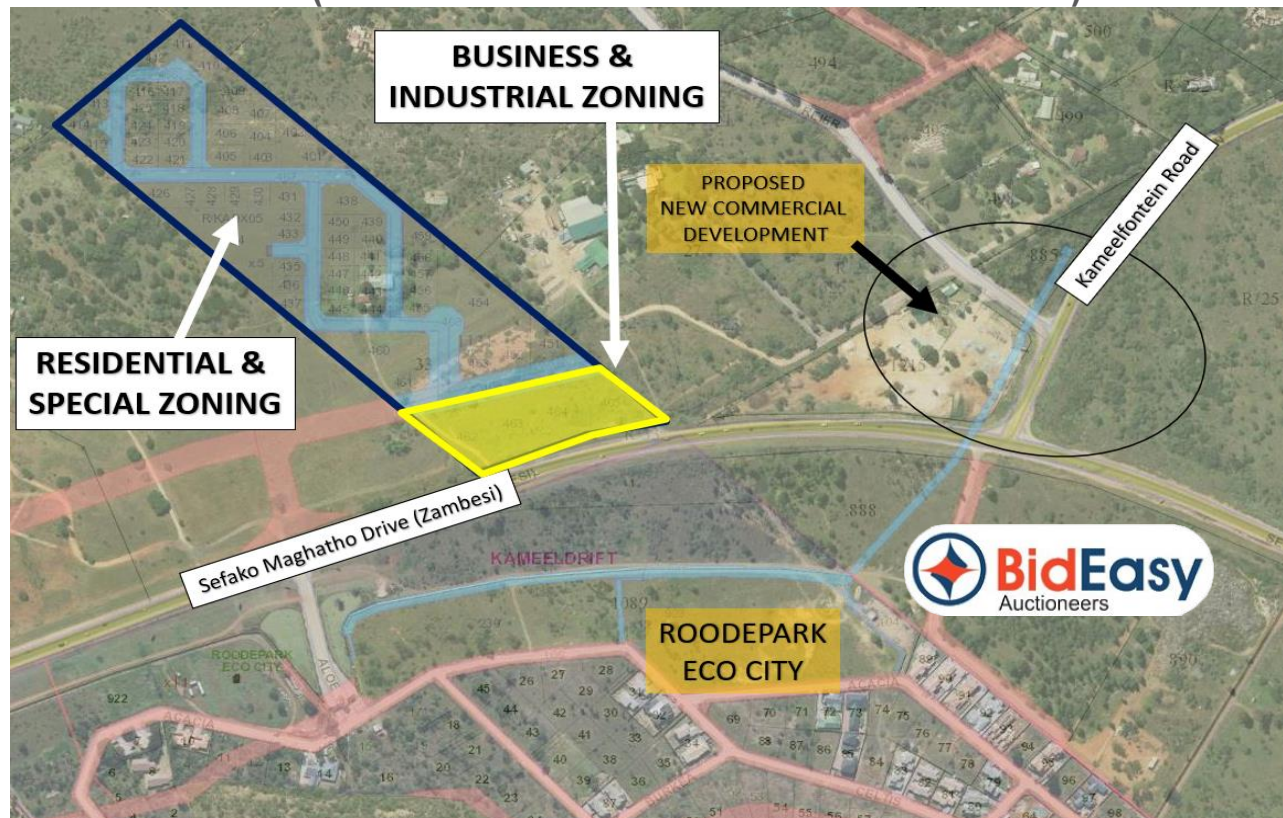


INFORMATION PACK

FOR

8.5Ha APPROVED DEVELOPMENT BUSINESS / INDUSTRIAL ON MAIN ROAD

PTN 33 OF FARM 298 KAMEELDRIFT EAST
R513 (SEFAKO MAGGATHO DRIVE / ZAMBESI)



ON SITE AUCTION – Wednesday, 21 September @ 11h00

Pieter Nel | 084 8800 165 | pieter@bideasy.co.za

www.bideasy.co.za

Property Information

Title Deed Information –

PTN 33 OF FARM KAMEELDRIFT 298, ROODEPLAAT, PRETORIA, GAUTENG – JR

Known As: KAMEELDRIFT EXTENSION 5, ROAD R513 (SEFAKO MAKGATHO DRIVE / ZAMBESI), ROODEPLAAT, PRETORIA

Title Deed: T54138/2005

Extent: 8.5653Ha

Local Authority: CITY OF TSHWANE LOCAL MUNICIPALITY

Registration Division: JR

Province: GAUTENG

Zoning: TOWNSHIP ESTABLISHMENT FOR RESIDENTIAL AND BUSINESS DEVELOPMENT

VAT Status: The seller is NOT registered for VAT

POTENTIAL: Hardware / Wholesale / Mechanic / Agricultural Services

LOCATION – This is a prime stand of 8,56Ha located on the R513 Zambesi Road, 5km from the N1 Highway and a 20min drive to the Pretoria Central Business District. A *proposed* commercial / business development at the corner of the R513 and Kameelfontein Road. There is a 68Ha Eco Estate (*The Roodepark Eco Estate*) under development **across the road**.

These new developments all contribute to the fact that this is a **growing and expanding node**.

There are **high volumes of traffic** passing by this property each day.

Located near numerous well-known shopping centres, schools, main roads and tourist attractions.

Easy access onto the N1 North and N1 South

± 13 Minutes from Kolonnade Retail Park

± 10 Minutes from AROS Private College

This is a great combination of **living** and **working** with both full title erven and sectional title or high-density units. The site layout plan has been done that includes Residential, Duet, Group Housing, Special Zoning and Business & Industrial erven all on one site.

SPECIAL: BUSINESS / INDUSTRIAL: 4 Erven / Units – Usage: Builders Yard, Services Industries, Commercial Use, Warehouse, Business Premises, Industrial Buildings

SPECIAL: HOME OFFICE: 4 Erven / Units – Usage: Creche, Residential with Offices

RESIDENTIAL: 43 Erven / 43 Units – Usage: Dwelling Unit/s

DUET: 11 Erven / 25 Units – Usage: Dwelling Unit/s

GROUP HOUSING: 3 Erven / 51 Units – Usage: Dwelling Unit/s, Residential Building, Retirement Village

Suggestions include: Retirement Village, Creche, Offices, Business Premises and Industrial Buildings.

Rates & Taxes ± R1500 p/m

It is well known that Montana and Zambesi are **expanding at a rapid pace!** The residential and more high-density nodes are expanding together with the businesses more towards the east. Mamelodi is almost at a capacity and is expanding more to the North. This is the time to develop in this area!

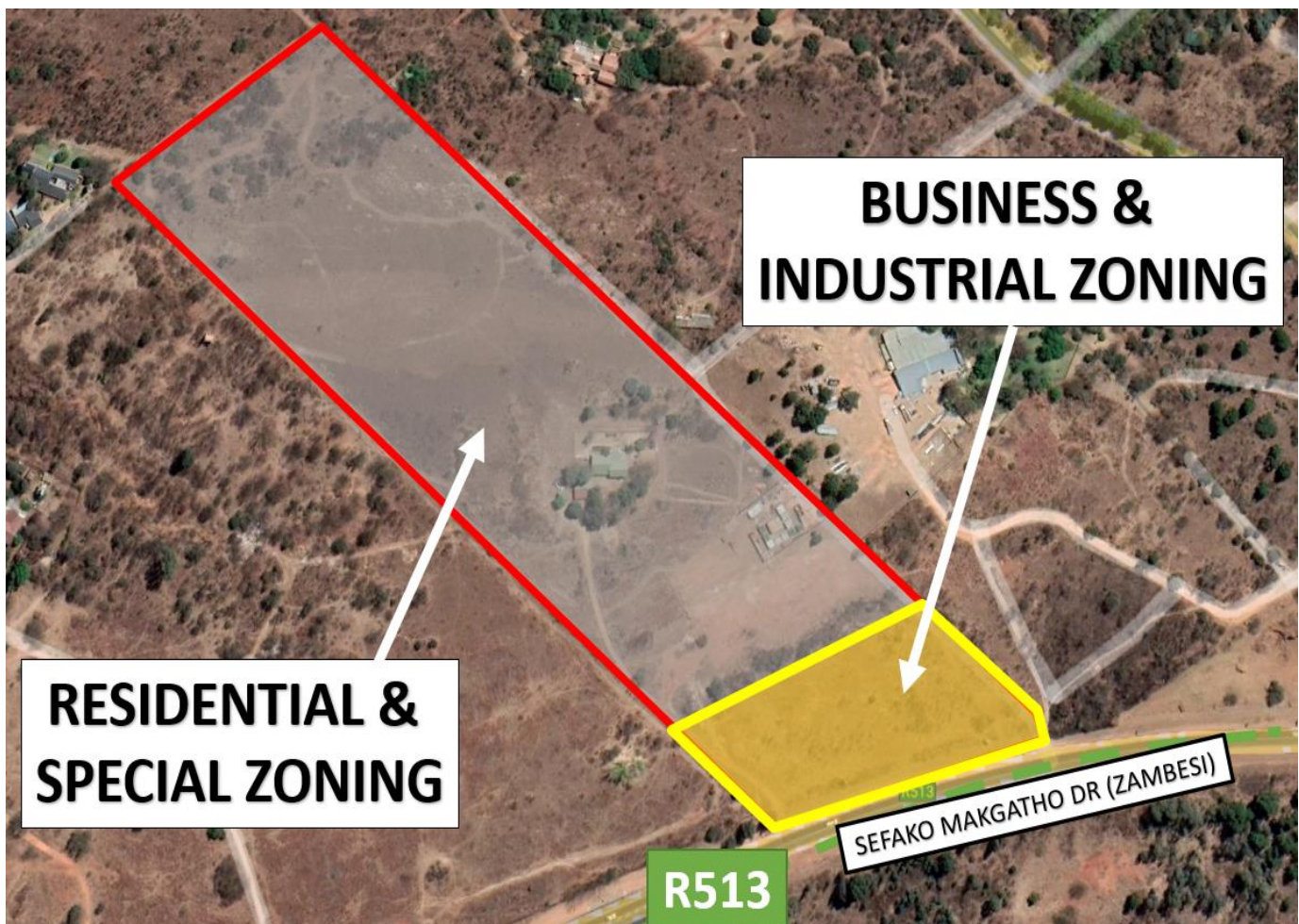
TSHWANE REGIONAL SPATIAL DEVELOPMENT FRAMEWORK

<https://www.tshwane.gov.za/sites/Council/Council%20Resolutions/Council%20Resolutions%202014/87.%20Council%20Resolutions%2027%20March%202014/02.2.%20Part%20I%20Council%20Pages%20434-887.pdf>

Region 5 – “The southern boundary of the region experiences great development pressure especially in the Kameeldrift and Derdepoort area.” **AND** “Pressure for densification within the rural areas, especially in the Roodeplaat area.”

Tourism – Most of the eco-tourism activities occur along the Roodeplaat Dam which is situated in the north of Cullinan (Sefako Makgatho) Road.

Population – The rural population is approximately 15 000 people, excluded are informal settlements. The largest concentration of people in the rural areas is in the south western quadrant, close to Roodeplaat Dam where a population density of 1,6 persons/ha is indicated.



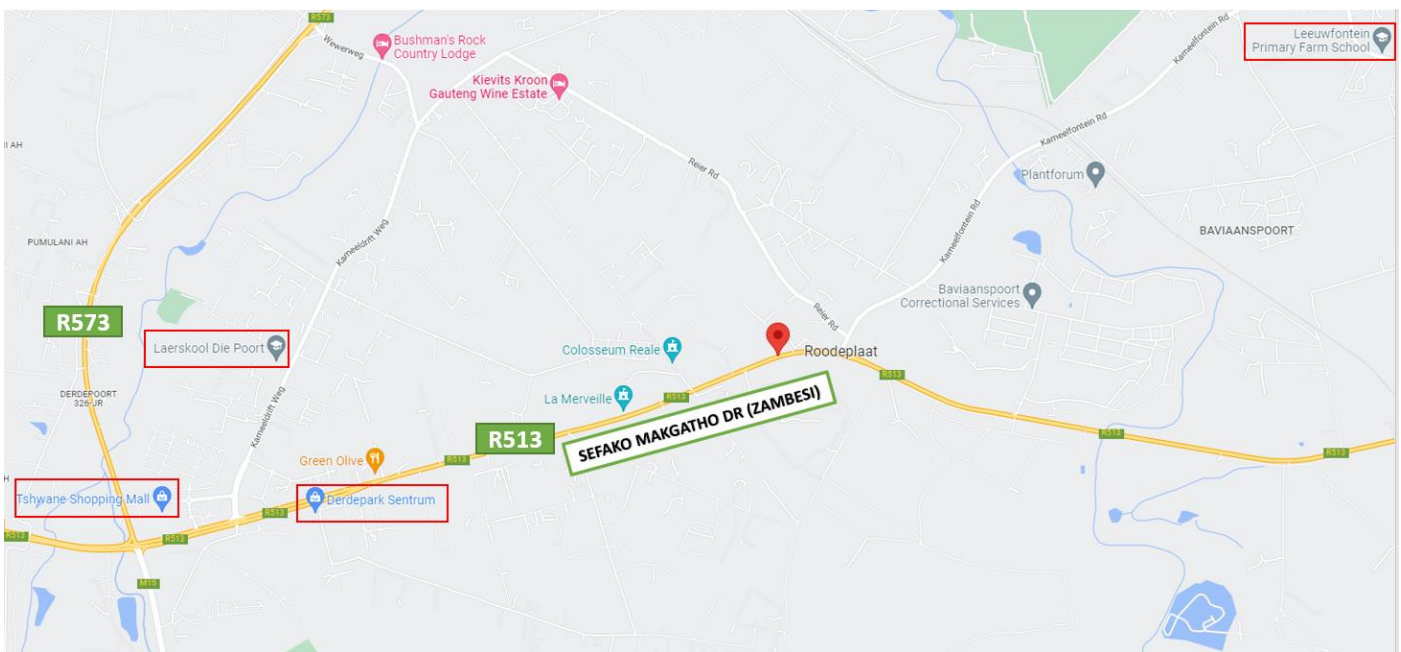
SITE LAYOUT PLAN



	PROPOSED USE SIZE	NO OF ERVEN NO OF UNITS	ERF NO	TOTAL m ²	USE
	Residential Full Title (min 500 m ²) Height: 2 Storeys Coverage: 50% FAR: 1.0	43 Erven / 43 Units	1, 5 – 8, 11, 13 – 23, 25, 27 – 30, 33, 34, 36 – 50, 52 – 55	22642 m ²	Dwelling Unit/s
	Duet (min 800 m ²) Height: 2 Storeys Coverage: 60% FAR: 1.2	11 Erven / 25 Units	2 – 4, 9, 10, 12, 24, 26, 31, 32, 51	10641 m ²	Dwelling Unit/s
	Group Housing (40 units) Coverage: 60% FAR: 1.8	3 Erven / 51 Units	35, 56, 57	13647 m ²	Dwelling Unit/s Residential Building Retirement Village
	Special: Home Office (min 960 m ²) Height: 2 Storeys Coverage: 80% FAR: 1.8	4	58 – 61	4318 m ²	Creche Residential with Offices
	Special: Business / Industrial (min 2700 m ²) Height: 2 Storeys Coverage: 85 FAR: 1.0	4	62 – 65	11381 m ²	Builders Yard Services Industries Commercial Use Warehouse Business Premises Industrial Buildings
	Private Roads / Access Control Height: 1 Storey Coverage: 50% FAR: 0	1	67	18455 m ²	Internal Roads
	K Route	1	66	4569 m ²	Public Road
	TOTAL	67 Erven / 119 Units		85653 m²	

Map

GPS Co-Ordinates 25°40'27.2"S 28°20'07.0"E
-25.674230, 28.335264



Aerial



Terms & Conditions

Bidders need to FICA when registering to bid with Copy of ID and Proof of Residence.

5% Deposit payable on the fall of the hammer.

10% Commission, + VAT on Commission, payable on the fall of the hammer.

45 Days for Guarantees.

7 Days Confirmation Period.

For more information, or to pre-register for the auction, please contact:

Pieter Nel

084 8800 165

pieter@bideasy.co.za

Dehan Engelbrecht

073 154 1745

dehan@bideasy.co.za

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