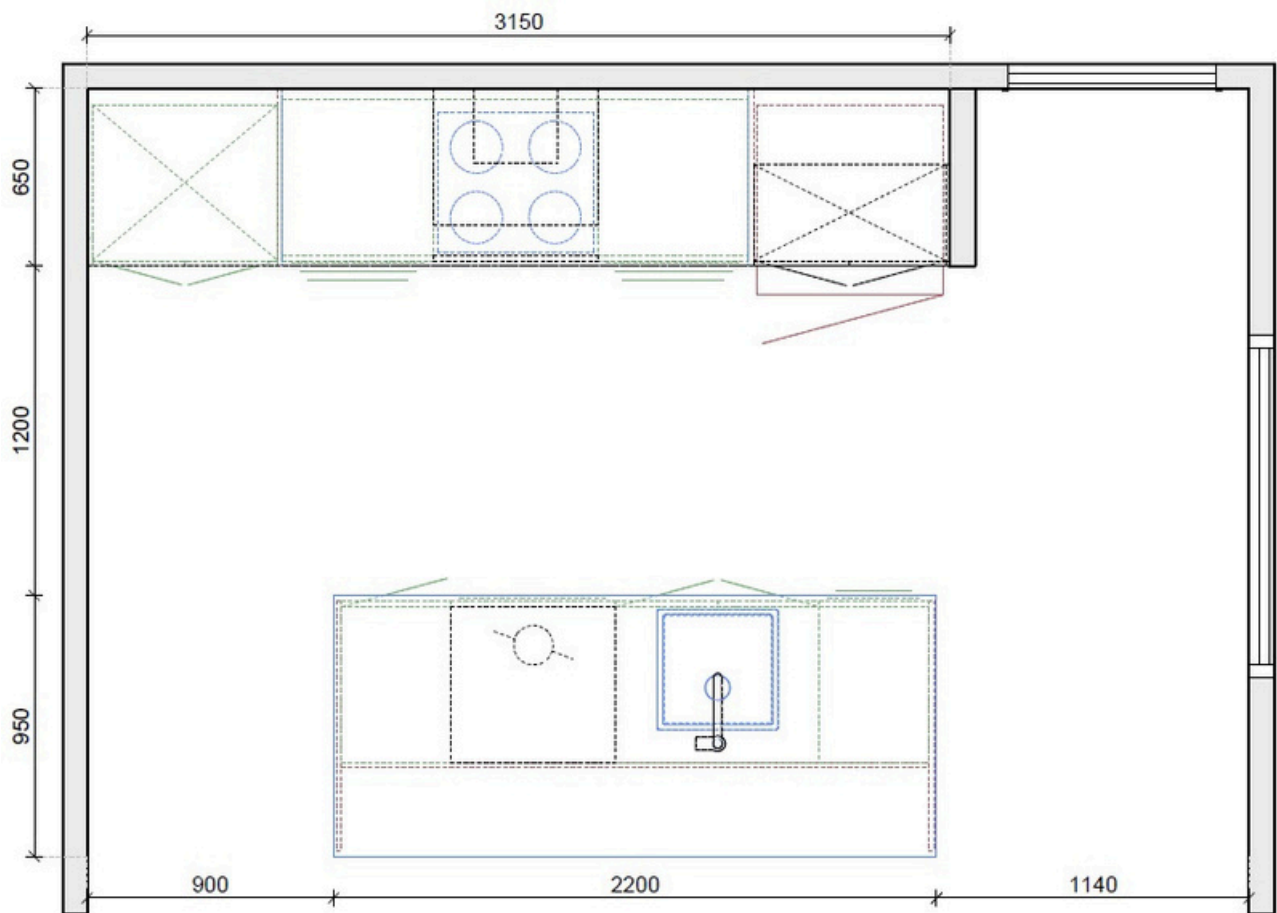
Kitchen Plans - Cottage 1



Optional Upgrades

- Shaker Style
- Wall Cabinets
- Butler Sink
- Laundry in Garage

Kitchen Plans - Cottage 2



Optional Upgrades

- Shaker Style
- Wall Cabinets
- Butler Sink
- Laundry in Garage

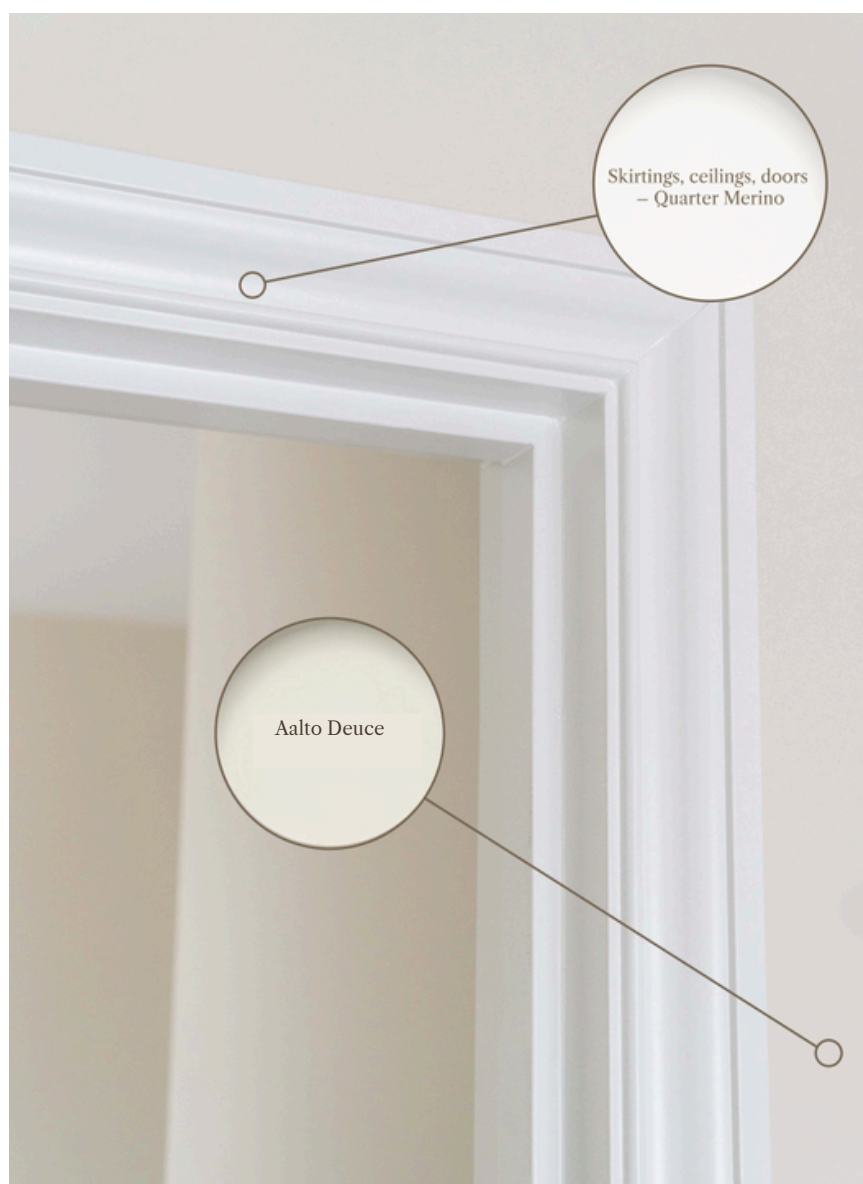
It's all in the details –
Standard Interior Spec
and Upgrade Options



Colouring & Detailing

Note: All homes are sold as a turnkey package. Everything will be completed prior to handover including window furnishings and landscaping.

The interiors of these homes are designed to complement the exteriors with large skirtings and architraves. The cottage feel is maintained with a neutral colour palette so you can make the home your own. At Brooksfeld we believe in using high-quality and sustainable materials, so all of our homes come with low-VOC paint, tiled flooring, wool carpets, and wool insulation as standard.



The homes come with a neutral colour palette for you to make your own



Standard Spec



Pictured above

- 1. Carpet: Godfrey Hirst NZ wool Enchant 48 Stonewashed (choose from 3 colours)
- 2. Kitchen/Bathroom Tapware: Liberty sink mixer
- 3. Kitchen/Entrance Floor Tiles: Forest Cedar
- 4. Kitchen Handles & Knobs: Versailles Satin Black
- 5. Bathroom Floor Tile: Artisan Gris Matt
- 6. Splash Back: White subway tile
- 7. Skirtings, Architraves, Ceilings: Quarter Merino

- 8. Walls: Alto Deuce
- 9. Door Handle: Polished
- 10. Shower Tile: Pacific White Lappato tile 600x600

Bathroom

- Shower: Posh Domaine Brass Rail
- Heated Towel Rail: Elan 7 Rail Warmer
- Heater: Weiss FH24SS

Appliances and Chattles

- Oven: Bosch Series 4 HBA534BS3A
- Cooktop: Bosch Induction Series 4 60cm PUE611BB5H
- Dishwasher: F&P Tall Single Dishdrawer Series 7 DD60SCTX9
- Range Hood: Bosch Canopy Range Hood DWB65BC50A
- Heat Pump: Mitsubishi/Fujitsu/Daikin Exceeds healthy homes standards
- Smoke Alarms

Window Furnishings

- Living Area Blinds: Roller blinds
- Bedroom Blinds: Venetian blinds

Insulation

- Ceiling: Terra Lana Wool R3.6
- Walls: Terra Lana Wool R2.8
- Underfloor: R1.4 Polystyrene in Concrete Foundation



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Standard Spec

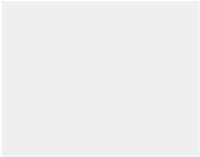
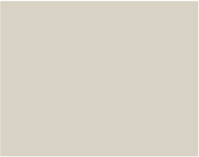
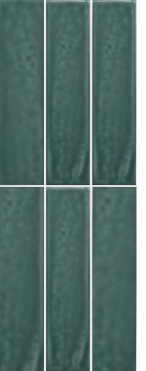


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Kitchen Upgrade Options

Kitchen Cabinetry	 <i>Standard</i>  Shaker Style  White <i>Standard</i>  Taupe  Sage Green  Light blue  Dusty Blue  Dark Blue
Kitchen Handles/Knobs	<i>Standard range</i>  Black <i>Standard</i>  Antique Pewter  Antique Bronze  Chrome <i>Upgrade range</i>  Unlacquered Polished Brass  Satin Nickel
Kitchen Splashback Tiles	 White Gloss Subway Tile <i>Standard</i>  Crest White Matt  Crest Bone Gloss  Crest Sea Foam Gloss  Crest Field Green Gloss  Crest Bone Gloss  Redcliffs Terracotta Gloss  Square White Matt  Square Bone Gloss  Square Sea Foam Matt  Square Field Green Matt



Kitchen Upgrade Options

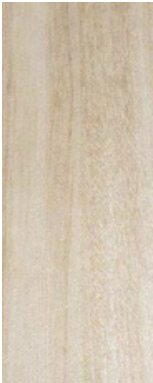
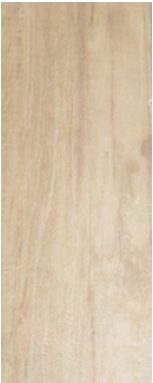
Kitchen Fixtures	
Standard range	 Waterway Roman Gooseneck Standard
	 Modern Chrome
	 Modern Brushed Brass
	 Modern Black
	 Modern Brushed Nickel
Upgrade range	
	 Pull Out Spray Chrome
	 Pull Out Spray Brushed Brass
	 Pull Out Spray Black
	 Pull Out Spray Brushed Nickel

Door Handle Upgrade Options

 Polished Chrome Standard	 Polished Chrome Standard	 Unlacquered Brass	 Black
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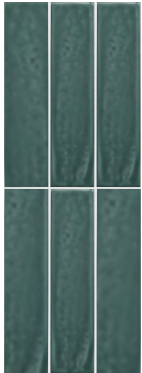
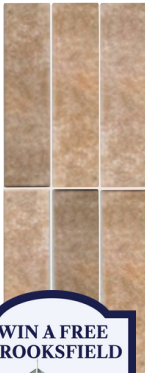


Flooring Upgrade Options

Wood-Look Porcelain Tile	
<i>Standard range</i>	 Forest Cedar <i>Standard</i>  Forest Teak  Forest Nutmeg
Oak Flooring	
<i>Upgrade range</i>	 Smoke  Hickory
NZ Wool Carpet	
	 Stonewashed <i>Standard</i>  Stonehenge <i>Standard</i>  Concrete



Bathroom Upgrade Options

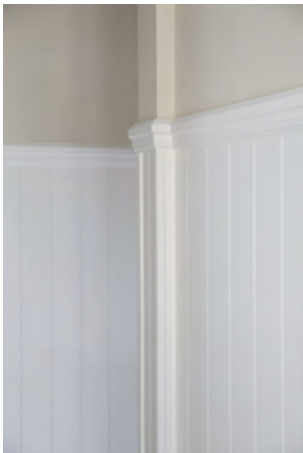
Bathroom Floor Tiles	
	 Artisan Gris Matt <i>Standard</i>  Artisan Sage Matt  Palm Beach Navy  Pacific White Lappato 600x600  Gunmetal 660x600  Olympia Shell 600x600  Redcliff's Terracotta Herringbone <i>Upgrade Option</i>
Shower Wall Tiles	
<i>Standard Range</i>	 Pacific White Lappato 600x600 <i>Standard</i>  Gunmetal 660x600  Olympia Shell 600x600
<i>Upgrade Range</i>	 Crest Sea Foam Gloss  Crest Field Green Gloss  Crest Jungle Green  Crest Bone Gloss  Dusky Pink Subway 



Bathroom Upgrade Options

Vanity fixture				
 Waterway Liberty Basin Mixer <i>Standard</i>	 Modern Chrome	 Modern Brushed Brass	 Modern Black	 Modern Brushed Nickel
Vanity Handles				
	 Chrome <i>Standard</i>	 Antique Bronze	 Black	 Black Iron
Shower fixture				
 Liberty Slide Shower Mixer <i>Standard</i>	 Modern Chrome	 Modern Brushed Brass	 Modern Black	 Modern Brushed Nickel
<i>Upgrade Range</i>	 Column Shower	 Column Shower	 Column Shower	 Column Shower
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Other Upgrade Options

Mantle with electric fireplace		Internal shutters	
Pendant Lights	 Black	 Brass	
Villaboard	 Half height with Dado rail	 Full height	



Mood Boards

[illegible]

This collage features various bathroom elements: a brass faucet, a showerhead, a brass pendant light, a green cabinet door, white subway tiles, wood paneling, marble tile, and two paint swatches. The swatches are labeled "Skirting, ceilings Quarter Section" and "Walls Antio Duvet".

[illegible]



Your Specialist Property Management Team

We Look After Your Property Like It's Our Own

At Brooksfeld 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 Brooksfeld, 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



Anna Meikle
Property Management
Residents Assoc.
Accounts &
Administration



0800 548 454



www.brooksfeld.co.nz



pm@brooksfeld.co.nz



Your Rental Appraisal

20 March 2025

ADDRESS: House 1 & 2, 8 Roscoe Street, St Martins

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 **\$650 - \$700 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



3



2



1



0800 548 454



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pm@brooksfield.co.nz

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RENTAL APPRAISAL.

Date: 29 May 2025

Prepared for: Brooksfeld

Thank you for requesting a rental assessment for: **Cottage 1 & 2/8 Roscoe Street, St Martin's**

In the last year, our office, Harcourts AssetManagers, has signed and completed over 1,500 tenancies. When assessing the rental of this property, we have compared it with properties currently available for rent, and properties which we have recently been successfully tenanted. We also confer with rental statistics provided by the Ministry of Business, Innovation and Employment Bond Centre for all properties rented in Christchurch during a given six-month period.

We consider the property to rent for \$700 per week (unfurnished)



Prepared by: Jen Neil

Business Development Manager / Property Manager

M 0274 838 119

Jen@assetmanagers.co.nz

What we will do for you that's different

- We negotiate more than 1,500 tenancies every year, and have over **200 combined years experience** in property management to secure you the best terms to **maximise your rental income**.
- You will have a Property Manager & Tenancy Manager team dedicated to managing your property, so if someone is sick, or on holiday, **the work still gets done**.
- We pay out rents to our clients every working day of the year, so you can **get your money when you want**.
- We provide a **Tenant Debt Guarantee**.
- Family owned and operated since **1990**.

100% of our tenants paid their rent on time
99.8% of our homes were occupied

April 2025 statistics

Your Business Development Team



Jen Neil



Steven Loveridge



Rosa Ellis

This report is a market appraisal and does not purport to be a valuation, registered or otherwise. It provides an indication only of the amount the subject property may rent for. It has been prepared based on information provided and incorporates no warranty or guarantee as to the accuracy of the information which has been provided. Any person who relies on this report for any purpose does so in all respects at their own risk. The rental estimate is provided on the presumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation, regulations and policies (including all Acts or Regulations in amendment, consolidation or substitution thereof). Your property may not be able to be rented if it is not compliant with the Residential Tenancies Regulations 2016 and Residential Tenancies (Healthy Homes Standards) Regulations 2019. Information about these regulations can be found here: <http://tenancy.govt.nz>

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, Brooksfeld 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 Brooksfeld 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 Brooksfeld 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



B R O O K S F I E L D

0800 548 454

www.brooksfield.co.nz

vinny@brooksfield.co.nz