

# INFORMATION PACK

FOR

# 4435m<sup>2</sup> STAND

## LIFESTYLE DEVELOPMENT OPPORTUNITY

## **ZONED RES 3 & SERVICED**

ERF 40/3, GOLF CRESCENT, CULLINAN (CULLINAN GOLF COURSE)



**ON SITE AUCTION – Tuesday, 8 August 2023 @ 11h00**  
**Pieter Nel 084 8800 165 | [pieter@bideasy.co.za](mailto:pieter@bideasy.co.za)**

## Property Information

Title Deed Information –

### **PORTION 3 ERF 40, CULLINAN, GAUTENG – JR**

<b>Known As:</b>	<b>ERF 40/3, GOLF CRESCENT, CULLINAN, GAUTENG</b>
<b>Title Deed:</b>	<b>T33858/2006</b>
<b>Extent:</b>	<b>4435m<sup>2</sup></b>
<b>Local Authority:</b>	<b>NOKENG TSA TAEMANE LOCAL MUNICIPALITY</b>
<b>Registration Division:</b>	<b>JR</b>
<b>Province:</b>	<b>GAUTENG</b>
<b>Zoning:</b>	<b>RESIDENTIAL 3</b>
<b>VAT Status:</b>	<b>The seller IS registered for VAT</b>

## Property Information

Cullinan is conveniently situated within an easy 30-minute drive from Pretoria or Bronkhorstspuit and highways are within easy reach. The town has a rural character affording its residents a sought-after village lifestyle in the fast-paced lifestyle of Gauteng.

Cullinan is a popular weekend destination for Gauteng residents and offers various tourist attractions and an array of restaurants. It recently became a popular residential option for people looking for something away from the hustle of city life due to the development that took place on the Cullinan Golf Course.

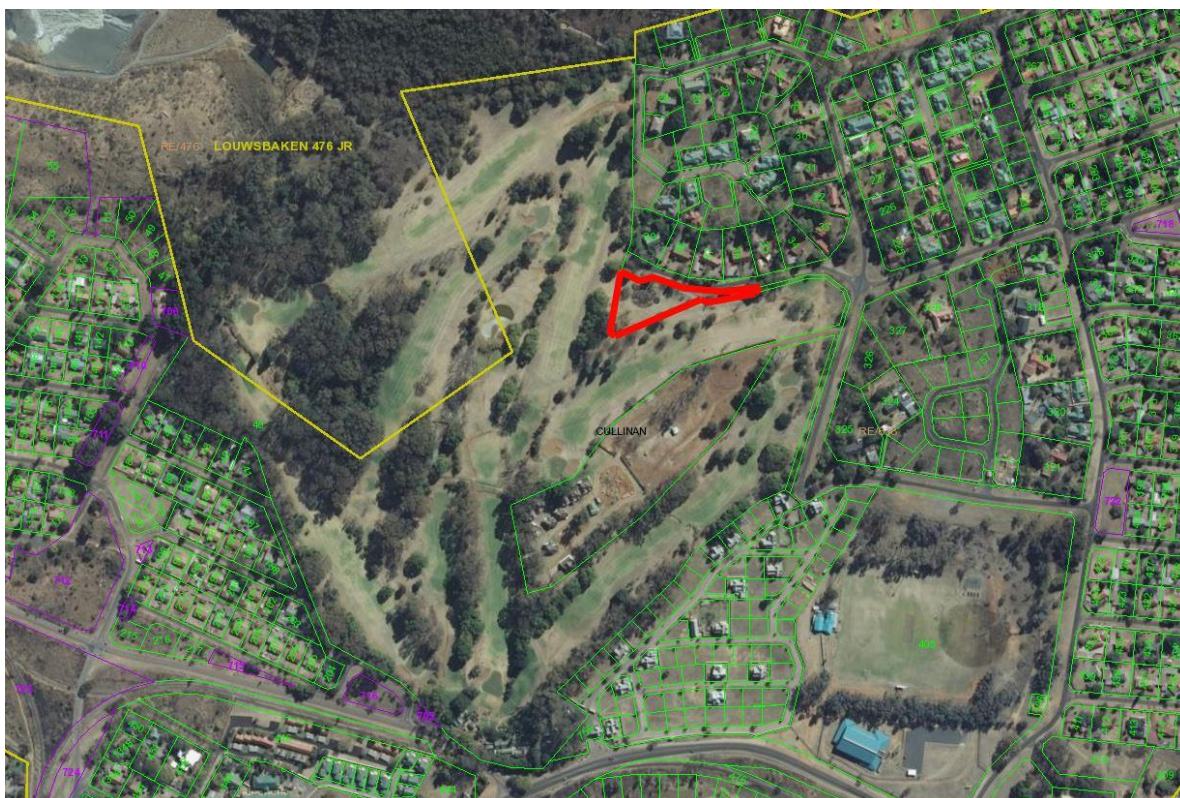
This stand is overlooking the 3rd and 4th fairways of the picturesque Cullinan Golf Course and is adjacent to the successful Village @ Cullinan development. The approved rights are Residential 3 with a 3-storey height restriction. This translates to about 30 units that can be developed on the stand. The stand has its entrance in Golf Crescent.

Should you prefer not to do a high-density development, the stand layout also presents the opportunity to build free-standing houses on it in harmony with the existing houses on the golf course. The property affords scenic nature and golf course views for its residents in a quiet area of Cullinan which is removed from the main road.

The stand is ready for development with electricity and water available on the stand which affords the new owner a blank canvas to start within a very short space of time.

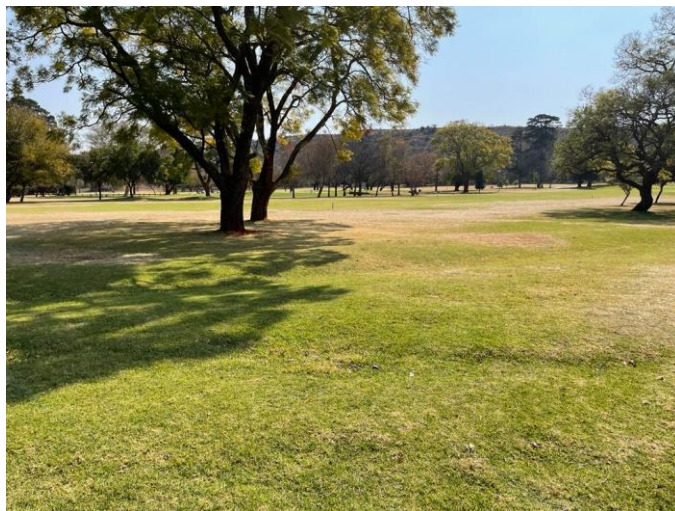
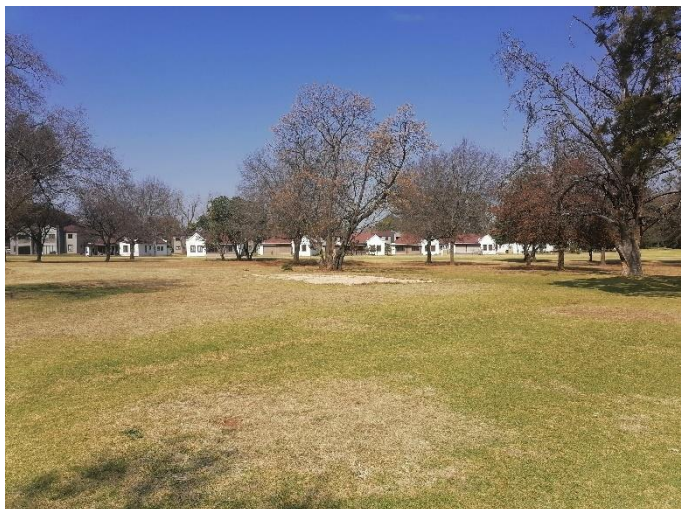


## Aerial





## Photos



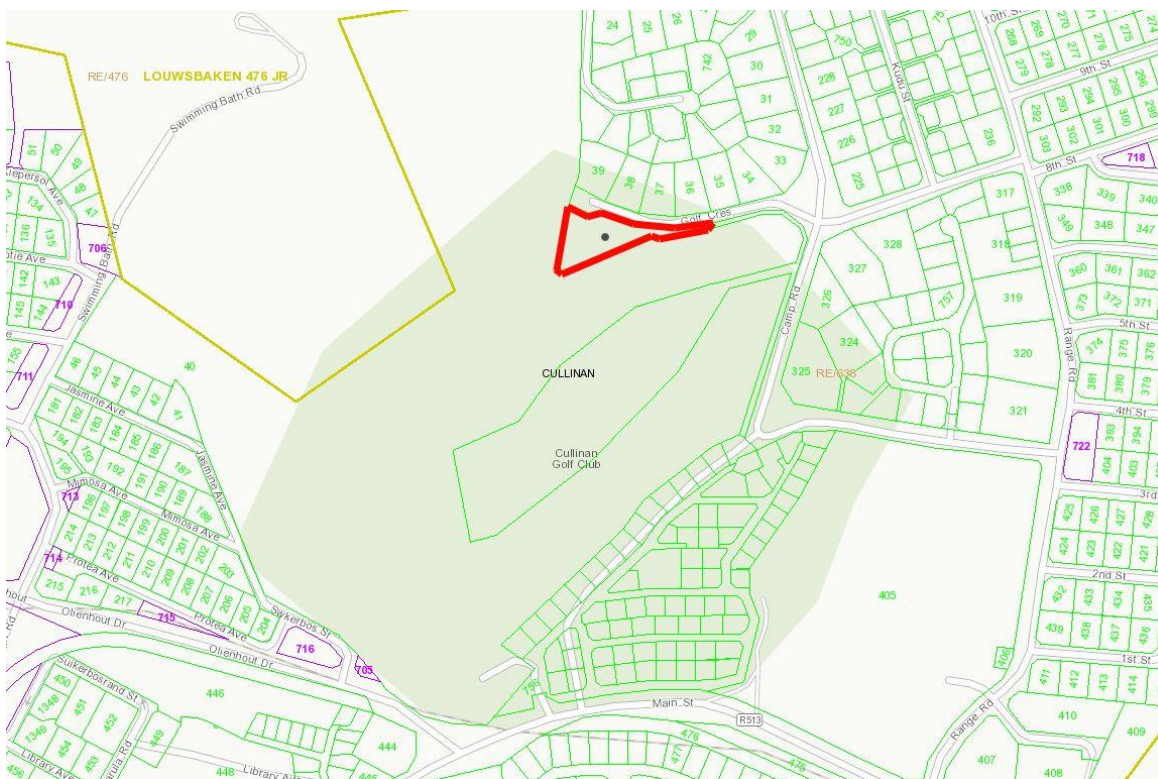


## Map

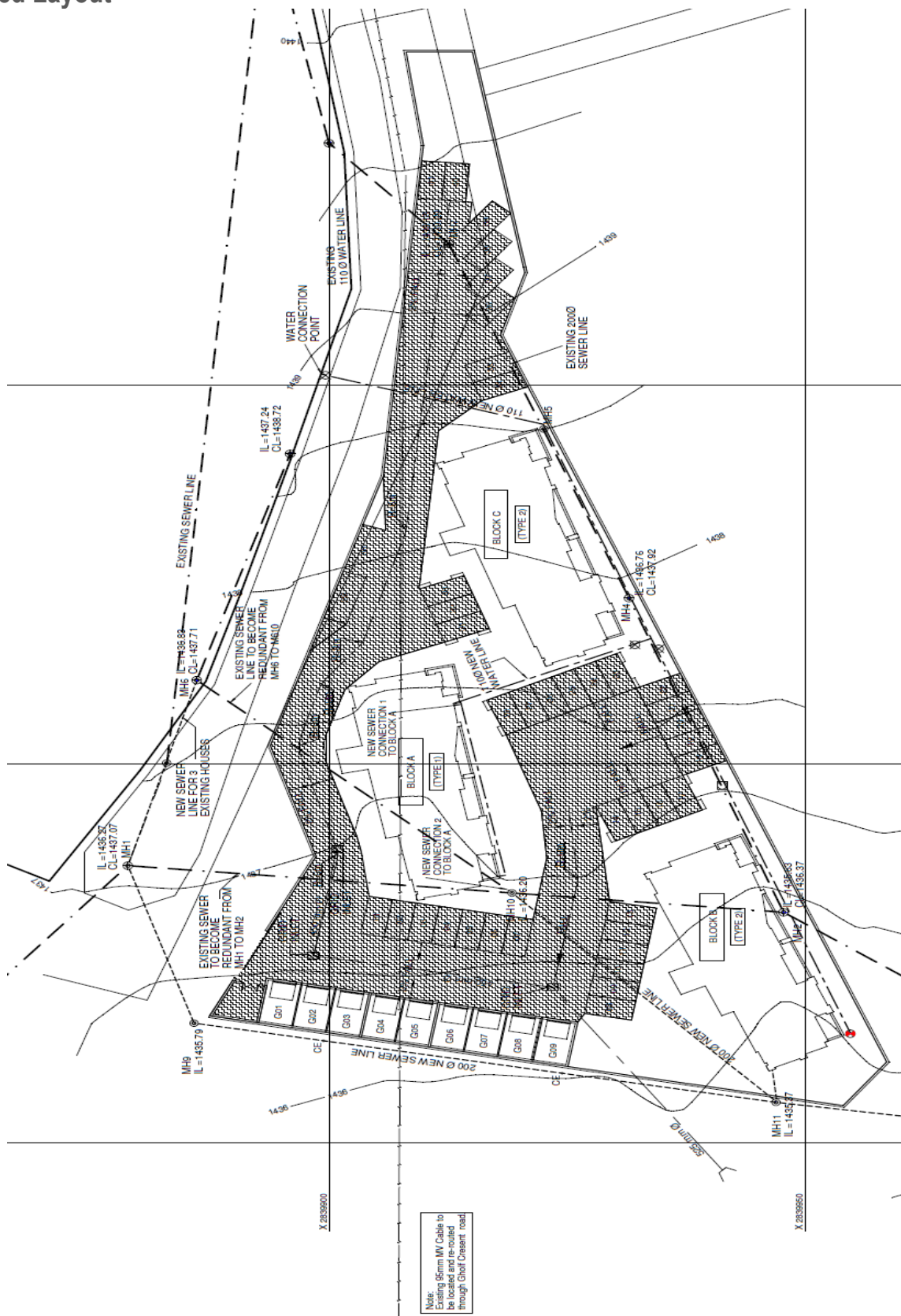


GPS Co-Ordinates 25°39'57.7"S 28°31'31.7"E  
-25.666020, 28.525468

## CSG

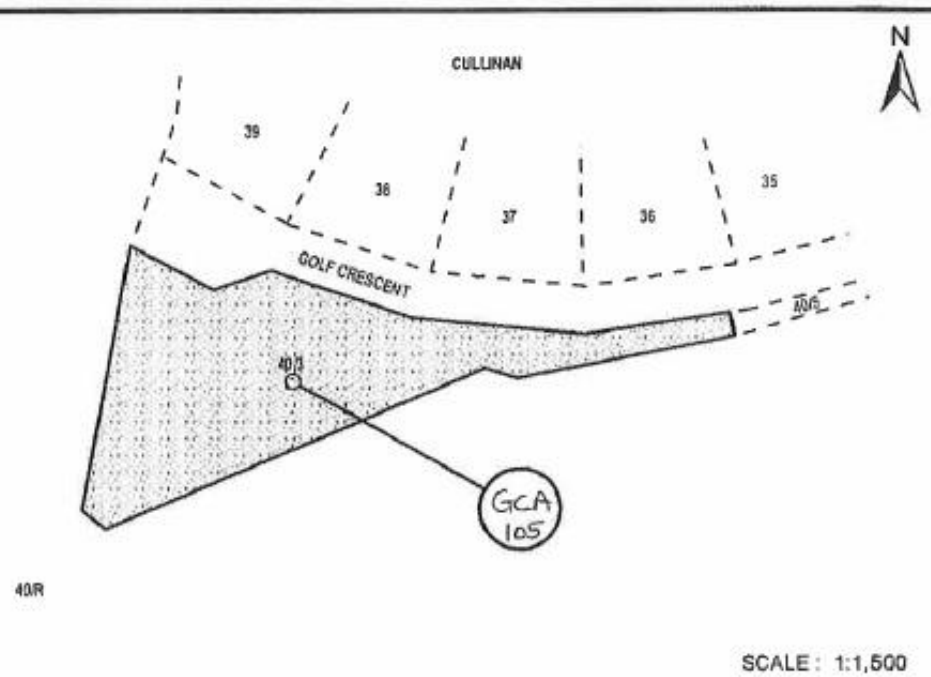


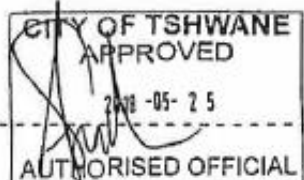
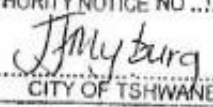


## Proposed Layout





## Zoning Certificate

CODE 175 MAP 3	<b>GREATER CULLINAN</b>	TOWN PLANNING SCHEME <b>1999</b>
PROPERTY DESCRIPTION: PORTION 3 OF ERF 40, CULLINAN		
		
SCALE: 1:1,500		
USE ZONE	REFERENCE	GENERAL
 RESIDENTIAL 3	 1234	REFERENCE TO ANNEXURE
AMENDMENT SCHEME ... 514GC ... APPROVED  CITY OF TSHWANE 2018-05-25 AUTHORIZED OFFICIAL		OFFICIAL USE ANNEXURE T GCA 105, 106, 107 ADOPTED ON ... 01/08/2018 LOCAL AUTHORITY NOTICE NO ... 1196/2018  CITY OF TSHWANE Until and unless this block is officially stamped and signed, the Land Use Rights may not be exercised
DATE		
SHEET 2 OF 2		

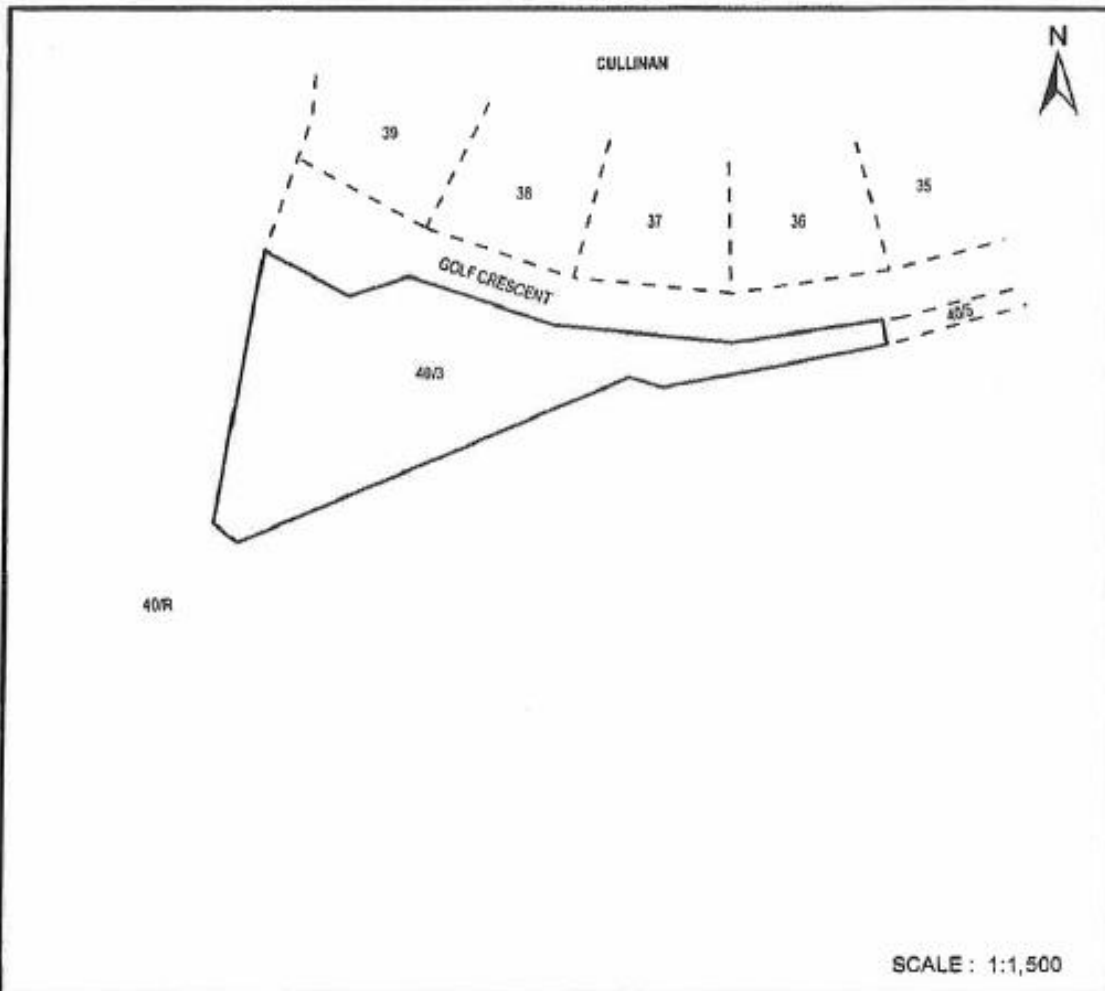
CODE 175

# GREATER CULLINAN

TOWN PLANNING SCHEME

1999

PROPERTY DESCRIPTION: PORTION 3 OF ERF 40, CULLINAN



AMENDMENT SCHEME 514GC

APPROVED

CITY OF TSHWANE  
APPROVED  
2018-05-25  
AUTHORISED OFFICIAL

DATE

OFFICIAL USE

ANNEXURE T GCA 105  
ADOPTED ON 01/08/2018  
LOCAL AUTHORITY NOTICE NO. 1196/2018  
J. Myburg  
CITY OF TSHWANE

Until and unless this block is officially stamped and signed,  
the Land Use Rights may not be exercised



CODE 175 **Greater Cullinan** TOWN-PLANNING SCHEME **1999**

**PROPERTY DESCRIPTION: PORTION 3 OF ERF 40 CULLINAN**

1	Use Zone	<b>3: RESIDENTIAL 3</b>
2	Uses permitted	Dwelling units
3	Uses with consent	Table C, Use Zone 3, Column 4
4	Uses not permitted	Table C, Use Zone 3, Column 5
5	Definitions	Clause 7
6	Density	Not applicable
7	Coverage	60%
8	Height	3 Storeys (including loft)
9	Floor area ratio	0.65
10	Site development plan and landscape development plan	Clause 17
11	Street Building Lines	Clause 8.5
12	Building Restriction Areas	Clause 8.5
13	Parking requirements	<p>1. Effective parking and maneuvering space shall be provided, laid out, constructed and maintained on all properties in accordance with the requirements stipulated in Table "D".</p> <p>2. 1 Covered and if require by the Municipality,</p> <p>3. 1 paved parking space per dwelling unit.</p>
14	Paving of traffic areas	All parts of the property upon which motor vehicles are allowed to move or park shall be provided and maintained to the satisfaction of the Municipality.
15	Access to the erf	Entrances to and exits from the erf shall be located, constructed and maintained to the satisfaction of the Municipality.
16	Loading and off-loading facilities	As per Scheme

**AMENDMENT SCHEME: 514GC**

**APPROVED**

**CITY OF TSHWANE**  
APPROVED  
2013-05-25  
AUTHORISED OFFICIAL

**DATE**

**OFFICIAL USE**

ANNEXURE T GCA 105  
ADOPTED ON 01/08/2013  
LOCAL AUTHORITY NOTICE NO 1196/2013  
J. Myburg  
CITY OF TSHWANE

Until and unless this block is officially stamped and signed, the Land Use Rights may not be exercised





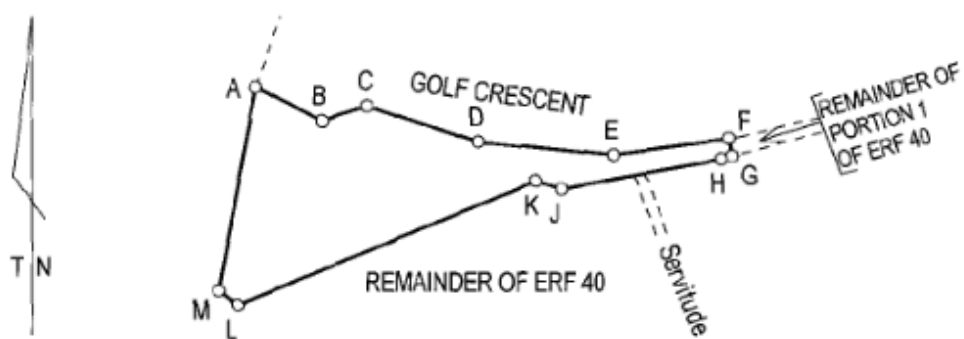
# SG Diagram

## SUBDIVISIONAL DIAGRAM

OFFICE COPY

SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES Y System: WG 29° X		S.G. No. <b>8208/2005</b>
		Constants:		± 0,00	+2 800 000,00	
AB	23,99	297 27 10	A	+47 683,44	+39 887,36	<div style="border: 1px solid black; padding: 5px; width: fit-content;"> Ord No. 15/1986 Section 92 Certificate and Plan </div>
BC	15,35	251 44 30	B	+47 662,15	+39 898,42	
CD	37,56	288 28 10	C	+47 647,57	+39 893,61	
DE	43,77	275 31 10	D	+47 611,94	+39 905,51	
EF	37,35	261 35 00	E	+47 568,37	+39 909,72	
FG	5,95	349 17 00	F	+47 531,42	+39 904,25	
GH	3,59	74 12 30	G	+47 530,31	+39 910,10	
HJ	52,36	79 16 50	H	+47 533,77	+39 911,08	
JK	8,59	107 20 20	J	+47 585,22	+39 920,82	
KL	104,18	67 04 10	K	+47 593,42	+39 918,26	
LM	7,62	128 27 00	L	+47 689,37	+39 958,85	
MA	67,80	190 06 30	M	+47 695,34	+39 954,11	
		Montrose 44	Δ	+48 376,53	+43 227,04	
		Premier Mine 53	Δ	+47 537,17	+39 154,89	

**Description of Beacons**  
A : 20mm Round Iron Peg  
B,E,F,G : 12mm Round Iron Peg  
C,D : Iron Fence Post  
H,J,K,L,M : 12mm Iron Peg in concrete



Scale 1:2000

The figure represents **4435 square metres** of land being **PORTION 3 (a portion of Portion 1) of Erf 40 in the Township of CULLINAN**

Province of Gauteng  
Surveyed in January to July 2005 by me

W.H.Coetzer  
Professional Land Surveyor  
Registration Number 1009

This diagram is annexed to No. <b>T33858/2006</b> d.d. : i.f.o. Registrar of Deeds: PTA	The original diagram is S.G. No. :10563/1999 Transfer :T 17812/2001 Grant :	File : ERVEN VOL.1 S.R. : <b>3496/2005</b> G.P. : S.G. No. A3114/1993 Comp. :JRSH-41 T.P. :9563
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## Terms & Conditions

Registration (and viewing) opens one hour prior to the commencement of the auction.  
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](mailto:pieter@bideasy.co.za)

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