

INFORMATION PACK

FOR

BEST ADDRESS - GOLFSIG **DEVELOPMENT STAND** *Residential 2*

4 GUSTAV PRELLER ST, GOLFSIG, MIDDELBURG



ON SITE AUCTION – Wednesday, 7 December @ 12h00

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

Dehan | 073 154 1745 | dehan@bideasy.co.za

Property Information

Title Deed Information

ERF 2235/0, MIDDELBURG EXT 8, MPUMALANGA – JS

Known As: 4 GUSTAV PRELLER STREET, GOLFSIG, MIDDELBURG
 Title Deed: T12330/2013
 Extent: 2016m²

Local Authority: STEVE TSHWETE LOCAL MUNICIPALITY
 Registration Division: JS
 Province: MPUMALANGA
 Zoning: RESIDENTIAL 2
 VAT Status: The seller is NOT registered for VAT

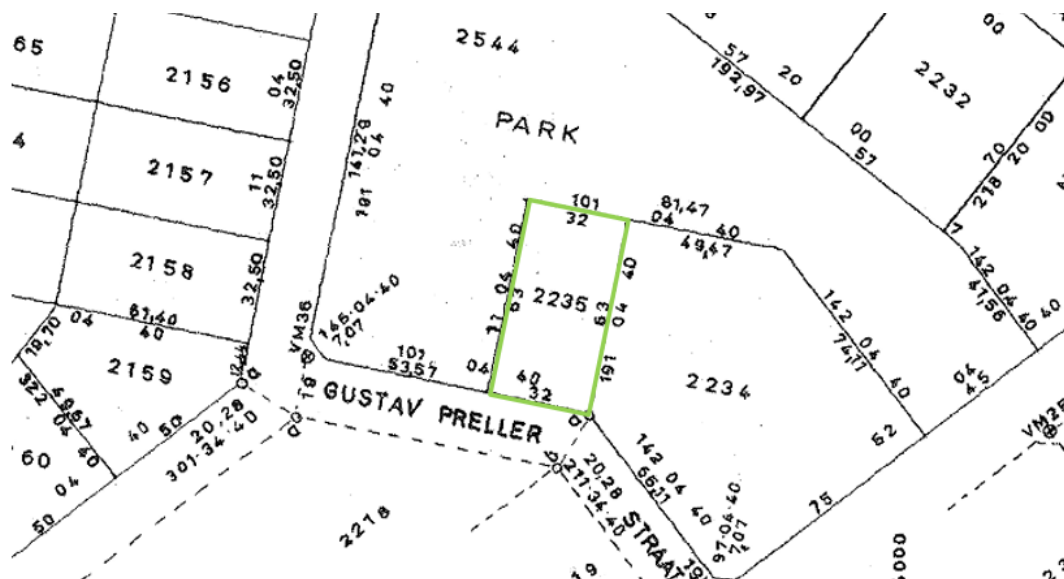
Property Information

Fully walled and secure **2016m² vacant stand** in a popular area in **Golfsig**, Middelburg, nestled between the church and a tranquil green area. Golfsig is an established old residential suburb.

This is one of the last remaining development opportunities of this size in this area. The property has proposed site development plans for either 4 or 8 residential units. An alternative option for this site is to apply for rezoning for 3 upmarket full title residential stands.

Rates & Taxes ± R824.17 p/m

Surveyor General Diagram



Zoning Certificate



Steve Tshwete
Local Municipality

PO Box 14 | Middelburg | 1050
Cnr Walter Sisulu Str & Wanderers Ave
Middelburg | Mpumalanga
T: +27 (0)13 249 7000 | F: +27 (0)13 243 2550
council@stlm.gov.za

ZONING CERTIFICATE

Property description: 2235, MIDDELBURG EXTENSION 8
Street Address: GUSTAV PRELLER STREET
Registered area: 2016.000-SQM
Municipality: Steve Tshwete Local Municipality
Zoning: Residential Zone 2
Definition:
Primary use/s: Dwelling Units
Written Consent: Swimming Pool

Consent Uses: Retirement Village; Medical Consulting Rooms (separate building)
Social Halls; Day Care Centre (separate building); Institutional; Place
of Instruction ; Place of Public Worship (separate building)

Consent uses approved: None

Land Uses Prohibited: Noxious Use and Risk Activity; Any use not mentioned under
Primary, Written or Special Consent uses.

Parking: 1 covered parking space per dwelling unit.
1 on-site parking space for 3 dwelling units for visitors.

Building lines: Street: 5m; Rear: 2m; Other: 3m

Coverage: 40%

FAR: 0.8

Height: 2 Storeys

Relaxations of restrictions: None

Applicable units: 4 dwelling units

This information is in accordance with the Steve Tshwete Land Use Scheme, 2019 as on the date
below.

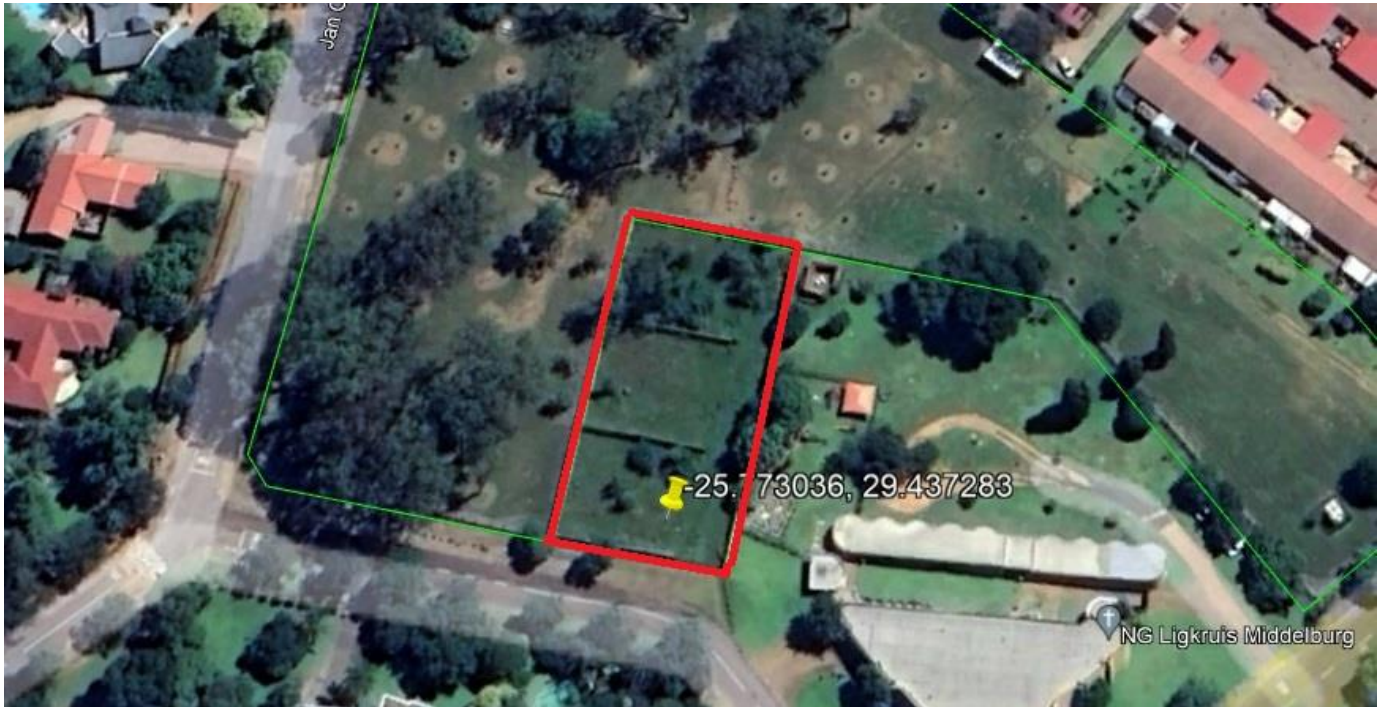


**DIRECTOR: TOWN PLANNING AND HUMAN
SETTLEMENTS**
MM MAHAMBA
14 November 2022





Aerial



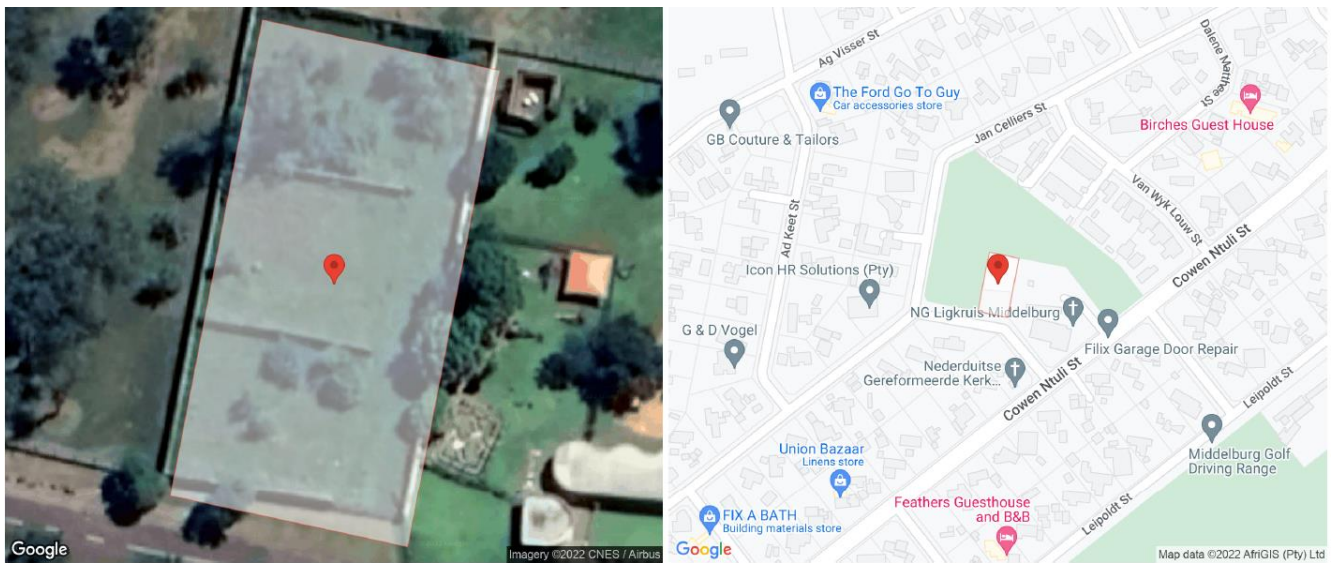
CSG – For potential 3 stands



Photos



Map



GPS Co-Ordinates 25°46'22.9"S 29°26'14.2"E
-25.773036, 29.437283

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:

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Disclaimer

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