Nigel's NEWS

December 2026



Hi Everyone!

Summer is arriving along with the festive time of the year, weather is starting to settle and warm up, Father Christmas with Elves will be getting ready to do his deliveries on Christmas Eve. Gee this year has certainly passed by with many ups and downs globally, not much we could avoid really, and we are about to see how parties can get together and form a government in this next period, goodness knows how long this will take. I feel the MMP system has become a bit of a joke to what it was meant to be, the minority parties are having all the say, in my view, is this the best for the country? Time will tell but the uncertainty has shown up in directions of which way we are heading as a country. Need some positivity in time for Christmas.

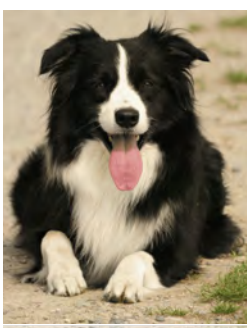
Jonathan and I have been fortunate to sell a couple of larger properties in the Coatesville / Riverhead area during this last period, both taking a long time of negotiation and due diligence, being on the market since the start of the year. It's always pleasing to get a result for all parties so they can either move on, or move into the next phase of their purchase. Both properties were of the size which can be developed with subdivision, so we will watch with interest as they progress. At present there is several properties of larger size in Coatesville which will bring new bare land blocks to the market in the near future. Then there is the new Riverhead Forest development up for fast tracking aiming to provide over 4000 bush blocks, that will be interesting, as if they are mainly of around 4000m2 in size, I would think they will be able to have their own water and sewerage onsite. First twenty became available last week. The outlook so many have enjoyed over the Riverhead Forest will change over the next twenty years for sure.

This last year certainly has been a real slog compared to many in the past, however we have still managed to keep positive and achieve some results of success. Only hope things get brighter next year starting at the top in government and have everyone looking more positive for themselves with their future. Jobs being secure would follow and interest rates staying much the same would help. There still are several substantial properties for sale in our area, will be a while before many are sold as there is not many people unfortunately able to afford at this present time. There is a buyer for every property, just takes time to find them in these times. In saying this, just recently, a dear friend listed and sold their property at One Tree Point on the same day, so you just never know.

If you are thinking in the New Year of doing something like selling or buying an investment, please give us a call, we would love to hear from you and have a confidential discussion of how we might be able to help. If not, I hope you get time to take a well-earned break over the Christmas / New Year period and have good family times. This is the last newsletter for this year, so see you next year.

FARM DOG SCOTTY….

Many times, during our childhood on the farm, as our mum had passed away so early at the age of 33, Dad had me and my next brother down (there were four of us) to help with milking, feeding calves, hosing down the yard while the other cooked the dinner and feed the chooks. Scotty would be around the cowshed and would chase the hose while you were hosing the shed down. Of course, we would turn it into a game with him and would often run out of water, much to Dad's disgust. We were very lucky to have such a great Dad who taught us heaps.





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THIS MONTH'S RESTAURANT CHOICE

Daruma Sushi Go Round
252 Oteha Valley Rd, Albany
Phone 09 414 2054

www.sellinglifestylerural.co.nz





NIGEL'S CURRENT LISTINGS





20 Gold Street, Albany Heights

Auction 12pm, 3rd Dec 2026 in Harcourts Takapuna Auction Room

Overseas owner must sell!

Owned since 2009, our owner has been very satisfied with this substantial property in such a good location. Due to changing family circumstances, our owner needs cash-up, the instruction is crystal clear: SELL!

Positioned on a quiet, family-friendly street, this well-designed two-storey residence offers a fantastic opportunity for buyers who want to remediate and turn this into a high-value custom family estate or retain and refurbish it as a high-yield investment. The potential here is immense!

Location is second to none. You're just minutes from Albany Westfield Mall, top private and public schools, the Albany Park-and-Ride, and quick motorway access. Everything you need is right at your fingertips while enjoying the peace of an established neighbourhood.

The weathertightness reports are available for all interested purchasers. The property will be sold on an "As Is, Where Is" basis, offering buyers complete clarity and a genuine opportunity to purchase at value.

Inspect the property, review the reports, and bring your bidding strategy to auction day!

31 Haigh Access Road, Redvale

Priced at $899,000

Desirable Location!

1.0228 Hectare
Flat building platform. Subdivided from the families large block. Western boundary is not fenced. Power at the gate. Title is in hand.

Recent Sales Statistics in Our Local Area

COATESVILLE BARE LAND
1.79ha sold for $1,335000
COATESVILLE LIFESTYLE
3 sold - 4.82ha, 5.30, 5.43ha, 4-6bds, averaged $3,331,666
DAIRY FLAT BARE LAND
2 sold - 2896m2 and 3846m2 averaged $1,155,000
DAIRY FLAT FUTURE URBAN LIFESTYLE
1.37ha, 5bds, sold for $2,750,000
OKURA BUSH BARE LAND
1723m2 sold for $1,150,000
WAITOKI LIFESTYLE
1.01ha, 7bds sold for $2,520,000
WAINUI
1 large property in many titles sold for $18,746,498

Christmas Jokes

Why did the Elf go to school?
To improve his Elf-abet!
Why do reindeer like Beyoncé so much?
She sleighs!

Disclaimer: While every effort has been made to ensure the true and correct information is portrayed in this newsletter at time of printing, it is suggested for legal purposes that you complete your own due diligence on any subject mentioned. The views mentioned here are of personal opinion by the author only, given in good faith, and to be used as a generic overview of the current local property market.

Call me today to discuss any of your property requirements 021 434 917