

English Cherry Tree Manor

Fact sheet

Address	125 Matangi Road, Hamilton 3284, New Zealand
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Websites	www.Blossfest.com www.Fantess.com https://www.facebook.com/NZCherryBlossomFestival https://www.facebook.com/EnglishCherryTreeManor https://www.facebook.com/FantessLtd/ https://www.instagram.com/nzcherryblossomfestival/ https://www.instagram.com/nzpenenglishcherrytreemanor/ https://www.youtube.com/@englishcherrytreemanor4813
Land	2 Hectares which is 5 acres
Council	Waikato District Council
Zone	Rural
House	~400m ² two-storey. 1930s house built of kauri timber. Moved onsite ~1992. Four upstairs bedrooms each with ensuite bathroom and each with locks. Kitchen, dining room, lounge, large office, conservatory, two downstairs toilets one with shower, separate bathroom with bath and shower, large hall, and covered deck. Trickle feed town water supply plus roof rain water. Gas supply. High speed fibre internet connection. Internal and external wifi. Power and water supplied to various locations on property.
Land	Pool (15m x 5m), large shade sale over the deck of the pool, hottub, glamping tent, drystone walls, one large pond and pumped stream, shingle roof gazebo with power aside large pond, one small pond, drystone walls, wooden fencing and gates, covered stage (9.6m x 6.4m), extensive plantings, landscaping and gardens. Masses of cherry blossom trees and bluebell woods. Two-car garage and large shed (10mx6m). Alpacas.
Resource consent	For two underhill accommodation units (grass roof, round door). We are 35 minutes drive from the Hobbiton Filmset, which has 3000 visitors per day in peak season (most of the year) and 1 million per year. There is resource consent for other tourism attractions too. There is also a permit to create a water bore.
Location	In rural zone, but 10 minutes drive from Hamilton central city. 5 minutes from Hamilton Gardens and 5 minutes from Waikato University. 10 minutes from Waikato Hospital, the largest in New Zealand. Route 1 motorway entrance 5 minutes away. 1 hour to Auckland Airport. Another 15 minutes to Auckland CBD depending on traffic there. Top public and private schools in the area. Public: Hillcrest High School zone (2 min drive and walkable), Waikato Diocesan School for Girls, Hamilton Boys' High School. Private: St Peters School, Cambridge (20mins drive). St Paul's Collegiate School, Hamilton. Hamilton Airport (10 mins drive).
Hamilton	Metro area pop: 200K. Fastest growing area in New Zealand.

Tourism income	B&B income good and growing. 47% capacity utilised over year. Cherry Blossom Festival in late Sep/early Oct. Revenue is weather dependent. Has run six times. Numbers are growing but now needs resource consent. Events are largely fixed cost and, so, beyond that revenues are nearly all profit.
Tourism potential	The two underhill units that we have resource consent for but need to be built can be expected to earn \$100k each per year after all costs.
Tourism attractions in area	Hobbiton Filmset (35 mins drive), Waitomo Glowworm Caves (60min drive), Hamilton Gardens (5 min drive), Zeelong Tea Estate (20 mins), Glowworm Kayaking (20mins), Zoo (20min), Camjet (jetboat) (20mins), Maungatautari Wildlife Sanctuary (60min), Waiere Falls walk(Tallest waterfall in North Island) (45min), Te Aroha Mineral Spas (30min), Blue Springs (45min), Karangahake Gorge (60min). Rotorua Agrodome (70min). Rotorua Te Puia thermal and Maori experiences(85min). Raglan and surf beach (50min). Waihi Beach Coromandel (80min).

















