

INFORMATION PACK

FOR

APPROVED DEVELOPMENT LAND

261 RETIREMENT VILLAGE UNITS

CRN GLEN AVE & GRIFFITHS AVE, WILLOW GLEN AH



ON SITE AUCTION – Wednesday, 29 November @ 11h00

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

Property Information

Title Deed Information –

PORTION 575 OF THE FARM THE WILLOWS 340, GAUTENG - JR

Known As: 81 GLEN AVENUE, WILLOW GLEN AH, PRETORIA

Title Deed: T144940/1998

Extent: 2.1856Ha

Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY

Registration Division: JR

VAT Status: The seller is NOT registered for VAT

Zoning: AGRICULTURAL (WITH APPROVAL FOR SPECIAL ZONING)

Property Information

PRIME DEVELOPMENT OPPORTUNITY!!

Prime Residential Development Opportunity situated in the residential hub of Equestria in the East of Pretoria. This area is continually developing with new residential and commercial developments and is an outstanding established area with limited land left for further development.

Located near numerous well-known centers such as The Grove Mall, Willow Way Shopping Centre, & Lynnridge Mall. The Life Wilgers Hospital and numerous schools such as Hoërskool Die Wilgers, Willowridge High School, and Lynwood Ridge Primary School are also near the vacant land.

There is a proposed development plan for a “Retirement Centre” for Equestria Ext. 274 Township.

The City of Tshwane has approved an application by the seller to rezone the property to SPECIAL – RETIREMENT CENTRE, and the establishment of the Township Equestria Ext. 274. The township has not yet been proclaimed and no services agreements have been compiled or signed.

APPLICATION

- The property is 2.1856Ha (prior to any servitude deduction) with a nett area of 2.0996Ha
- The 2 consolidated stands are Zoned SPECIAL – Retirement Centre.
- Extension of time for the proclamation of the township was granted until August 2024.
- The prospective purchaser/developer will be responsible for the proclamation of the township.

The proposed township will consist of two erven zoned “Special” for a “Retirement Centre” with a maximum of 261 units, Coverage 50%, Height 3 storeys, FSR 1.0

Certificates, consolidations, etc. available on request.

Proposed Development





Two Bedroom
68m²
Scale 1:100

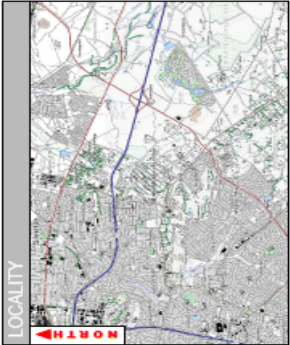


One Bedroom
33.73m²
Scale 1:100



Proposed Township Layout Plan: Equestria Extension 274

SITUATED ON: PORTION 575 (A PORTION OF PORTION 81) OF THE FARM THE WILLOWS 340-JR
LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY
PROVINCE: GAUTENG



CLASSIFICATION ZONE	ZONING	LAND USE	NO. OF SPECIAL (DISTRICT) USES	NO. OF RETIREMENT CENTRES	NO. OF PROPOSED STREETS & WIDENINGS	NO. OF STREETS	NO. OF TOTAL	NO. OF TOTAL	
RE/118	RE/118	RESIDENTIAL	2	2	2	2	2	2	
21/116	21/116	RESIDENTIAL	2	2	2	2	2	2	
TOTAL								4	4

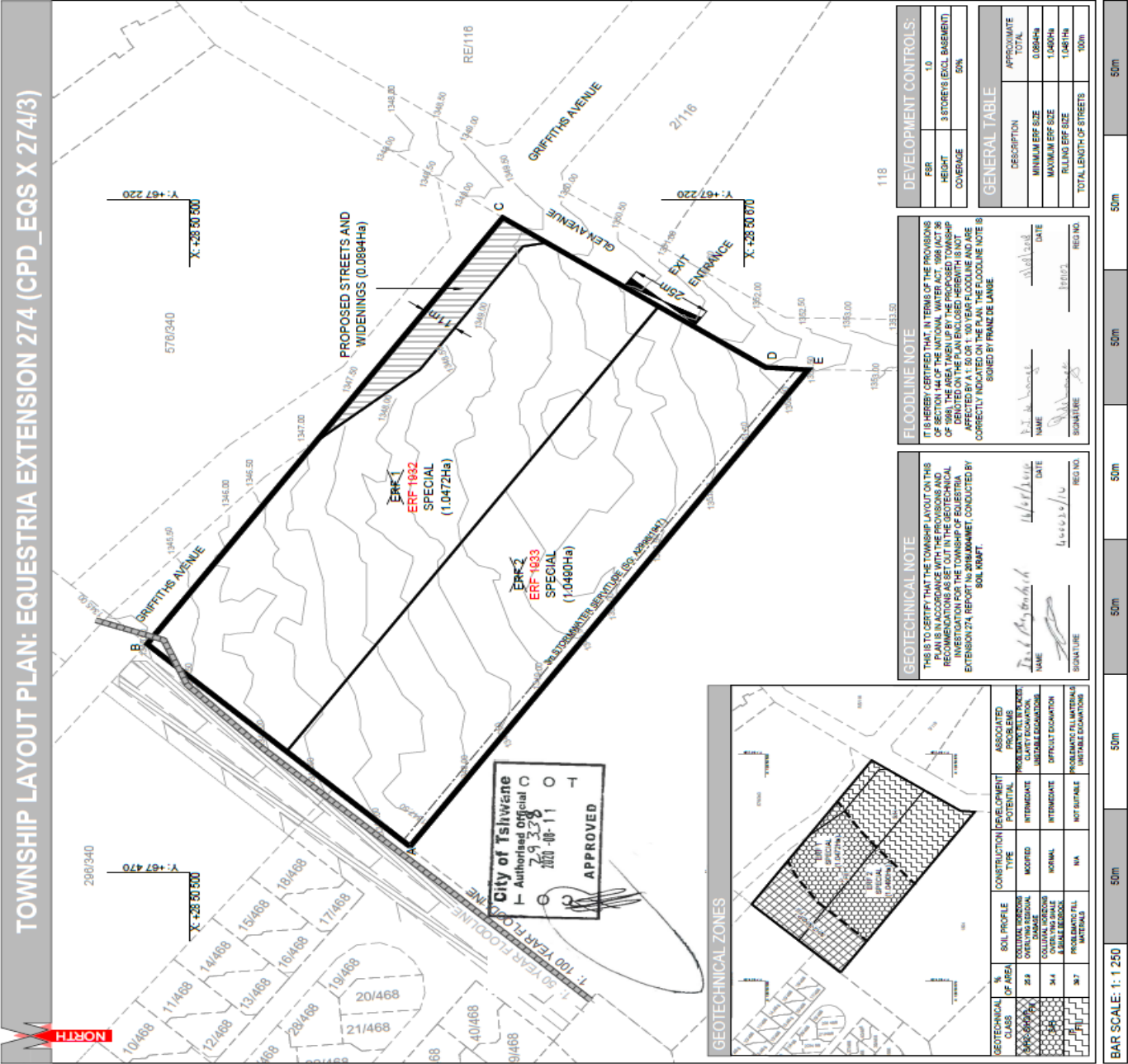
- NOTES**
- FIGURE A.B.C.D.E.A REPRESENTS PORTION 575 OF THE FARM THE WILLOWS 340-JR, MEASURING 2.1856Ha IN EXTENT.
 - CONTOURS DRAWN IN 0.5m INTERVALS.
 - THE CONTOUR DATA WAS OBTAINED FROM CONRADIE LAND SURVEYORS.
 - 1:50 YEAR FLOODLINE
1:100 YEAR FLOODLINE
 - STORMWATER SERVIDUTE
 - ALL AREAS AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY.

DETAILS

DATE: 2023-04-08
 DRAWN: K.KRUGER
 SCALE: 1:1250
 DRAWING NO: CPD_EQS_X 274/3

6
 PLAN NO

DRAWING NUMBER: CPD_EQS_X 274/3



DEVELOPMENT CONTROLS:

FSR	HEIGHT	COVERAGE
1.0	3 STOREYS (EXCL. BASEMENT)	50%

GENERAL TABLE

DESCRIPTION	APPROXIMATE TOTAL
MINIMUM EFF SIZE	0.0844Ha
MAXIMUM EFF SIZE	1.0480Ha
ROLLING EFF SIZE	1.0480Ha
TOTAL LENGTH OF STREETS	900m

FLOODLINE NOTE

IT IS HEREBY CERTIFIED THAT, IN TERMS OF THE PROVISIONS OF THE FLOODLINE ACT (ACT NO. 57 OF 1988), THE AREA TAKEN UP BY THE PROPOSED TOWNSHIP LAYOUT PLAN IS NOT AFFECTED BY A 1:50 OR 1:100 YEAR FLOODLINE AND ARE CORRECTLY INDICATED BY THE FLOODLINE NOTE IS SIGNED BY FRANKIE JANKE.

NAME: _____ DATE: 16/01/2023
 SIGNATURE: _____ REG. NO. 1601/03

GEOTECHNICAL NOTE

THIS IS TO CERTIFY THAT THE TOWNSHIP LAYOUT ON THIS PLAN IS IN ACCORDANCE WITH THE RECOMMENDATIONS AND SET OUT IN THE GEOTECHNICAL INVESTIGATION FOR THE TOWNSHIP OF EQUESTRIA EXTENSION 274, REPORT NO. 2018/0000001, CONDUCTED BY SOIL KIMPT.

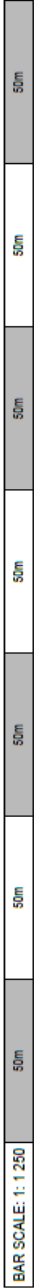
NAME: Franky Frankel DATE: 16/01/2023
 SIGNATURE: _____ REG. NO. 1601/03

GEOTECHNICAL ZONES

GEOTECHNICAL CLASS	% OF AREA	SOIL PROFILE	CONSTRUCTION REINFORCEMENT TYPE	POTENTIAL PROBLEMS	ASSOCIATED PROBLEMS
SP1	28.4	SP1	MORTAR	INTERMEDIATE	INTERMEDIATE
SP2	34.4	SP2	NORMAL	INTERMEDIATE	INTERMEDIATE
SP3	37.2	SP3	NA	NOT SUITABLE	PROBLEMS WITH UNSTABLE FOUNDATIONS

City of Tshwane
 I - Authorized Official
 29-3-2023
 2023-08-11
 APPROVED

TOWNSHIP LAYOUT PLAN: EQUESTRIA EXTENSION 274 (CPD_EQS_X 274/3)



General Plan

S.G. No. 2120/2020
 APPROVED: [Signature]
 F. SURVEYOR - GENERAL
 Date: 04-11-2020

FILE No. TSP
 SURVEY RECORDS No. 1204/2020
 COMPILATION: JDR-415
 DEEDS: PRETORIA

GENERAL PLAN OF THE TOWNSHIP EQUESTRIA EXTENSION 274
 COMPRISING 2 ERVEN NAMED 1932 - 1933 AND THEREAFTER SITUATED ON PORTION 274 OF THE FLAEM THE WILLOWS No. 340 - JR
 VIDE DIAPHRAM S.G. No. 42398/1947 DEED OF TRANSFER No. 18377/1955
 PROVINCE: GAUTENG
 SCALE 1 : 600
 SURVEYED IN MAY 2020 BY ME
 J.O. CORAGIE FLS 0973-D
 PROFESSIONAL LAND SURVEYOR

SIZES (HECTARES)	
A	192,76
B	21,69
C	25,09
D	110,20
E	1,049

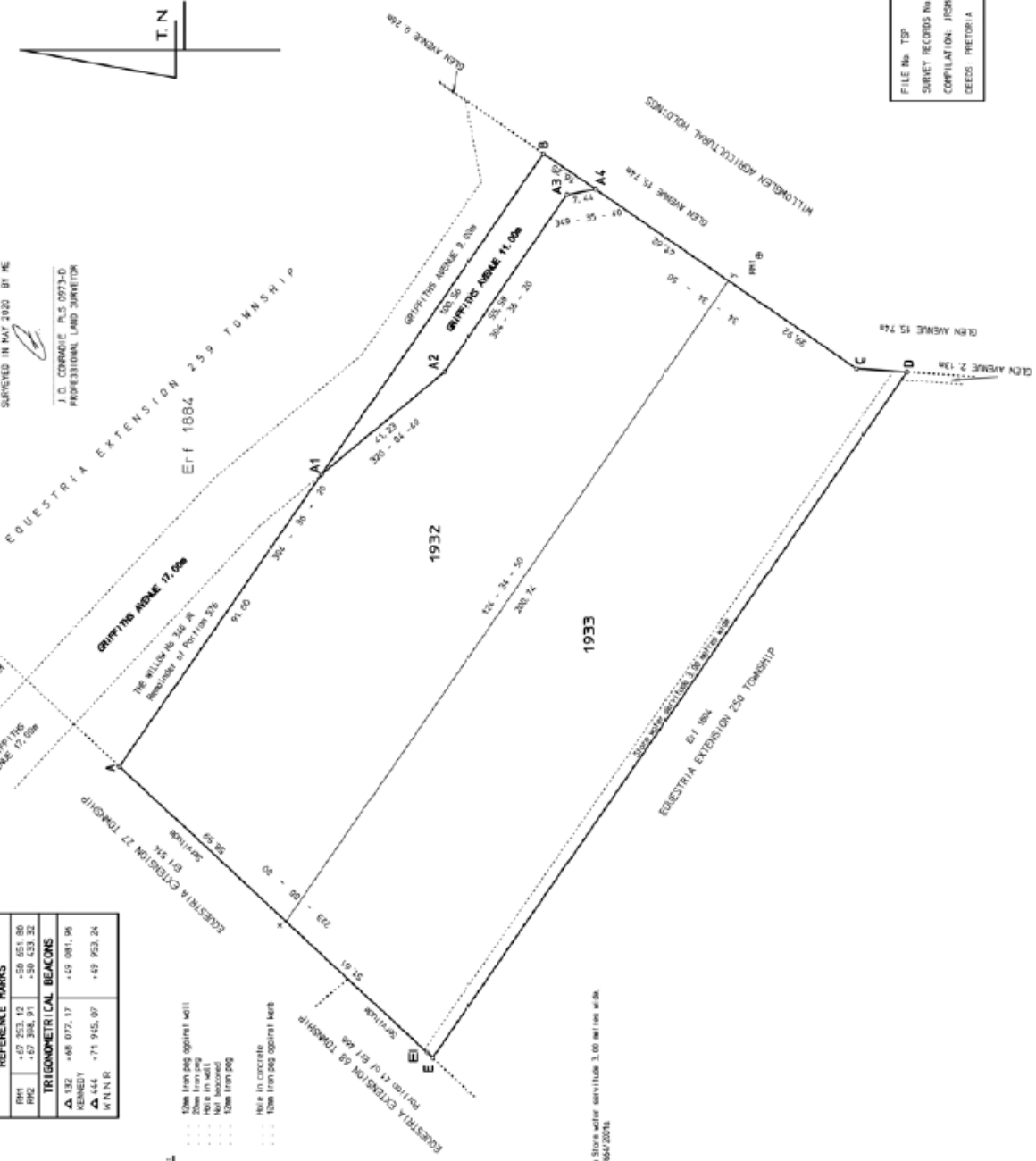
INDICATORY DATA	
E	21,69
E	1,049

MAIN FIGURE	
SYSTEM NO. 23P	CO-ORDINATES (METRES)
CONSTANTS	
X	+67 395,02
Y	+50 457,42
A	+67 395,02
B	+50 457,42
C	+67 395,02
D	+50 457,42
E	+67 395,02

BLOCK CORNERS	
A1	+67 395,02
A2	+50 457,42
A3	+67 395,02
A4	+50 457,42

REFERENCE MARKS	
RM1	+67 395,02
RM2	+50 457,42
RM3	+67 395,02
RM4	+50 457,42

TRIGONOMETRICAL BEACONS	
▲ 132	+68 072,17
▲ 144	+71 945,07
▲ 155	+49 993,24

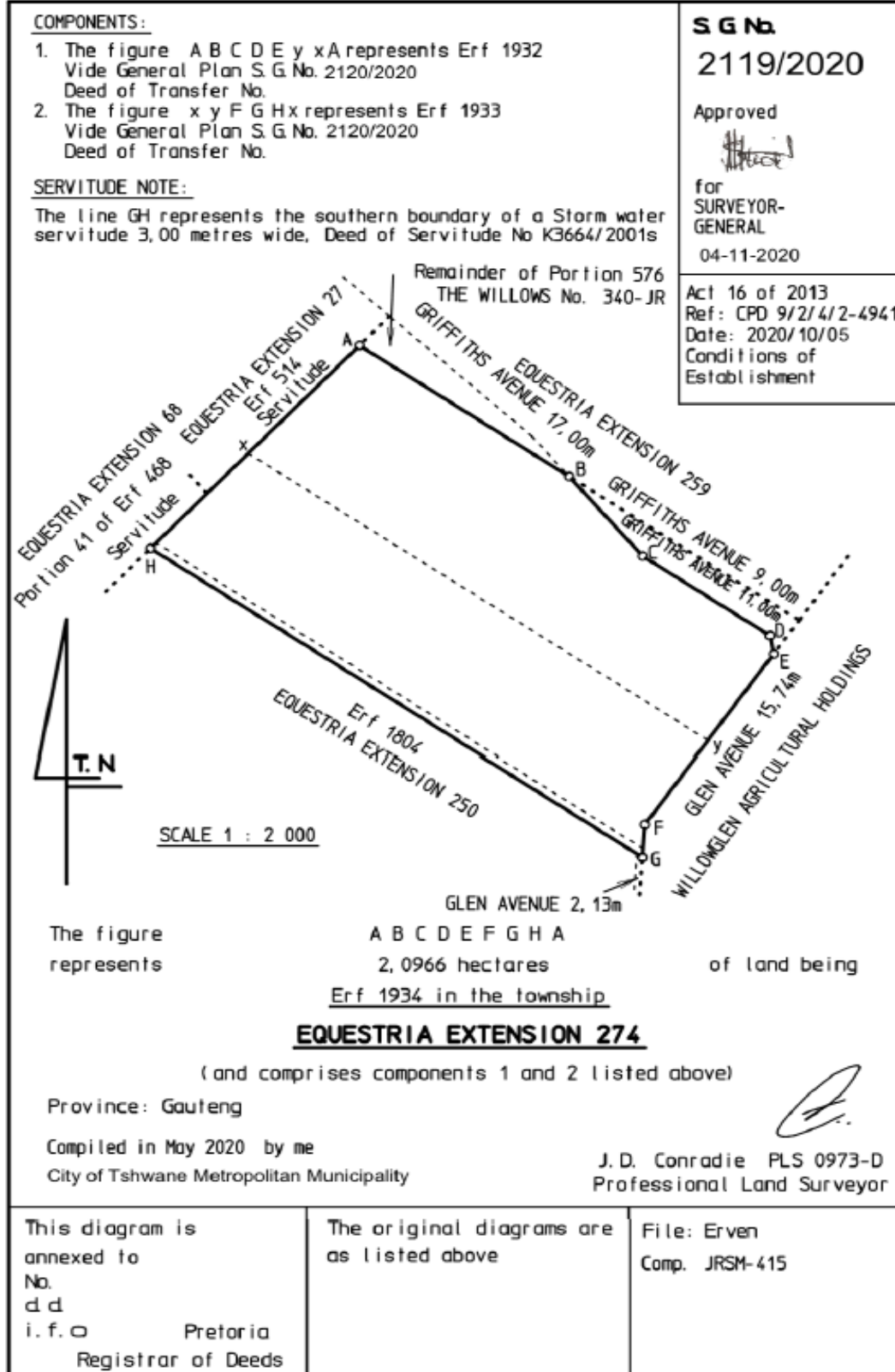


- BEACON DESCRIPTIONS:**
 A ... Down from top optical wall
 B ... Top iron peg
 C ... Peg in wall
 D ... In concrete
 E ... Down from top
 F ... Down from top
- REFERENCE MARKS:**
 RM1 ... In concrete
 RM2 ... Down from top optical mark

LEGEND
 Erf 1932 is subject to a Storm water servitude 3,00 metres wide.
 Deed of Servitude No. 4364/2016

SG Diagram

CONSOLIDATION DIAGRAM



Aerial



GPS Co-Ordinates 25°45'41.3"S 28°19'43.8"E
-25.761473, 28.328837

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

Disclaimer

Whilst all reasonable care has been taken to provide accurate information, neither BidEasy Auctions, nor the Seller/s guarantee the correctness of the information, provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to the negligence or otherwise of BidEasy Auctions or the Sellers or any other person. The Consumer Protection Regulations as well as the Rules of Auction and Conditions of Sale can be viewed at www.bideasy.co.za or at 105 Dely Rd, Ashlea Gardens, Pretoria, 0081.

The Rules of Auction and Conditions of Sale/ Deed of Sale contain the registration requirements if you intend to bid on behalf of another person or an entity. The above lots are all subject to a reserve price and the sale by auction is subject to a right to bid by or on behalf of the owner or auctioneer. All Terms & Conditions apply. BidEasy reserves right to remove / add assets / lots without notice before or on auction day.