

INFORMATION PACK

FOR

PRIME DEVELOPMENT OPPORTUNITY

3828m²

C/O BOTHA AND FIDDES ST, ERASMUS, BRONKHORSTSPRUIT



ON SITE AUCTION – Wednesday, 16 October 2024 @ 11h00
Pieter 084 8800 165 | pieter@bideasy.co.za

Property Information

Title Deed Information –

PORTION 0 OF ERF 410 (RE), ERASMUS, GAUTENG - JR

Title Deed: T31870/2021

Extent: 1276m²

PORTION 1 OF ERF 410, ERASMUS, GAUTENG - JR

Title Deed: T31870/2021

Extent: 1276m²

PORTION 0 OF ERF 411, ERASMUS, GAUTENG - JR

Title Deed: T31870/2021

Extent: 1276m²

Total Extent: 3828m²

Known As: C/O BOTHA AND FIDDES ST, ERASMUS, BRONKHORSTSPRUIT

Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY

Registration Division: JR

Province: GAUTENG

VAT Status: The seller is NOT registered for VAT

Zoning: RESIDENTIAL 1 (ALL STANDS ARE ZONED RES 1)

Property Information

Prime opportunity to own 3 residential stands adjacent to each other which has the potential to be consolidated into 1 large stand for development.

The property is located in the heart of Bronkhorstspuit opposite Laerskool du Prees van Wyk and within walking distance of Hoërskool Erasmus with easy access to all the necessary amenities.

The property is situated on the corner of Botha and Fiddes Street in the suburb of Erasmus.

Each stand is 1276m² and is zoned Residential 1 with a potential consolidated size of **3828m²** for a residential development.

This property provides **easy access** to major routes such as the N4 and R104.

Similar properties in the area were rezoned for high-density developments.

Potential Uses

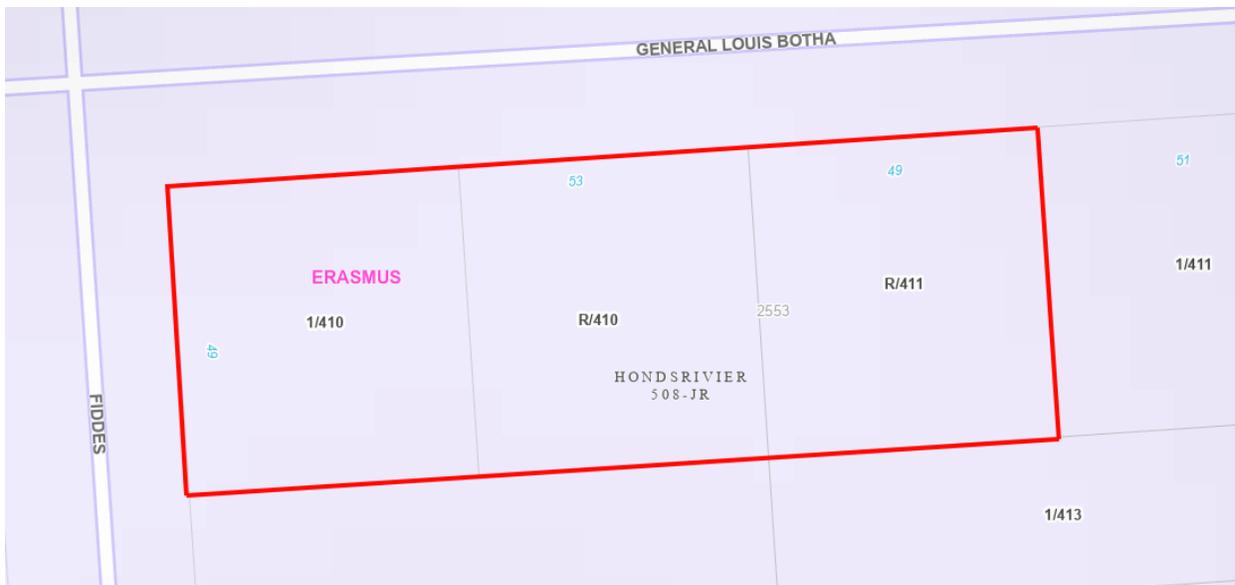
Potential uses for this property are a Childcare Centre, Daycare center, Sports and Recreation Grounds, or Apartment Building (with special consent use).

Rates & Taxes: Erf R/410 ± R671.00 p/m | Erf 1/410 ± R518.50 p/m | Erf R/411 ± R617.00 p/m

GIS Aerial View



CIS



Aerials



Zoning Certificate - ERF R/410



Economic Development and Spatial Planning

3rd Floor | Middestad Building | 252 Thabo Sehume Street | Pretoria | 0002
 PO Box 440 | Pretoria | 0001
 Tel: 012 358 7988
 Email: geoinfoservice@tshwane.gov.za | www.tshwane.gov.za | www.facebook.com/CityOfTshwane

Generated by: TSHWANE\BemiceS

Date 2024/09/12

TO WHOM IT MAY CONCERN

ZONING CERTIFICATE IN TERMS OF THE TSHWANE LAND USE SCHEME, 2024 (TLUS)

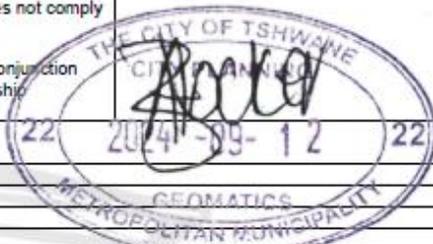
PROPERTY LIS KEY (GIS KEY): 112100410/R
 ZONING KEY: 112100410/R
 SPLIT ZONING: Not Applicable

PROPERTY DESCRIPTION: Erf R/410 ERASMUS (53 GENERAAL LOUIS BOTHA STREET)

The following zoning information must be read with the Clauses and Schedules of the Tshwane Land Use Scheme, 2024 (TLUS).

A. USE ZONE 1: RESIDENTIAL 1

USES PERMITTED IN TERMS OF TABLE B (COLUMN 3) OF THE TLUS	USES WITH CONSENT USE IN TERMS OF TABLE B (COLUMN 4) OF THE TLUS	USES NOT PERMITTED IN TERMS OF TABLE B (COLUMN 5) OF THE TLUS
Consulate Dwelling House Additional Dwelling House in areas described in Schedule 11, Schedule 12, Schedule 13 and Schedule 14 Embassy Home Enterprise subject to Schedule 9	Apartment Building Backpackers Commune Guest House Institution Medical Consulting Room which does not comply with Schedule 9 Parking Site adjacent to Use Zone 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18 and 28 Place of Day Care for the Aged which does not comply with Schedule 9 Place of Child Care which does not comply with Schedule 9 Place of Instruction which does not comply with Schedule 9 Place of Public Worship Retail Industry which does not comply with Schedule 9 Retirement Centre Social Hall Sport and Recreation Ground Veterinary Clinic which does not comply with Schedule 9 Veterinary Hospital Wall of Remembrance in conjunction with a Place of Public Worship	All other uses not listed in Columns (3) and (4)



B	ANNEXURE L	Not Applicable
C	MINIMUM ERF SIZE	1250
D	UNITS PER HA	Not Applicable
E	DENSITY	Not Applicable

Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Beplanning • Lafapha la Tswaletsopele ya Ikonomi le Polana ya Sebaka • UmiNyango wozokuThuthukiswa lwezomNotho namaPlani weeNdawo • Kgoro ya Tihabollo ya Ikonomi le Thulaganyo ya Mafelo • Mubazho wa Mveledziso ya Ekonomi na Vhupulani ha Fhethu • Ndzawulo ya Nhlululiso wa Ikonomi na Vupulani bya Ndhawu • Umnyango Wozokuthuthukiswa Kemotho Nokuhlelwa Kwendawo

On request, this document can be provided in another official language.

Document Ref: 112100410/R_20240912_112909581_1

SG Diagram - ERF R/410



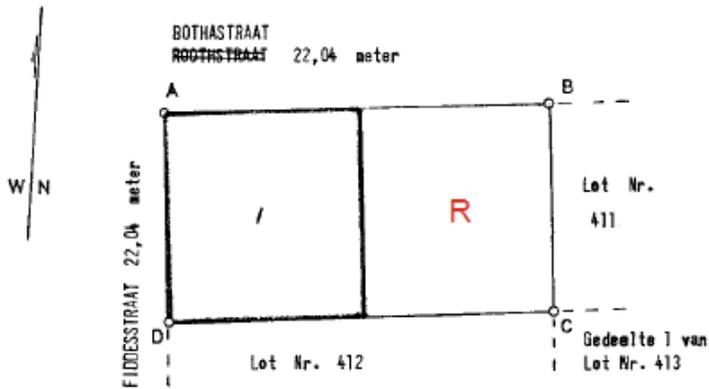
SYE Meter		RIETINGS- HOEKE	
AB	69,27	A	90.00.00
BC	36,84	B	90.00.00
CD	69,27	C	90.00.00
DA	36,84	D	90.00.00

L.G. No. A 5753/177

Goedgekeur

[Signature]
nms. Landmeter-
Generaal.

E 8 -12- 1977



Erf 410/R 53 GENERAAL LOUIS BOTHA STREET

Please take note of the following concerning the duties and responsibilities of Geomatics with regards to SG Diagrams:

- We do not calculate areas of Reminders. **There is no diagram for a Remainder of a property and must be worked out by the applicant themselves!**
- We do not make any amendments, additions, or alterations to Surveyor General Diagrams.

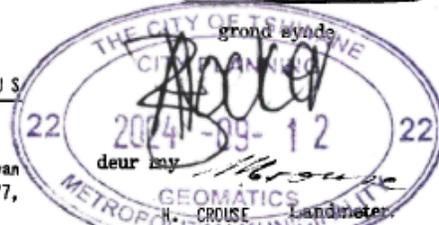
Please note that we do not work out the measurements of the Reminders!

We will provide you with all available diagrams, free of charge, to work out the remainder. It is advised to contact a private Land Surveyor to compile a sketch plan for complex reminders.

SKAAL:- 1 : 1 000

Die figuur A B C D A
stel voor 2552 vierkante meter
No. LOT A 410 van die dorp ERASMUS
Provisie Transvaal
Opgemaak in Vervaardig kragtens Artikel 39 van
Wet 9 van 1927, in Oktober 1977,

**For Servitudes
Deductions and
Endorsements
See Over.**



Hierdie kaart is geheg aan Akte van Transport.
No. 6634/1909
ged. t.g.v. Registrateur van Aktes.

Die oorspronklike kaart is
No. Transport Grondbrief

Algemene Plan L.G.
No. A 2687/06
Leer
M.S. No.
Komp. JR 8A-15/B
TP 2853

Zoning Certificate - ERF 1/410



Economic Development and Spatial Planning

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Date 2024/09/12

TO WHOM IT MAY CONCERN

ZONING CERTIFICATE IN TERMS OF THE TSHWANE LAND USE SCHEME, 2024 (TLUS)

PROPERTY LIS KEY (GIS KEY): 112100410/1

ZONING KEY: 112100410/1

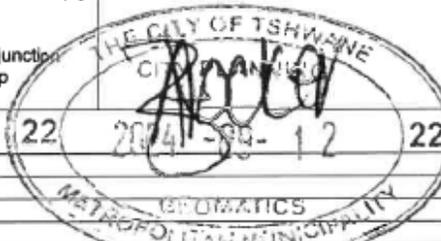
SPLIT ZONING: Not Applicable

PROPERTY DESCRIPTION: Erf 1/410 ERASMUS (49 FIDDES STREET)

The following zoning information must be read with the Clauses and Schedules of the Tshwane Land Use Scheme, 2024 (TLUS).

A. USE ZONE 1: RESIDENTIAL 1

USES PERMITTED IN TERMS OF TABLE B (COLUMN 3) OF THE TLUS	USES WITH CONSENT USE IN TERMS OF TABLE B (COLUMN 4) OF THE TLUS	USES NOT PERMITTED IN TERMS OF TABLE B (COLUMN 5) OF THE TLUS
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C MINIMUM ERF SIZE	1250
D UNITS PER HA	Not Applicable
E DENSITY	Not Applicable

Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Beplanning • Lelaphi la-Tsebo e sepele ya Ikonomi le Polane ya Sebaka • UmNyango wezokuThuthukiswa kwezomNotho namaPlani weNdawo • Kgoro ya Tihabollo ya Ikonomi le Thulaganyo ya Mafelo • Muhasho wa Mveledziso ya Ekonomi na Vhupulani ha Fbethu • Ndzawule ya Nhluvukiso wa Ikonomi na Vupulani bya Ndhawo • Umnyango Wezokuthukiswa Komnetho Nokuhlelwa Kwendawo

On request, this document can be provided in another official language.

Document Ref: 112100410/1_20240912_112918951_1

SG Diagram - ERF 1/410

ONDERVERDELINGSKAART

L.G. No. A 5557 177

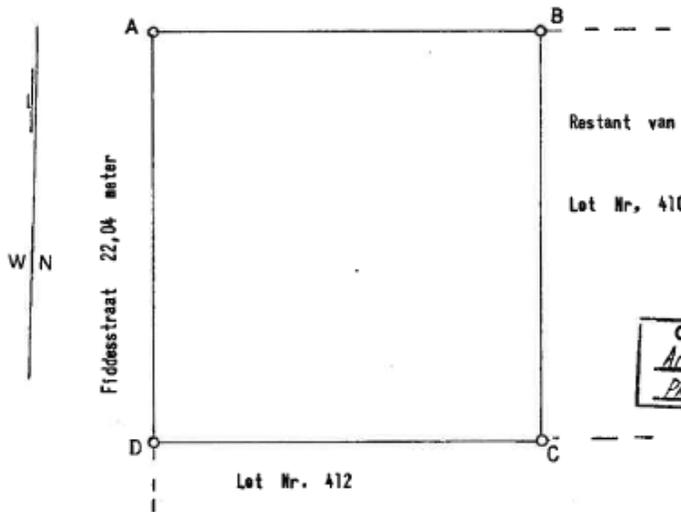
SYE Meter		RIGTINGS- HOEKE	
AB	34,63	A	90.00.00
BC	36,84	B	90.00.00
CD	34,63	C	90.00.00
DA	36,84	D	90.00.00

Goedgekeur

 H.M.S. Landmeter-
 Generaal.
 8-12-1977



BOTHASTRAAT
 Bothastraat 22,04 meter



ORD. No. 25/1965
 Artikel 42(e)
 Plan (22-11-1977)

49 FIDDES STREET

Lot Nr. 412

BAKENBESKRYWING:-

A B C D .. 12 m Ysterpen.
 D .. 12 m Ysterpen langs
 Houthoekpaal.

SKAAL:- 1 : 500

Die figuur A B C D A
 stel voor 1276 Vierkante meter
 GEDEELTE 1 van LOT NR. 410
 van die dorp ERASMUS.

Provinsie Transvaal
 Opgemeet in September 1977,



Hierdie kaart is geheg aan

No.
 ged.
 t.g.v.

T. 17190/1980.

Registrateur van Aktes.

Die oorspronklike kaart is

No. A 5753/77

Transport 6634/1909
 Grondwet

Leer

M.S. No. 1564 177

Komp. JR 8A-15/B
 TP 2853

Zoning Certificate – ERF R/411



Economic Development and Spatial Planning

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Generated by: TSHWANE\BerniceS

Date 2024/09/12

TO WHOM IT MAY CONCERN

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PROPERTY LIS KEY (GIS KEY): 112100411/R

ZONING KEY: 112100411/R

SPLIT ZONING: Not Applicable

PROPERTY DESCRIPTION: Erf R/411 ERASMUS (49 GENERAAL LOUIS BOTHA STREET)

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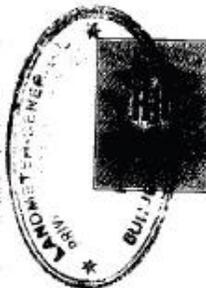
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Document Ref: 112100411/R_20240912_113639039_1

SG Diagram - ERF R/411

Document was last saved: Just now

L.G. No. A 5754/177

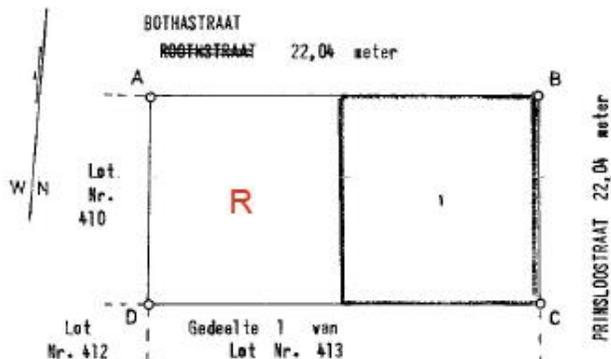


Meter		HOEKE	
AB	69,27	A	90.00.00
BC	36,84	B	90.00.00
CD	69,27	C	90.00.00
DA	36,84	D	90.00.00

Goedgekeur

nms. Landmeter-
Generaal.

8 -12- 1977



Erf 411/R
49 GENERAAL LOUIS BOTHA STREET

SKAAL:- 1 : 1 000

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stel voor 2552 vierkante meter

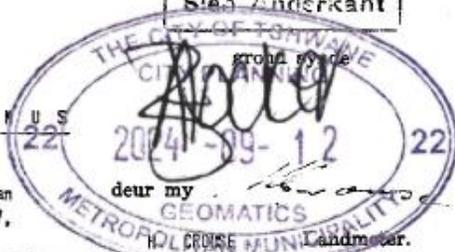
No. LOT 411 van die dorp ERASMUS

Provinsie Transvaal .
Opgemeet in Vervaardig kragtens Artikel 39 van Wet 9 van 1927, in Oktober 1977,

Hierdie kaart is geheg aan Akte van Transport.
No. 6634/1909
ged. l.g.v. Registrateur van Aktes.

Die oorspronklike kaart is No. Transport Grondbrief

Vir Serwitute
Afbekings en
Eindelemente
Sien Anderkant



Algemene Plan L.G.
No. A 2667/06
Leer M.S. No. Komp. JR 8A-15/B TP 2853

Map



GPS Co-Ordinates 25°48'36.7"S 28°44'15.6"E
-25.810201, 28.737667

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

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