

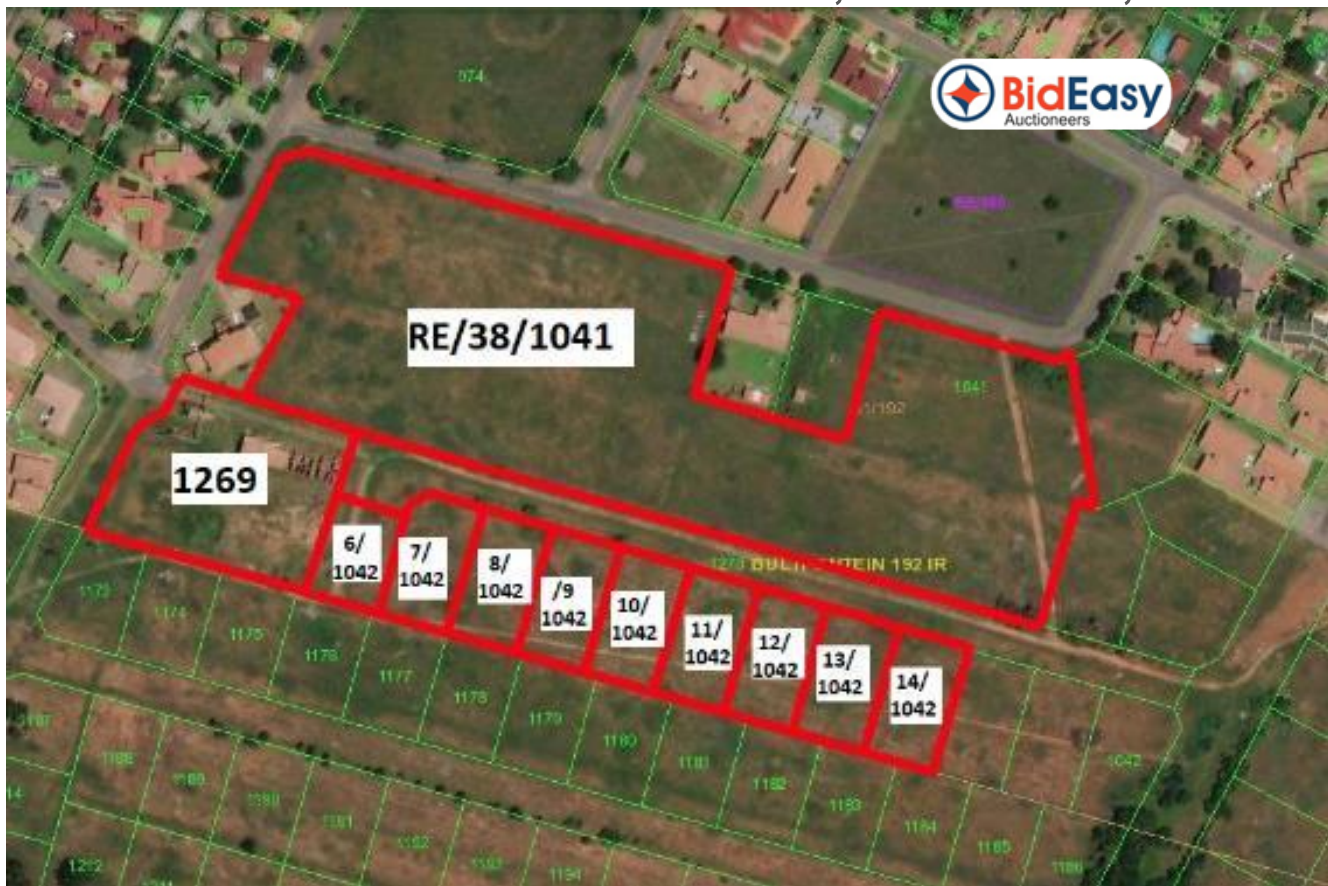
# INFORMATION PACK

FOR

# MULTIPLE RESIDENTIAL DEVELOPMENT OPPORTUNITIES

## ZONED RES 3

C/O SCARBOROUGH & SELBY ROAD, FERRYVALE, NIGEL



ON SITE AUCTION – Thursday, 21 November 2024 @ 11h00  
Dehan 073 154 1745 | [dehan@bideasy.co.za](mailto:dehan@bideasy.co.za)

## Property Information

### Title Deed Information –

**PORTION 38 OF ERF 1041, FERRYVALE, GAUTENG – IR &  
PORTION 3 – 14 OF ERF 1042, FERRYVALE, GAUTENG – IR**

**Known As: 1 SELBY ROAD, FERRYDALE, NIGEL**  
**Local Authority: EKURHULENI METROPOLITAN MUNICIPALITY**  
**Registration Division: IR**  
**Province: GAUTENG**  
**VAT Status: The seller IS registered for VAT**  
**Zoning: RESIDENTIAL 3**

ERF DESCRIPTION	TITLE DEED	EXTENT	PROPOSED
RE/ PTN 38/ ERF 1041	T90951/2012	2.8155Ha	
PORTION 3 OF ERF 1042	T11247/2013	1363.0000SQM	CONSOLIDATION WITH A PORTION OF ERF 1270 TO FORM ERF 1269 IN EXTENT OF 4986.0000SQM
PORTION 4 OF ERF 1042	T11247/2013	1264.0000SQM	
PORTION 5 OF ERF 1042	T11247/2013	1264.0000SQM	
PORTION 6 OF ERF 1042	T11247/2013	1264.0000SQM	
PORTION 7 OF ERF 1042	T11247/2013	1264.0000SQM	
PORTION 8 OF ERF 1042	T11247/2013	1264.0000SQM	
PORTION 9 OF ERF 1042	T11247/2013	1264.0000SQM	
PORTION 10 OF ERF 1042	T11247/2013	1264.0000SQM	997.0000SQM AFTER PROPOSED SUBDIVISION
PORTION 11 OF ERF 1042	T11247/2013	1264.0000SQM	1251.0000SQM AFTER PROPOSED SUBDIVISION
PORTION 12 OF ERF 1042	T11247/2013	1264.0000SQM	
PORTION 13 OF ERF 1042	T11247/2013	1264.0000SQM	
PORTION 14 OF ERF 1042	T11247/2013	1264.0000SQM	

**\*\*These properties will be offered individually and collectively\*\***



## PROPERTY INFORMATION

This prime vacant development land is located in the fast-growing node of Ferryvale, Nigel. The properties are surrounded by new developments with huge potential as this area is expanding at a swift pace. Excellent location in a high-demand area for residential properties, either to sell or to let.

The Residential 3 zoning allows for a density of 85 Units per Hectare.

These stands are near various schools, medical facilities, and shopping centers.

### The following services are in place:

- Water (up to the entrance)
- Sewage (2 mainlines right through)
- Electricity (up to entrance for 60 units)
- Zoning Res 3

## EKURHULENI GEOGRAPHICAL INFORMATION SYSTEM





Aerial





**RE/ PORTION 38/ OF ERF 1041**

ERF DESCRIPTION	TITLE DEED	EXTENT
RE/ PTN 38/ ERF 1041	T90951/2012	2.8155Ha

2.8155 Ha vacant land, with Residential 3 zoning is ready for development.

This land is ideal for a high-density residential development. An alternative use could include a Retirement Village. The property can also be subdivided into full title stands.



## Zoning Certificate – Erf 38/1041



**City of Ekurhuleni**  
METROPOLITAN MUNICIPALITY

CITY PLANNING

P O Box 23  
Nigel  
1491

Tel. (011) 999-9136  
Fax (011) 999-9379

### ZONING CERTIFICATE

	<b>Property no.</b>	<b>Township / Farm / Holding</b>
<b>1. DESCRIPTION OF PROPERTY</b>	R/38/1041	FERRYVALE
<b>2. TOWN PLANNING SCHEME</b>	Ekurhuleni Town Planning Scheme, 2014.	
<b>Zoning</b>	RESIDENTIAL 3	
<b>Central Business District (CBD)</b>		
<b>Annexure number</b>	<null>	
<b>Additional or Restrictive Rights</b>	<null>	
<b>Consent use number</b>	<null>	
<b>Consent use Description</b>	<null>	
<b>* Coverage</b>	50%	
<b>* Height (in storeys)</b>	2	
<b>* Floor Area Ratio (FAR)</b>	<null>	
<b>* Density (per sqm or ha)</b>	85/HA	
<b>Parking Requirements</b>	Refer to Table "E" or Annexure	
<b>Building Lines</b>	Refer to Table "A" & "B" or Annexure	
<b>Lines of no Access</b>	Refer to Map i.t.o. Clause 12 or Annexure	
<b>3. STREET ADDRESS</b>	1 SELBY ROAD	



Dirk Van Rooyen

Area Manager

Nigel CCA

Date: 19/06/2018

Properties with a relevant annexure/s are subject to the special rights, restrictions and conditions applicable to the property.

This certificate does not override any restrictive conditions contained in the Deeds of Transfer of any property.

Terms used as defined in the Ekurhuleni Town Planning Scheme 2014.

\* Refer to Clause 24.1 with regards to controls approved in terms of an erstwhile Town Planning Scheme.

**Reference:** Unrestricted (UNR); Annexure (ANX); Municipality (MUN); Site Development Plan (SDP);  
Local Spatial Development Framework (LSDF)

This document is issued without any alterations or erasures of any kind

Version 8





**OFFICE COPY**

*Konsolidasiediagram*

Gedeelte 38 van Erf 1041 van die dorp  
**FERRYVALE**

L.G. No.

4019/2012

Goedgekeur



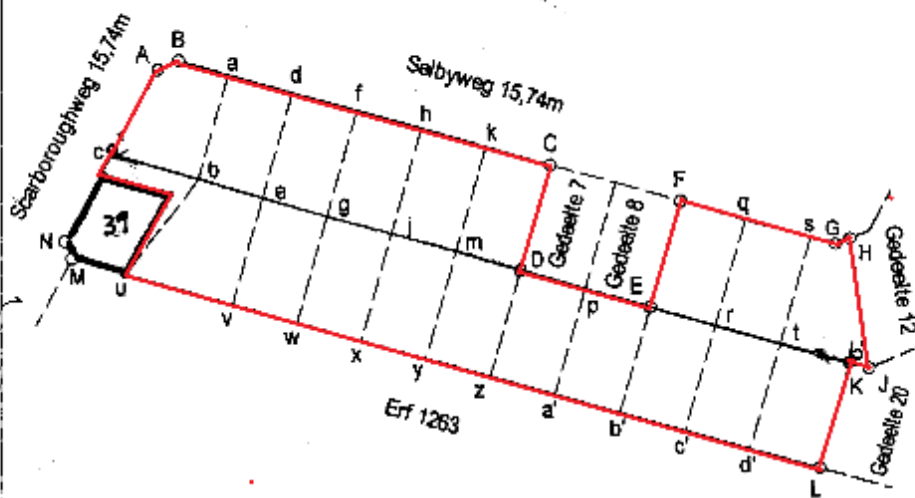
nms.  
**LANDMETER-  
GENERAAL**

2012-09-17

Vel 2 van 2 velle

Komponente (vervolg):

15. Die figuur m D z y m stel voor Gedeelte 26 van Erf 1041 volgens diagram L.G. No. A 8556/1983. Transportkte No. T 42488/1984.
16. Die figuur j m y x j stel voor Gedeelte 27 van Erf 1041 volgens diagram L.G. No. A 8557/1983. Transportkte No. T 42489/1984.
17. Die figuur g j x w g stel voor Gedeelte 28 van Erf 1041 volgens diagram L.G. No. A 8558/1983. Transportkte No. T 42490/1984.
18. Die figuur e g w v e stel voor Gedeelte 29 van Erf 1041 volgens diagram L.G. No. A 8559/1983. Transportakte No. T 42491/1984.
19. Die figuur b e v u b stel voor Gedeelte 30 van Erf 1041 volgens diagram L.G. No. A 8560/1983. Transportakte No. T 42492/1984.
20. Die figuur c b u M N stel voor die Restant van Erf 1041 volgens diagram L.G. No. A 5434/1983. Transportakte No. T 42462/1984.



Skaal 1:2500

Saamgestel in September 2012 deur my

  
J.P.C. Deetlefs  
Professionele Landmeter  
Registrasienuommer PLS - 0137

T90951/2012

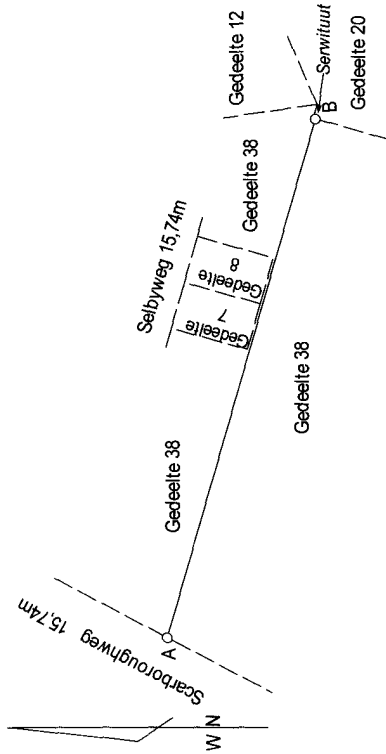


**OFFICE COPY**

Servituutdiagram		L.G. No. 4020/2012	
SYE Meter	RIGTINGS- HOEKE	KOORDINATE Y Stelsel: WG 29° X	Goedgekeur
AB	Konstantes:	± 0,00	<i>Aggrey</i>
328,46	285 40 10	± 0,00	nms LANDMETER- GENERAAL 2012-09-17
	A	+52 635,66	
	B	+52 319,40	
	151	+50 375,36	
	809	+50 323,24	
	Q (HEID 13) VISAGIE PARK RES		

Beskrywing van bakens

- A : 12mm Gat in muur
- B : 12X450mm Ysterpen



Skaal 1:3000

A B

Die lyn  
stel voor

'n Rieoollyn Servituut 3,00 meter wyd oor Gedeelte 38  
van Erf 1041 van die dorp  
**FERRYVALE**

Provinsie Gauteng

Opgeneem in Oktober 2011 deur my

*[Signature]*  
J.P.C. Deeltjefs  
Professionele Landmeter  
Registrasienommer PLS - 0137

Hierdie diagram is geheg aan	Die oorspronklike diagram is	Lêer Erwe
No. : <b>K6795/2012S</b>	L.G. No. : 4019/2012 Transport	M.S. : 2/2012 A.P. : L.G. No. A 5436/1983 Komp. : IR3D - 15A / 15B T.M. : 5941
Registrateur van Aktes Pretoria		

4019/2012

DEDUCTED	REM.				
39	4021/2012	1242	26913	<i>[Signature]</i>	2014.12.19 T90371/2014

al6 stel voor Rieoollyn  
Servituut 3,00 meter wyd.

Diagram L.G. No. 4020/2012 Serv. No. K6795/2012S

01-09-2015

### PORTION 3 – PORTION 5 OF ERF 1042

These three stands are currently full title stands and can be sold as such. There is a proposed consolidation of these 3 stands together with a portion of Erf 1270 (Road) to form a new stand being Erf 1269 – Approved SG Diagrams included.


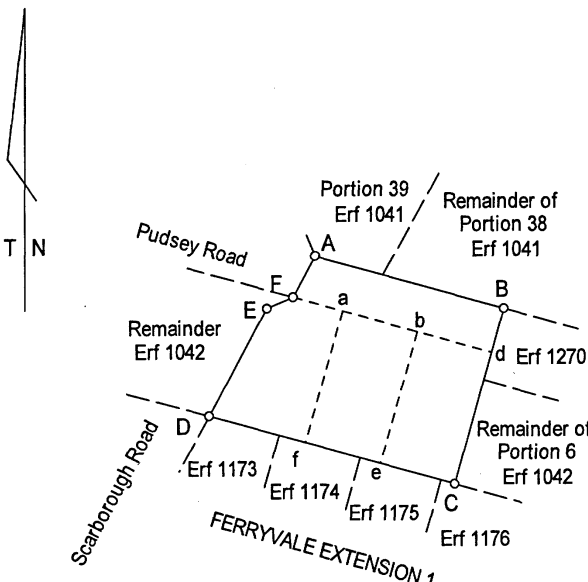

ERF DESCRIPTION	Title Deed	Extent m <sup>2</sup>	PROPOSED
PORTION 3 OF ERF 1042	T11247/2013	1363.0000SQM	CONSOLIDATION WITH A PORTION OF ERF 1270 TO FORM ERF 1269 IN EXTENT OF 4986.0000SQM
PORTION 4 OF ERF 1042	T11247/2013	1264.0000SQM	
PORTION 5 OF ERF 1042	T11247/2013	1264.0000SQM	



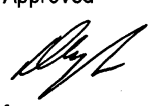
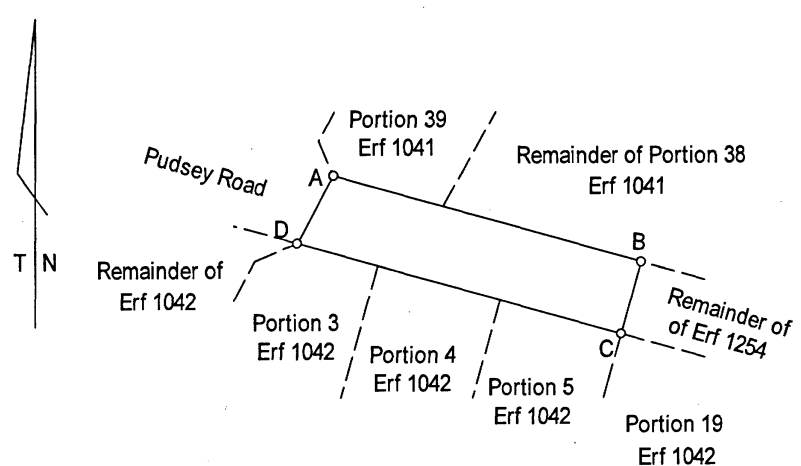



## Surveyor General Diagrams

### Consolidation Diagram

<p><b>Components:</b></p> <ol style="list-style-type: none"> <li>1. The figure A B d F A represents Portion 1 of Erf 1254 vide diagram S.G.No. 1583/2021. Deed of Transfer</li> <li>2. The figure F a f D E F represents Portion 3 Erf 1042 vide diagram S.G.No. A 8564/1983. Deed of Transfer No. T 42496/1984.</li> <li>3. The figure a b e f a represents Portion 4 Erf 1042 vide diagram S.G.No. A 8565/1983. Deed of Transfer No. T 42497/1984.</li> <li>4. The figure b d C e b represents Portion 5 Erf 1042 vide diagram S.G.No. A 8566/1983. Deed of Transfer No. T 42498/1984.</li> </ol>	<p><b>S.G. No.</b> <b>1580/2021</b></p> <p>Approved</p>  <p>for <b>SURVEYOR-GENERAL</b> <i>04.11.2021</i></p>	
 <p>Scale 1:2000</p> <p>The figure represents <b>ABCDEFA</b> 4986 square metres of land being <b>FERRYVALE</b> and comprises of components 1 to 4 as listed above.</p> <p>City of Ekurhuleni Metropolitan Municipality <b>Province of Gauteng</b> Surveyed in July 2021 by me</p> <p> J.P.C. Deetlefs Professional Land Surveyor Registration Number GPr. LS 0137</p>	<p>Act 16/2013 Ref: 15/4/8/3/7-1042 &amp; 1254 Date: 27 May 2021</p>	
<p>This diagram is annexed to No. _____ Registrar of Deeds Pretoria</p>	<p>The original diagrams are as quoted above</p>	<p>File : Erven S.R. : G.P. : S.G.No. A5436/1983 Comp. : IR3D-15A T.P. : 5941</p>

Subdivisional diagram

Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System: WG 29° X		S.G. No.
		Constants:	± 0,00	± 0,00	1583/2021
AB	67,71	285 40 20	A	+52 651,69	+2 925 218,97
BC	15,76	15 39 30	B	+52 586,50	+2 925 237,26
CD	71,19	105 40 00	C	+52 590,75	+2 925 252,44
DA	16,15	208 06 40	D	+52 659,30	+2 925 233,21
Q (Heid13)		151	Δ	+50 375,36	+2 924 213,48
Visagie Park Res		809	Δ	+50 323,24	+2 924 204,18
<p><u>Description of Beacons</u>            A,B : 12mm Hole in Wall            C,D : 12X450mm Iron Peg</p>					Approved  for SURVEYOR-GENERAL 04.11.2021 Act 16/2013 Ref: 15/4/8/3/7-1042 & 1254 Date: 27 May 2021
					
Scale 1:1250 The figure represents <b>AB C D A</b> of land being 1095 square metres Portion 1 of Erf 1254 of the township <b>FERRYVALE</b> City of Ekurhuleni Metropolitan Municipality Province of Gauteng Surveyed in July 2021 by me					
			 J.P.C. Deetlefs Professional Land Surveyor Registration Number GPr. LS 0137		
This diagram is annexed to No.		The original diagram is S.G. No. : 7792/2007 Transfer: T 11272/2013		File : Erven S.R. : 1081/2021 G.P. : S.G.No. A5436/1983 Comp. : IR3D-15A T.P. : 5941	
Registrar of Deeds Pretoria					



## PORTION 6 – PORTION 14 OF ERF 1042

9 Full Title vacant development stands adjoining each other located in a residential area, with a high demand for residential dwelling units.

These stands have the potential to be consolidated into 1 large stand or various groupings. These stands could also be incorporated in a development with RE/38/1041 (described above).

There is a proposed subdivision of Portion 6 and Portion 7 to create a private cul-de-sac for these stands (subject to the consolidation of Portions 3, 4, and 5 as described above) which could allow for a secure street. Described in the SG Diagrams included:

ERF DESCRIPTION	Title Deed	Extent m <sup>2</sup>	PROPOSED
PORTION 6 OF ERF 1042	T11247/2013	1264.0000SQM	997.0000SQM AFTER PROPOSED SUBDIVISION
PORTION 7 OF ERF 1042	T11247/2013	1264.0000SQM	1251.0000SQM AFTER PROPOSED SUBDIVISION
PORTION 8 OF ERF 1042	T11247/2013	1264.0000SQM	
PORTION 9 OF ERF 1042	T11247/2013	1264.0000SQM	
PORTION 10 OF ERF 1042	T11247/2013	1264.0000SQM	
PORTION 11 OF ERF 1042	T11247/2013	1264.0000SQM	
PORTION 12 OF ERF 1042	T11247/2013	1264.0000SQM	
PORTION 13 OF ERF 1042	T11247/2013	1264.0000SQM	
PORTION 13 OF ERF 1042	T11247/2013	1264.0000SQM	



# Surveyor General Diagrams

## Consolidation diagram

Erf 1270 of the township **FERRYVALE**

**S.G. No.**

**1579/2021**

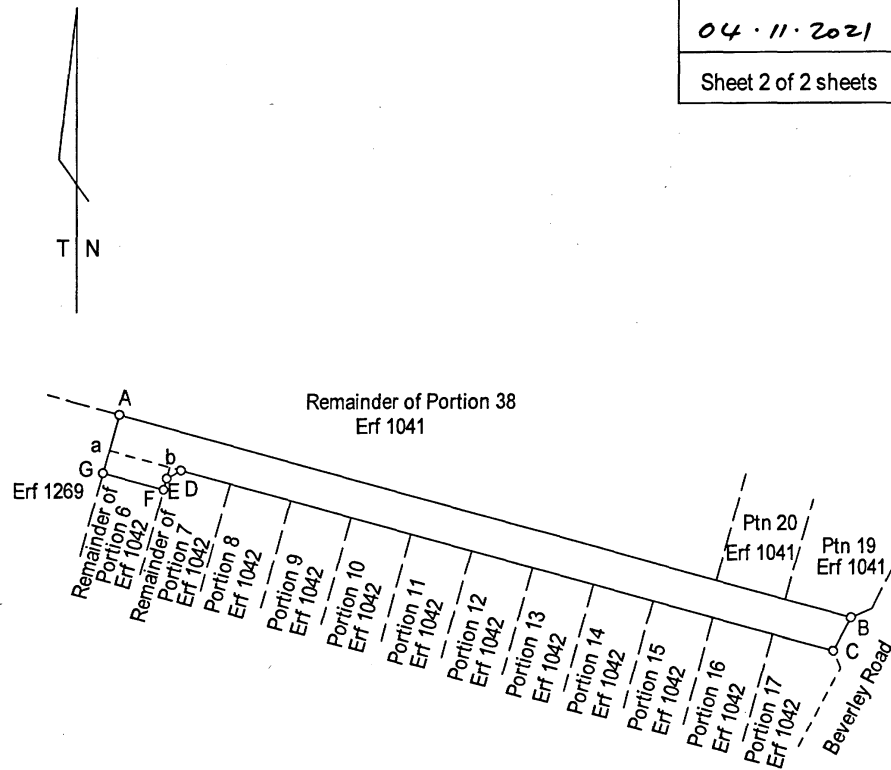
Approved



for  
SURVEYOR-  
GENERAL

04.11.2021

Sheet 2 of 2 sheets



Scale 1:2500


Surveyed in July 2021 by me



J.P.C. Deetlefs  
Professional Land Surveyor  
Registration Number GPr. LS 0137



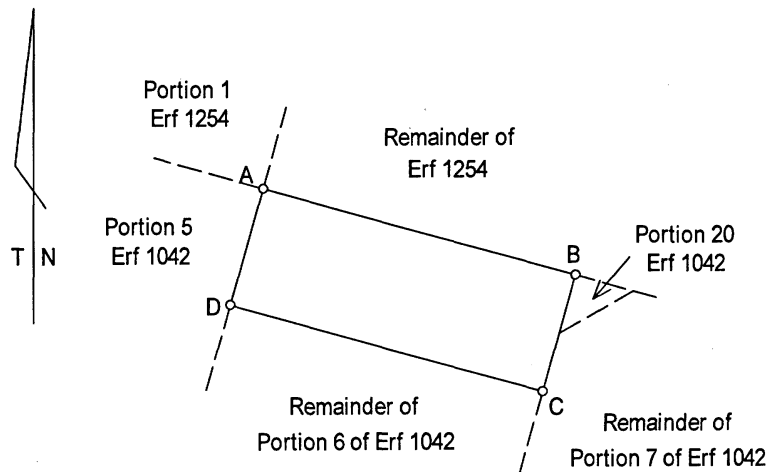
Subdivisional diagram

Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System: WG 29° X		S.G. No. 1581/2021	
		Constants:	± 0,00	± 0,00	Approved  for SURVEYOR-GENERAL 04.11.2021	
AB	26,75	285 40 00	A	+52 590,75		+2 925 252,44
BC	10,00	15 39 30	B	+52 565,00		+2 925 259,66
CD	26,75	105 40 00	C	+52 567,70		+2 925 269,29
DA	10,00	195 39 30	D	+52 593,45		+2 925 262,07
Q (Heid 13) Visagie Park Res		151 809	Δ	+50 375,36	+2 924 213,48	
			Δ	+50 323,24	+2 924 204,18	

Description of Beacons

A,C,D : 12X450mm Iron Peg  
B : Not Beacons

Act 16/2013  
Ref: 15/4/8/3/7-1042 & 1254  
Date: 27 May 2021




Scale 1:500

The figure represents


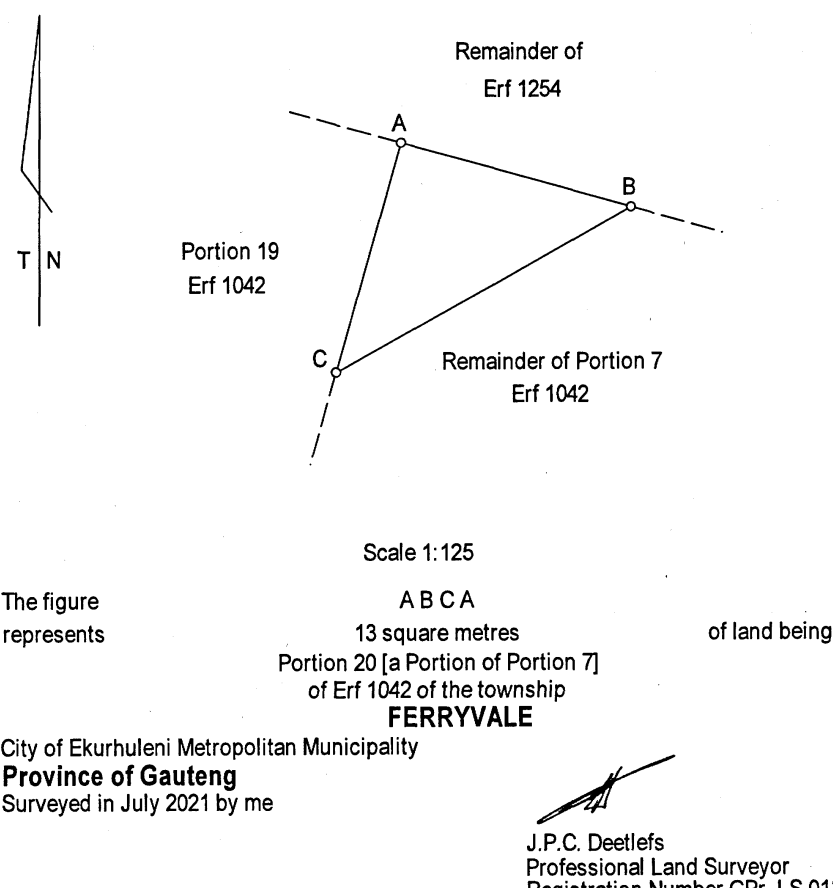
AB C D A  
267 square metres of land being  
Portion 19 [a Portion of Portion 6] of Erf 1042  
of the township  
**FERRYVALE**

City of Ekurhuleni Metropolitan Municipality  
**Province of Gauteng**  
Surveyed in July 2021 by me

  
J.P.C. Deetlefs  
Professional Land Surveyor  
Registration Number GPr. LS 0137

This diagram is annexed to No.	The original diagram is S.G. No. : A 8567/1983 Transfer T 42499/1984	File : Erven S.R. : 1081/2021 G.P. : S.G.No. A5436/1983 Comp. : IR3D-15A T.P. : 5941
Registrar of Deeds Pretoria		

Subdivisional Diagram

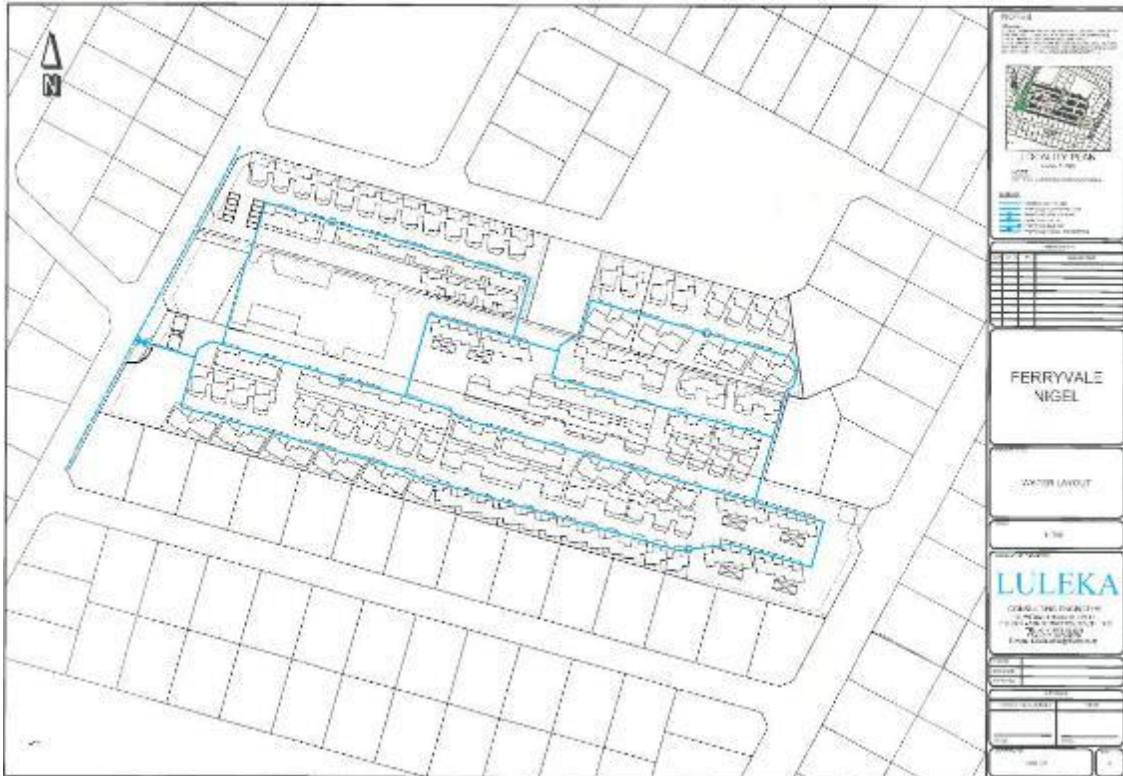
Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System: WG 29° X		S.G. No.
		Constants:	± 0,00	± 0,00	<b>1582/2021</b>
AB	5,00	285 40 00	A	+52 565,00	+2 925 259,66
BC	7,07	60 39 40	B	+52 560,18	+2 925 261,01
CA	5,00	195 39 30	C	+52 566,35	+2 925 264,48
Q [Heid 13]		151	Δ	+50 375,36	+2 924 213,48
Visagie Park Res		809	Δ	+50 323,24	+2 924 204,18
<p><b>Description of Beacons</b>            A : Not Beacons            B,C : 12X450mm Iron Peg</p>					
<p>Act 16/2013            Ref.: 15/4/8/3/7-1042 &amp; 1254            Date : 27 May 2021</p>					
<p>04.11.2021</p>					
<p>Approved              for SURVEYOR-GENERAL</p>					
					
This diagram is annexed to		The original diagram is		File : Erven	
No.		S.G. No. : S.G.No. A 8568/1983 Transfer T 42500/1984		S.R. : 1081/2021 G.P. : S.G.No. A5436/1983 Comp. : IR3D-15A T.P. : 5941	
Registrar of Deeds Pretoria					

Photos





### Engineer diagrams for Proposed Development - Water



### Engineer diagrams for Proposed Development – Road and Stormwater





### Engineer diagrams for Proposed Development – Sewer Layout (Full Engineer Report Available on Request)



### CSG AERIAL





## Maps



GPS Co-Ordinates 26°26'09.7"S 28°28'27.3"E  
-26.436019, 28.474261

### 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)

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