

# INFORMATION PACK

FOR

# PRIME 2Ha LIFESTYLE PLOT MODERN HOME + 2 FLATS **HOME OFFICE / WORKSHOPS / FARMLAND**

5 VON WILlich DRIVE, VERSTER PARK, BRONKHORSTSPRUIT



**ON SITE AUCTION – Tuesday, 19 November 2024 @ 11h00**  
**Pieter 084 8800 165 | [pieter@bideasy.co.za](mailto:pieter@bideasy.co.za)**

## Property Information

Title Deed Information –

### **HOLDING 14 VERSTERPARK AGRICULTURAL HOLDINGS, GAUTENG – JR**

<b>Title Deed:</b>	<b>T89934/2022</b>
<b>Known As:</b>	<b>5 VON WILLICH DRIVE, VERSTER PARK, BRONKHORSTSPRUIT</b>
<b>Extent:</b>	<b>2.236Ha</b>
<b>Local Authority:</b>	<b>CITY OF TSHWANE METROPOLITAN MUNICIPALITY</b>
<b>Registration Division:</b>	<b>JR</b>
<b>Province:</b>	<b>GAUTENG</b>
<b>VAT Status:</b>	<b>The seller is NOT registered for VAT</b>
<b>Zoning:</b>	<b>AGRICULTURAL</b>

## Property Information

This exceptional property offers a unique opportunity to combine residential accommodation and home office space, all within a picturesque setting on a 2.236Ha Agricultural Holding with ample farmland ready for cultivation.

The property is located in Verster Park – Bronkhorstspruit, close to all necessary amenities. The Agricultural Holding consists of **a modern 3-bedroom house, 2 flatlets, a separate large home office unit, workshops with storage facilities, and ample agricultural land.**

This property has endless possibilities for investors or business owners in a prime location with **excellent security. The perfect Head Office / Centralized HUB and Home.** There are dual entrances, one leading to the residences and one leading to the home office and farmland.

## Residential Accommodation

### Main House:

The main house boasts 3 large bedrooms and 2 bathrooms, including a master bedroom with an en-suite bathroom, walk-in closet, and air conditioning.

The house has a modern kitchen with a pantry and scullery, a separate study, an open-plan living/dining room, and an additional lounge situated at the main entrance.

The outdoor living facilities include an open patio featuring stack doors, a swimming pool, an entertainment area, and a boma.

There is ample parking available with a carport accommodating 3 cars and a double garage.

### Flatlets:

Connected to the main house are 2 flatlets.

- **Flatlet 1**

The first flatlet offers a bedroom, bathroom, kitchen, and living room, providing additional accommodation options or rental income potential.

- **Flatlet 2**

The second flatlet has a bedroom and bathroom with access through the garage.

The outdoor living and recreation area includes access to an entertainment area, a swimming pool, and a beautiful garden.

### Staff / Manager House:

A separate staff house offers 3 bedrooms, 1 bathroom, a kitchen, and a spacious living room, providing comfortable living quarters for staff.

### Arable Land:

Approximately ±1Ha of land is currently unutilized and suitable for small-scale farming or has the potential for cultivating crops with an installed mother line for irrigation purposes.

Additional features include:

- A **borehole** on the property that ensures a reliable water supply
- **3-phase electricity**
- **50KVA 3-phase generator** providing power backup and support for energy-intensive operations
- Irrigation for the entire garden
- **6 x Storage Facilities**
- **Workshops**

### Home Office

#### Office Space:

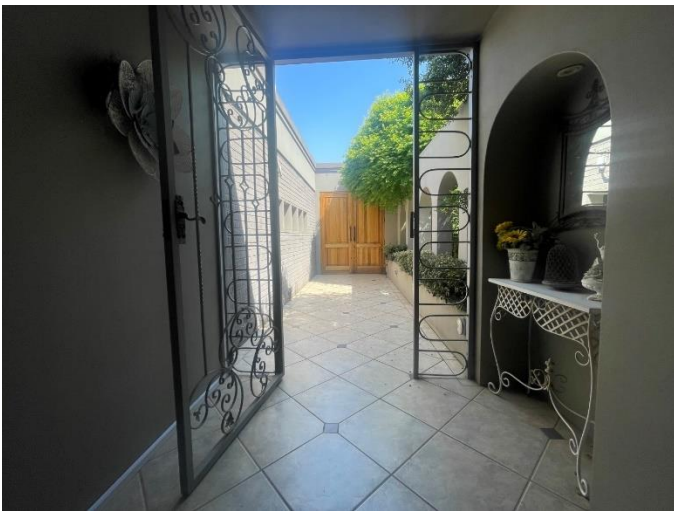
The free-standing building consists of 5 spacious offices and 3 workspaces with a well-appointed kitchen and a dedicated boardroom equipped with modern amenities.

The essential facilities include toilets, a filing room, 4 air conditioning units installed throughout the office building, and a parking area with 8 carports.

**Rates & Taxes: ± R4,066.00 p/m**



## Photos – Residential Accommodation Main House





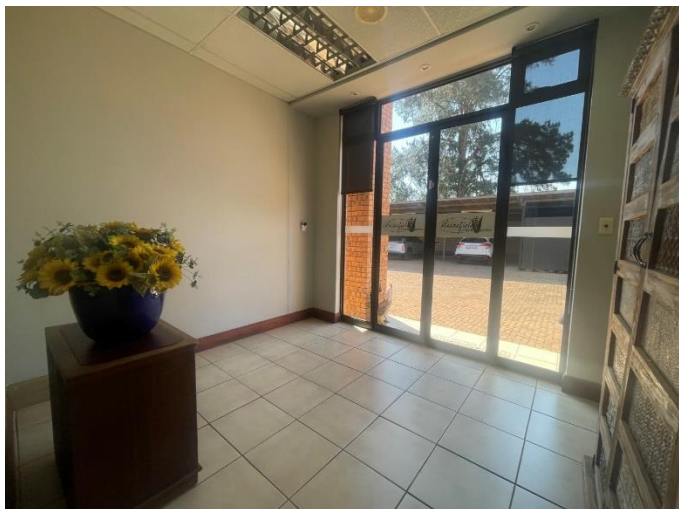
### Flatlets



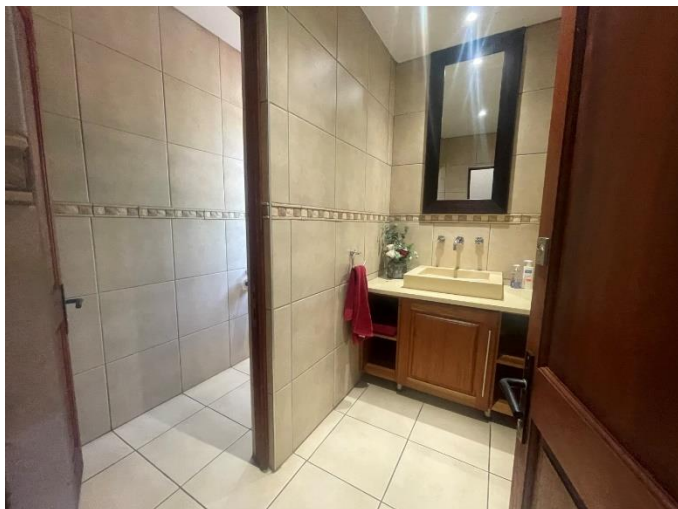
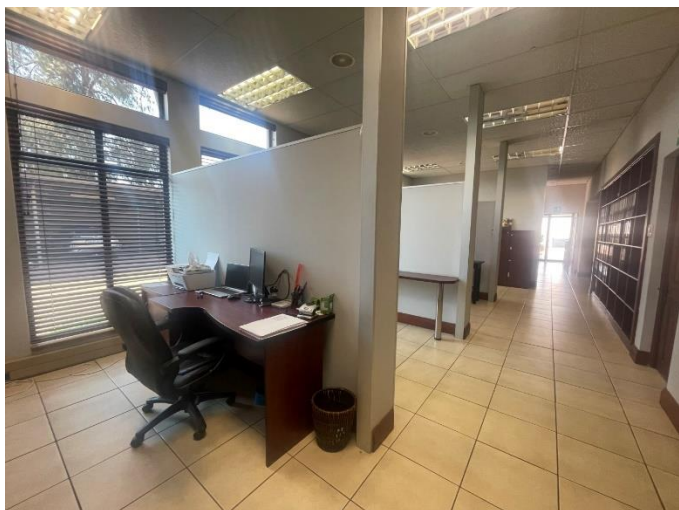
### Farmlands & Workshops



## Photos – Home Office Space







### Map



GPS Co-Ordinates 25°49'11.8"S 28°43'33.1"E  
-25.819930, 28.725849



## 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**

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