

# INFORMATION PACK

FOR

# 18 STANDS

# BOSPOORT VALLEI

STAND 16,23,29,30,45,46,66,  
106/2,106/5,106/6,106/7,106/8,106/9,106/10,106/11,106/12,106/15,106/16  
BOSPOORT VALLEI, BELA BELA



**ON SITE AUCTION – Tuesday, 4 June 2024 @ 11h00**  
**Dehan 073 154 1745 | [dehan@bideasy.co.za](mailto:dehan@bideasy.co.za)**  
**[www.bideasy.co.za](http://www.bideasy.co.za)**

Property Information  
Title Deed Descriptions – BOSPOORT VALLEI

Erf Number:	Portion Number:	Size	Title Document No.:
16	0	570.0000SQM	T6702/2020
23	0	687.0000SQM	T2161/2019
29	0	625.0000SQM	T2161/2019
30	0	525.0000SQM	T2161/2019
45	0	617.0000SQM	T2161/2019
46	0	633.0000SQM	T2161/2019
66	0	635.0000SQM	T81164/2007PTA
106	2	341.0000SQM	T2161/2019
106	5	313.0000SQM	T2161/2019
106	6	313.0000SQM	T2161/2019
106	7	313.0000SQM	T2161/2019
106	8	313.0000SQM	T2161/2019
106	9	327.0000SQM	T2161/2019
106	10	341.0000SQM	T2161/2019
106	11	341.0000SQM	T2161/2019
106	12	327.0000SQM	T2161/2019
106	15	357.0000SQM	T2161/2019
106	16	357.0000SQM	T2161/2019

Township: BOSPOORT  
Local Authority: BELA-BELA LOCAL MUNICIPALITY  
Registration Division: KR  
VAT Status: The seller is registered for VAT  
Zoning: RESIDENTIAL





### Property Information

18 Stands situated in a popular estate in Bospoort, ideally situated near the Central Business District of Bela-Bela while still providing the tranquility of the bushveld.

Bospoort Vallei Estate offers you an exclusive and upmarket lifestyle. The Estate is in a quiet and safe area where you can experience peaceful bushveld living while being close to all the amenities that Bela-Bela has to offer.

The house plans offers 3 bedrooms, 2 bathrooms, an open-plan living room and kitchen, a single garage, ample parking, and a pet-friendly garden.

This full-title properties is well looked after and ready to be built up.

The Security Estate boasts beautiful communal areas and well-established gardens and offers you an exclusive and upmarket lifestyle.

Rules and Regulations of the Home Owners requires that building must commence within 6 months from date of registration, and thereafter the building must be complete within 24 months.

**Rates & Taxes – From R268.00pm / Levies of R500.00 per stand per month.**



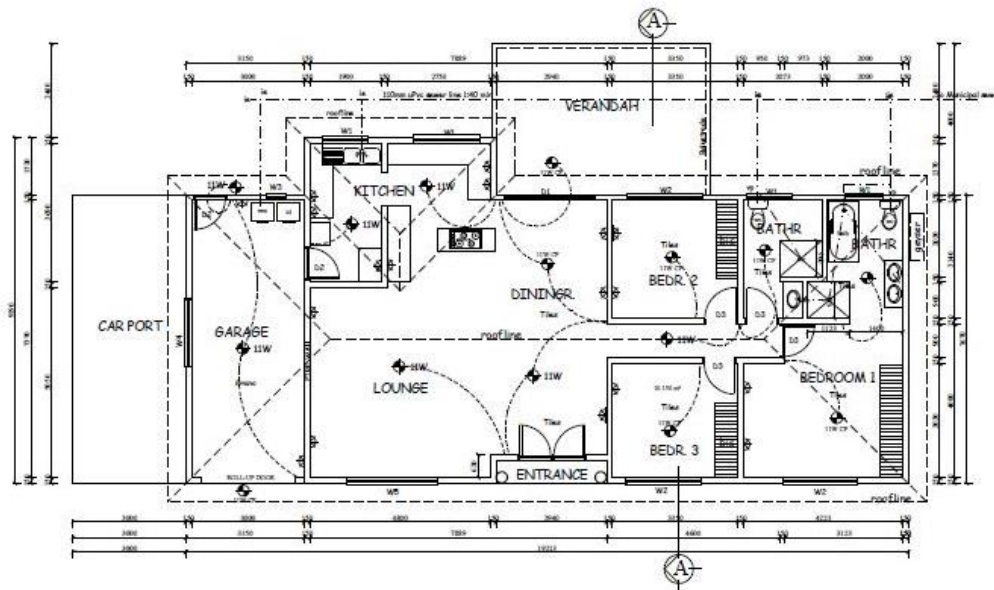
## Building Plans Available

Portion / Erf Number	Notes Regarding Plans
PTN 0 / 16	Approved Building Plans – 2014/05/20
PTN 0 / 23	
PTN 0 / 29	Approved Building Plans – 2014/10/08
PTN 0 / 30	Approved Building Plans – 2021/10/08
PTN 0 / 45	Approved Building Plans – 2021/11/24
PTN 0 / 46	Approved Building Plans – 2021/09/22
PTN 0 / 66	Approved Building Plans -2021/11/22
PTN 2 / 106	Approved Building Plans – 2023/06/05
PTN 5 / 106	Approved Building Plans – 2021/08/17
PTN 6 / 106	Approved Building Plans – 2015/01/29
PTN 7 / 106	Approved Building Plans – 2015/01/29
PTN 8 / 106	Approved Building Plans – 2021/08/17
PTN 9 / 106	
PTN 10 / 106	
PTN 11 / 106	Approved Building Plans – 2023/06/30
PTN 12 / 106	Approved Building Plans – 2023/06/30
PTN 15 / 106	Approved Building Plans – 2018/07/30
PTN 16 / 106	Approved Building Plans – 2018/07/30 with NHBRC





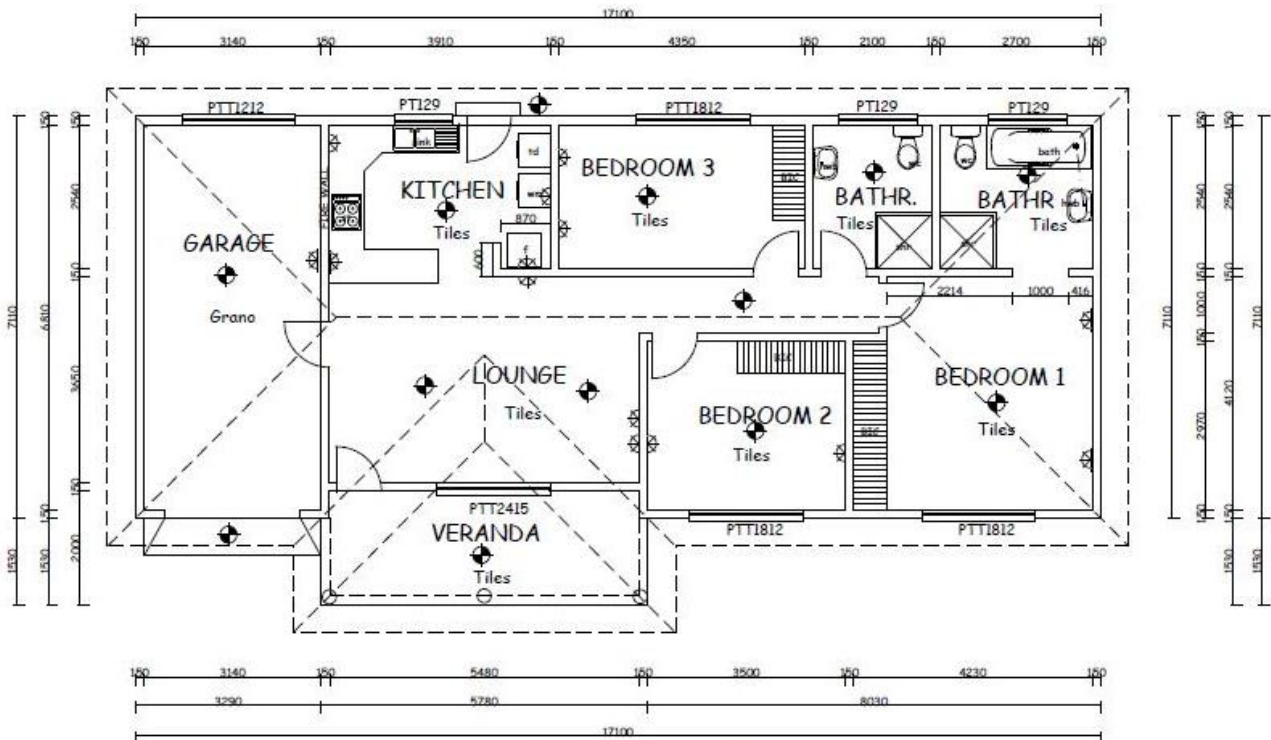
## Plan for Large Stand – 200.88m<sup>2</sup>



SHEET 1/3

<p>ALL DIMENSIONS TO BE CHECKED ON SITE ACROSS THEORETICAL WALLS ALL DIMENSIONS ARE IN METERS (UNITS)</p>	
<p><b>JVZ</b> 3 x 3 m x 3 m</p>	
<p>PROFESSIONAL ARCHITECTURAL TECHNOLOGIST REG: 10435</p>	
<p>CLIENT: Mr. F van der Merwe</p>	
<p>PROJECT DESCRIPTION: NEW BUILDING ON STAND 51 BOSPOORT VALLEI</p>	
<p>DRAWING DESCRIPTION: FLOOR PLAN &amp; SECTION</p>	
COVERED AREA	BUILDING
CARPORT & VERANDA	40.79 m <sup>2</sup>
TOTAL	200.88 m <sup>2</sup>
WF SIZE	723.46 m <sup>2</sup>
COVERAGE	27.7%
DATE	AUG. 20

## Plan for Small Stand – 130.42m<sup>2</sup>





## Aerial View





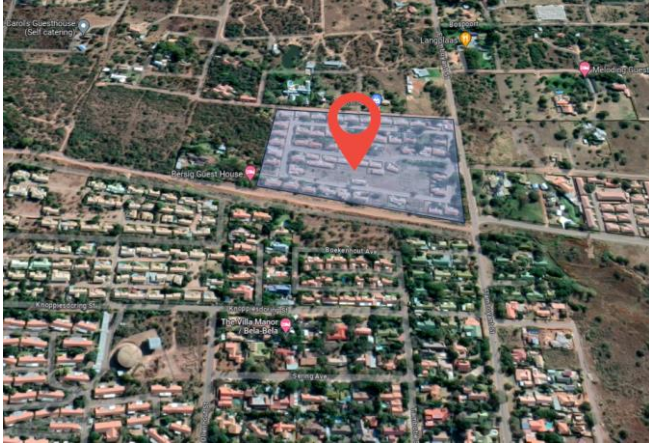




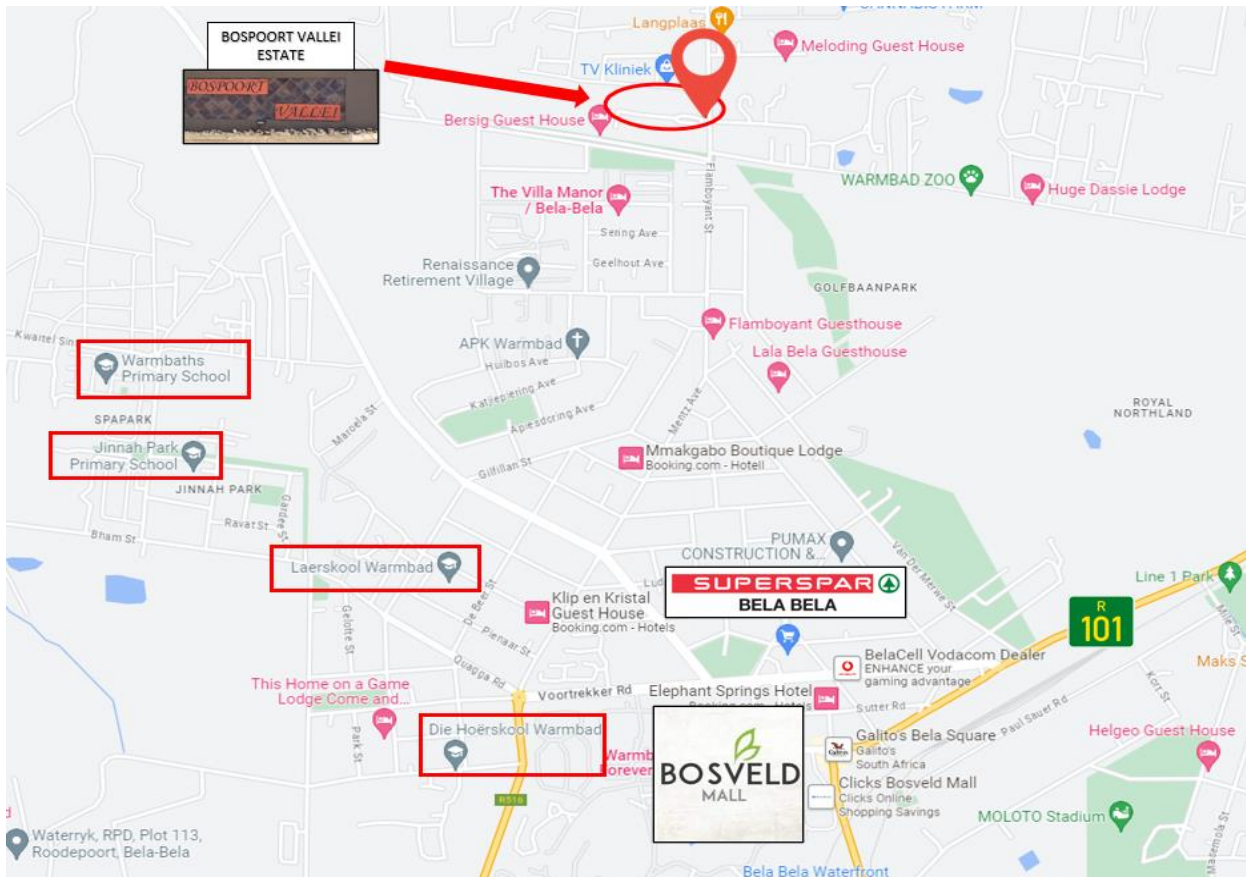




## Map



**GPS Co-Ordinates 24°52'05.0"S 28°17'24.9"E**  
**-24.868045, 28.290240**





## 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:**

**Dehan Engelbrecht**

**073 154 1745**

**[dehan@bideasy.co.za](mailto:dehan@bideasy.co.za)**

## Disclaimer

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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.