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INFORMATION PACK FOR PRIME DEVELOPMENT LAND 40 x LARGE STANDS

COEN BRITS STREET, SECUNDA



ON SITE AUCTION – Tuesday, 26 November 2024 @ 11h00

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Property Information

Title Deed Information –

PROPOSED ERVEN 8537 TO 8578 AND INTERNAL ROADS, SECUNDA EXTENSION 40, MPUMALANGA – IS

Known As: SECUNDA EXT 40
Title Deed: T4884/2012
Local Authority: GOVAN MBEKI LOCAL MUNICIPALITY
Registration Division: IS
Province: MPUMALANGA
Zoning: RESIDENTIAL
VAT Status: The seller IS registered for VAT

TOTAL EXTENT: 46,584 m²

Proposed Erven 8537 to 8576 in the collective extent of 37,305m² plus internal roads in the extent of 9,279m².

Erf Number	Size	Erf Number	Size	Erf Number	Size
Erf 8537	1650 m ²	Erf 8551	875 m ²	Erf 8565	1039 m ²
Erf 8538	843 m ²	Erf 8552	1007 m ²	Erf 8566	1025 m ²
Erf 8539	800 m ²	Erf 8553	1062 m ²	Erf 8567	1031 m ²
Erf 8540	800 m ²	Erf 8554	972 m ²	Erf 8568	948 m ²
Erf 8541	800 m ²	Erf 8555	864 m ²	Erf 8569	900 m ²
Erf 8542	800 m ²	Erf 8556	864 m ²	Erf 8570	900 m ²
Erf 8543	785 m ²	Erf 8557	864 m ²	Erf 8571	864 m ²
Erf 8544	792 m ²	Erf 8558	864 m ²	Erf 8572	864 m ²
Erf 8545	1032 m ²	Erf 8559	864 m ²	Erf 8573	864 m ²
Erf 8546	879 m ²	Erf 8560	911 m ²	Erf 8574	864 m ²
Erf 8547	875 m ²	Erf 8561	919 m ²	Erf 8575	995 m ²
Erf 8548	875 m ²	Erf 8562	967 m ²	Erf 8576	1112 m ²
Erf 8549	875 m ²	Erf 8563	896 m ²		
Erf 8550	875 m ²	Erf 8564	1289 m ²		



Property Information

This 46,584m² property is located next to the Curro Private School and the Sasol Recreational Club in Secunda, only 1.5 km from the newly developed Secunda Mall. The area is approximately 90% developed with A+ socio-economic single residential properties and a full range of amenities and schools nearby.

Of the development land available in this area, these stands are comparably larger and are offered at a highly competitive price.

- This property has been subdivided into 40 x stands, which can be sold off separately.
- The property is ideal for development as it has a slight slope from the northeast to southwest inclination.
- These stands were not individually serviced. There are bulk services up to the boundary of the property.
- These stands will all be sold to one developer who will be responsible for servicing the stands in total before they are sold individually.
- Three entrances to the property from Coen Brits, Satara and Eric Uys Streets (all tarred municipal roads).
- The property is also bordering the green zone with direct access.

Property Description:

- 40 Stands to be sold as one lot.





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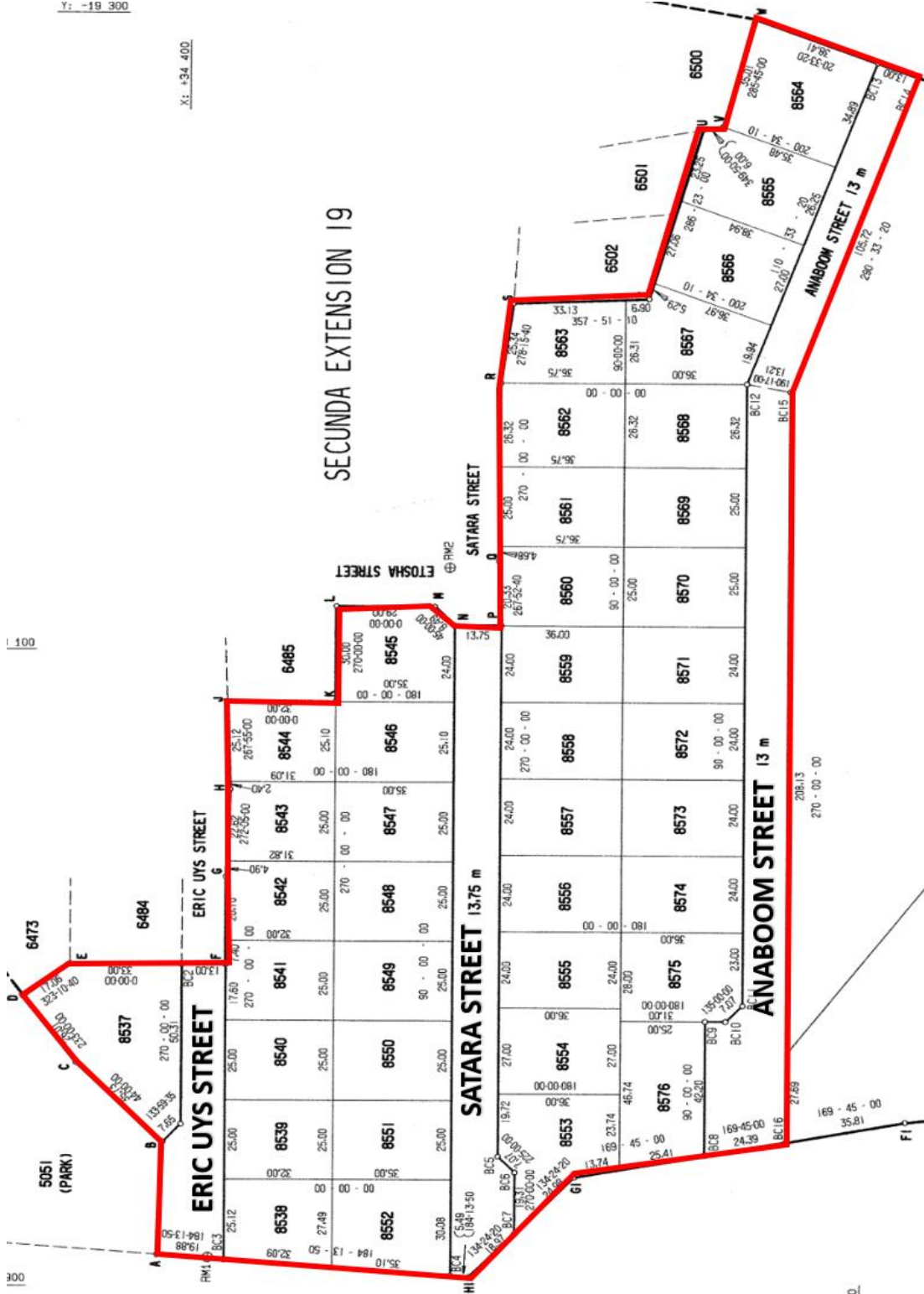
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SG DIAGRAM

Y: -19 300

X: +34 400



SECUNDA EXTENSION 19

1:100

300

20





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CSG



Aerial





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SG DIAGRAM

REED & PARTNERS
LAND SURVEYORS
SECUNDA

SUBDIVISIONAL DIAGRAM

THIS DIAGRAM COMPRISES 2 SHEETS
SHEET No. 2

Portion 55 of the farm DRIEHOEK No. 275 - 1S

OFFICE COPY

S.G.No.

510/2009

Approved

for

SURVEYOR

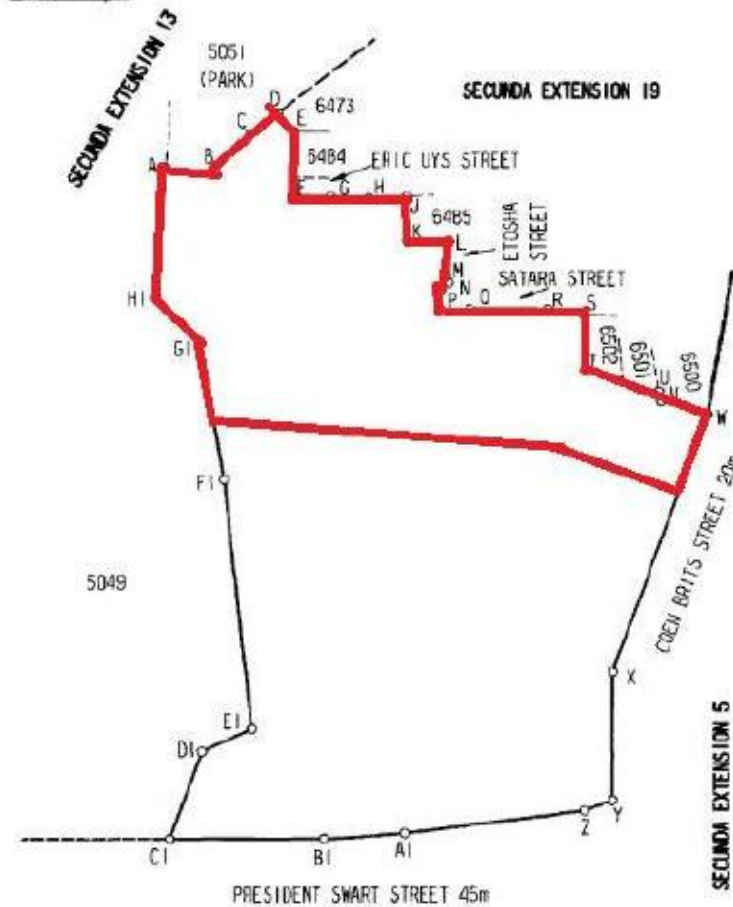
GENERAL

2009-05-25

DESCRIPTION OF BEACONS:

All beacons : 12 mm Iron Peg

SCALE 1: 4000



Surveyed in June to October 2008 by me

H. SUSAN (PLS 0791)
Professional Land Surveyor

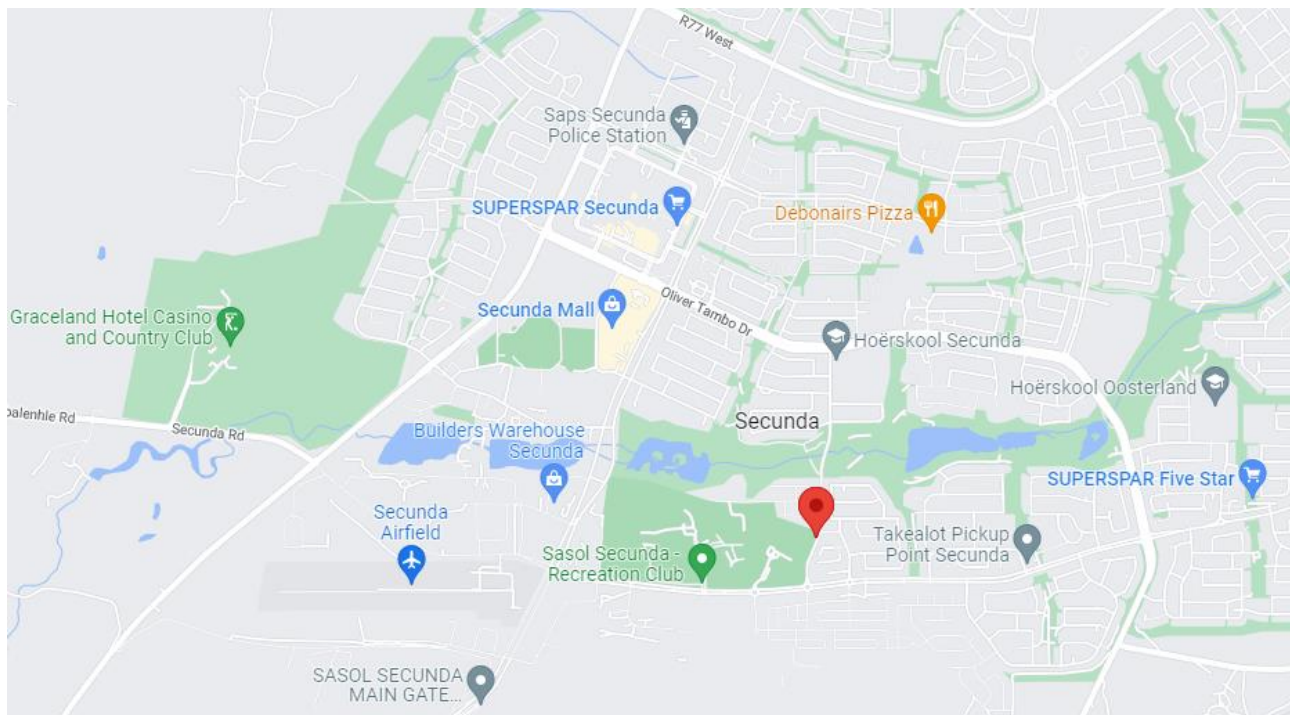




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Map



**GPS Co-Ordinates 26°31'16.2"S 29°11'36.6"E
-26.521163, 29.193485**





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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, payable on the fall of the hammer.

45 Days for Guarantees.

14 Days Confirmation Period.

For more information or to pre-register, please contact:

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