

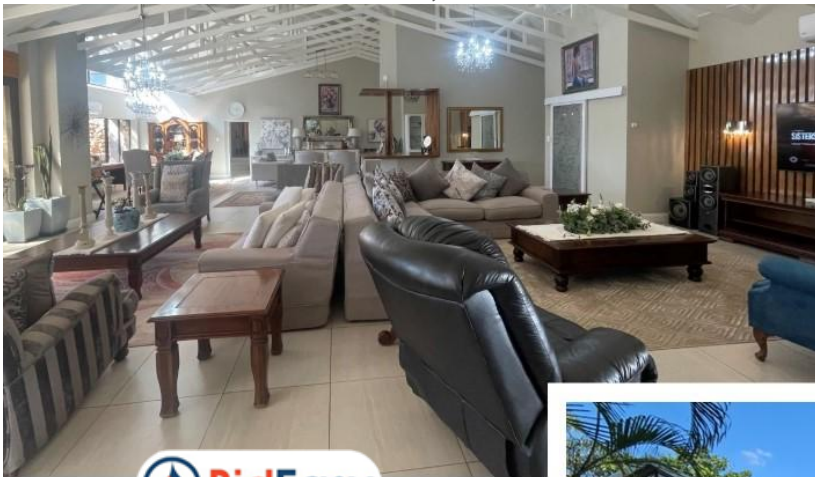
# INFORMATION PACK

FOR

# EXCLUSIVE LUXURY FAMILY HOMESTEAD

## 2.9Ha WITH VIEWS - DIE WILGERS

102 THE WILLOWS, 578 DENNEBOOM STREET, THE WILLOWS



**ON SITE AUCTION – Tuesday, 10 June 2025 @ 11h00**  
Pieter 084 8800 165 | [pieter@bideasy.co.za](mailto:pieter@bideasy.co.za)

## Property Information

### Title Deed Information –

#### **PORTION 102 (RE) OF FARM THE WILLOWS 340, GAUTENG - JR**

<b>Known As:</b>	<b>PLOT 102, 578 DENNEBOOM STREET, THE WILLOWS, PTA</b>
<b>Title Deed:</b>	<b>T143431/2004</b>
<b>Extent:</b>	<b>2.9892 Ha</b>
<b>Local Authority:</b>	<b>CITY OF TSHWANE METROPOLITAN MUNICIPALITY</b>
<b>Registration Division:</b>	<b>JR</b>
<b>VAT Status:</b>	<b>The seller NOT registered for VAT</b>
<b>Zoning:</b>	<b>AGRICULTURAL</b>

## Property Information

This urban agricultural property, along Lynnwood Road in The Willows, Pretoria, offers a unique blend of rural charm and urban connectivity. This property is attractive due to its versatility and strategic location.

Neighboring The Wilgers Hospital, a stone's throw from The Grove Mall, and situated on Lynnwood Road and close to the Lynnwood and Solomon Mahlangu crossroads, the area provides easy access to major roads like the N4 and N1 highways. This connectivity ensures that residents and businesses are close to essential services, shopping centers, and educational institutions.

This comprehensive property offers multiple upmarket living units in a serene and tranquil rural environment. Secure access via a security-controlled complex, Bronberg Park, 578 Denneboom Street, The Willows, adds to the desirability of this property.



The improvements include the main manor house with 3 bedrooms, a 3 bedroom apartment, 2 apartments of 1 bedroom each, a bedroom with en-suite bathroom, a 2 bedroom cottage and offices. There is ample parking.

## Property Features:

### Main House:

- Three Bedrooms (all en-suite)
- Dressing Room in the Main Suite – walk in and lock up
- Three Bathrooms
- Guest Toilet
- 4 Large Open Plan Living Areas (Dining Room, Family Room, Lounge, TV Room)
- Private Lounge
- Modern Kitchen
- Scullery & Laundry
- Pantry – walk in and lock up
- Gym (Potential Study / Living Room)
- Undercover Patio
- Pool
- Large Entertainment Patio with exceptional views and adjoining Kitchenette and Braai
- Double Garage

### 3 Bedroom House:

- 3 Bedrooms
- Full Bathroom
- Entrance Hall
- Large Dressing Room
- Open Plan Lounge and Dining Room
- Scullery
- Storage Area
- Undercover Patio

### Flat 1:

- 1 Bedroom
- 1 Bathroom
- Kitchen
- Living Room
- Undercover Parking

### Flat 2

- 1 Bedroom
- 1 Bathroom
- Kitchen
- Living Room
- Undercover Parking

### Room

- 1 Bedroom
- 1 Bathroom (Shower & Toilet)
- Parking

### Offices

- 2 Interleading Offices
- 2 Car Ports

### Cottage

- 2 Bedrooms
- Bathroom
- Kitchen
- Lounge
- Private Garden
- Parking



### Investment Potential

Properties in this region are appreciating in value due to the growing demand for space that combines agricultural potential with proximity to urban centers. Investors can capitalize on this trend by developing properties that cater to higher density residential requirements.

### Encroachment

The neighboring property on the top southwestern boundary has encroached onto the property we are placing on auction.

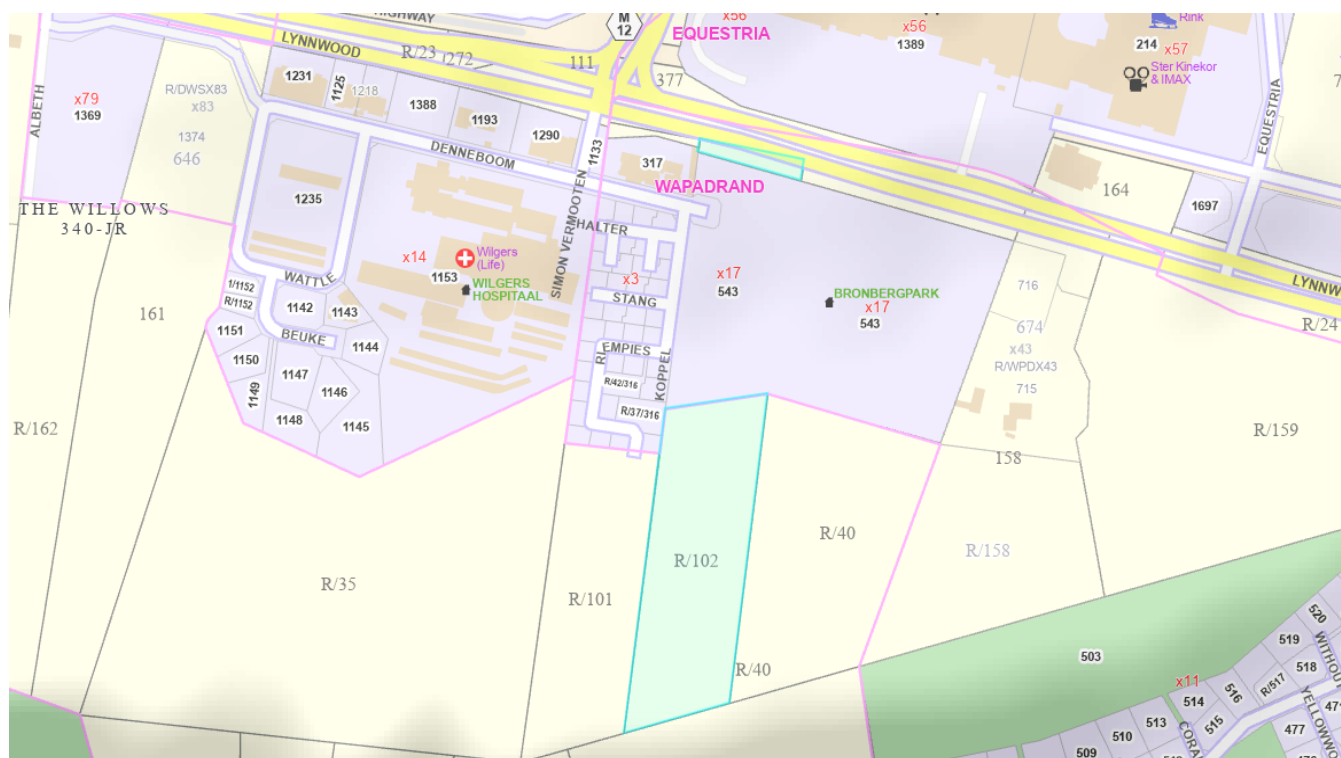
### Access via Bronberg Park

Access to the property is via a private road on erf 543 of Wapadrand Extension 17, running adjacent to the 2m Service Servitude and marked ABCDE in the LG Drawing 9434/1999, the USER, in order to gain access to the property known as Portion 102, Remaining Extent of Portion 40 of the farm The Willows No. 340-JR.



**Bronberg Park Access Levy: ± R280.00**

## GIS





## Aerial Photos





## Photos

### Main House (4 Bedrooms)















House 2 (3 Bedroom House)







Flat 1







Flat 2







## Garden Cottage

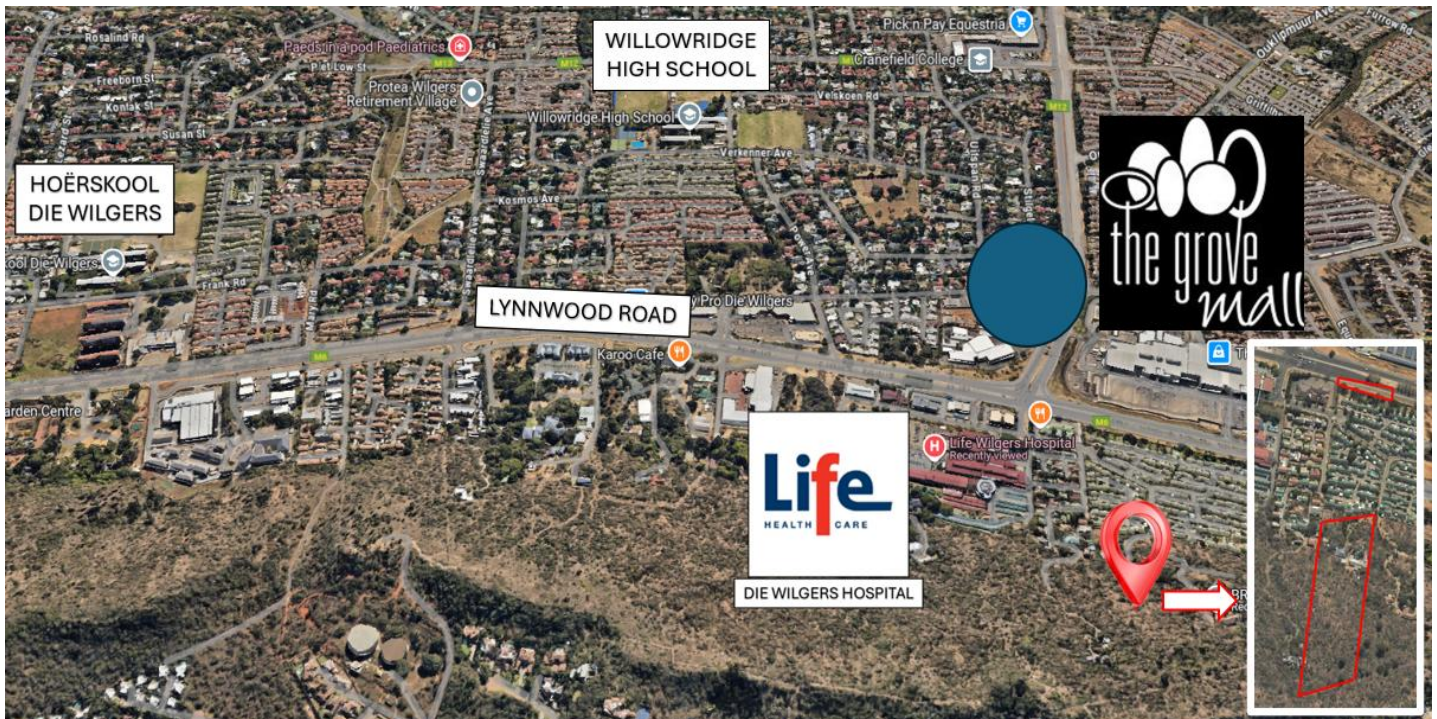




## Office



## Map



GPS Co-Ordinates 25°46'14.9"S 28°19'19.3"E  
-25.770816, 28.322023



## Zoning Certificate



### Economic Development and Spatial Planning

3<sup>rd</sup> Floor | Middelstad Building | 252 Thabo Sehume Street | Pretoria | 0002  
PO Box 440 | Pretoria | 0001  
Tel: 012 358 7988  
Email: [geoinfoservice@tshwane.gov.za](mailto:geoinfoservice@tshwane.gov.za) | [www.tshwane.gov.za](http://www.tshwane.gov.za) | [www.facebook.com/CityOfTshwane](https://www.facebook.com/CityOfTshwane)

Generated by: TSHWANE\BerniceS

Date 2024/10/29

#### TO WHOM IT MAY CONCERN

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

PROPERTY LIS KEY (GIS KEY): 066800000/102/R

ZONING KEY: 066800000/102/R

SPLIT ZONING: A (1 of 2)

PROPERTY DESCRIPTION: Farm Portion Ptn R/102 THE WILLOWS 340-JR (Part A)

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

#### A. USE ZONE 17: AGRICULTURAL

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
Access Control Agriculture Farm Store Home Enterprise subject to Schedule 9	Agricultural Industry Airfield Animal Boarding Place Auctioneer Backpackers Beauty Salon Builder's Yard Camping Site Commune Conference Centre Equestrian Centre Flea Market Garden Centre Guest House Health Spa Helipad Institution Lodge Medical Consulting Rooms which do not comply with Schedule 9 Municipal Transitional Settlement subject to Schedule 16 Parking Site Petting Zoo Picnic Place 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 Place of Refreshment	All other uses not listed in Columns (3) and (4)

Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Beplanning • Tšhapha la Taweletsopelo ya Ikonomi le Poloke ya Sebaka • UmNyango wezaka Duthuthukiswa kwezomkutho namaPlant weNdawo • Kgoro ya Tlhamelo ya Ikonomi le Tlhamelo ya Matelo • Mithasho wa Mvelo ekele ya Ekonomi na Vupelani ba Fethu • Ndawulo ya Ntshukiso wa Ikonomi na Vupelani baa Ndhasu • Umnyango wezokuthuthukiswa komsitho Nalumbelwa Kwendawo

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

Document Ref: 066800000/102/R\_20241029\_110919771\_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
	Power Station Retail Industry which does not comply with Schedule 9 Shooting Range Shop Social Hall Solar Power Plant Special Use Sport and Recreation Ground Tourist Facilities Wall of Remembrance in conjunction with a Place of Public Worship Veterinary Clinic which does not comply with Schedule 9 Veterinary Hospital Zoo	

B	ANNEXURE L	Not Applicable
C	MINIMUM ERF SIZE	Not Applicable
D	UNITS PER HA	Not Applicable
E	DENSITY	Not Applicable
F	FLOOR AREA RATIO	Table C, FAR Zone 21, subject to Clause 25
G	HEIGHT	Table D, Height Zone 10, subject to Clause 26
H	COVERAGE	Table E, Coverage Zone 5, subject to Clause 27
I	OTHER APPROVALS	Not Applicable
J	BUILDING LINES	Streets: Subject to Schedule 1 Rear and Side: Subject to Clause 12
K	SCHEDULE 5	Not Applicable
L	ATTACHED DOCUMENTS	Schedule 1-P51

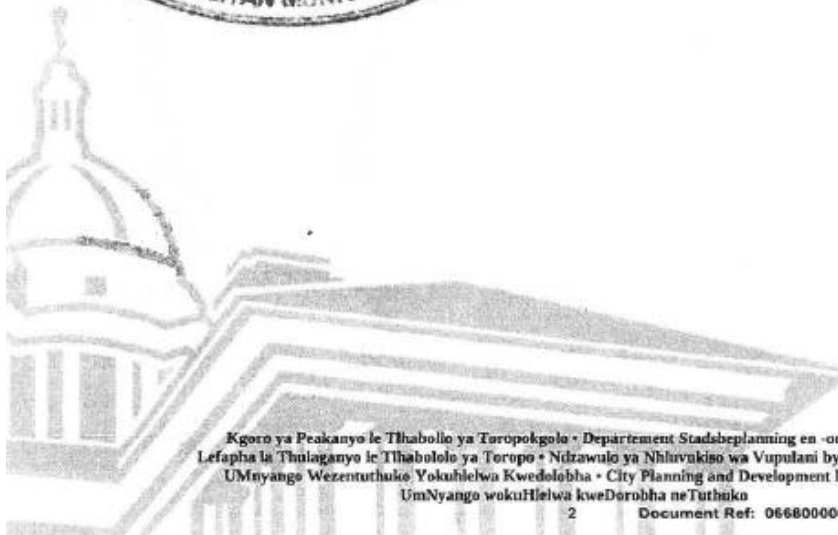
In case of any discrepancy on the property description of the Zoning Certificate, Annexure L, Other Approvals and Schedules 1 and 5, relevant SG diagrams should be obtained for proper interpretation.

**Disclaimer:**  
In the case of any other approval linked to this zoning certificate and numbered in row "I" the validity of this document(s) need to be verified as the rights may have lapsed.

Kind regards



f. GROUP HEAD: ECONOMIC DEVELOPMENT AND SPATIAL PLANNING



Kgoro ya Peakanyo le Tlhabollo ya Toropokgolo • Departement Stadsbeplanning en -ontwikkeling  
 Lefapha la Thulaganyo le Tlhabollo ya Toropo • Ntšawulo ya Ntšivukiso wa Vupulani bya Dorobankulu  
 UmNyango Wezentuthuko Yokuhlelwa KweDorobha • City Planning and Development Department  
 UmNyango wokuHlelwa kweDorobha neTuthuko

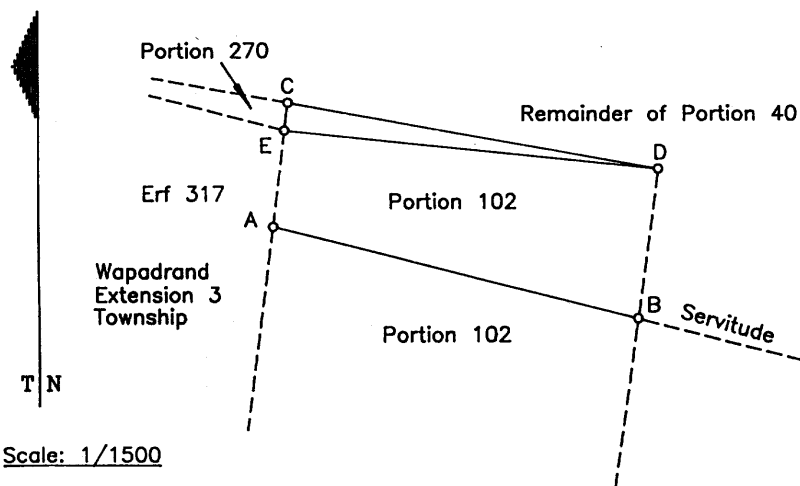


# SG Diagram

## SERVITUDE DIAGRAM

SIDES metres	DIRECTIONS	CO-ORDINATES			S.G. No. 1384/1993
		Y	Lo 29°	X	
AB 99,68	Constants: 284.08.10	A ± 67 0,00	+2	800 000,00	Approved <i>[Signature]</i> SURVEYOR- GENERAL 1993 -04-29
CD 99,46	280.22.10	B + 67 985,96	+	50 969,02	
DE 99,32	96.06.00	C + 67 889,30	+	50 993,36	
EC 7,41	187.13.10	D + 67 981,77	+	50 935,94	
		E + 67 883,93	+	50 953,84	
	Baviaanspoort 4	▲ + 63 767,43	+	43 256,62	
	Fairy Glen 125	▲ + 68 267,32	+	52 093,10	

Beacon description  
A,B : 20mm Iron peg  
C : Not beacons  
D : 12mm Iron peg in concrete  
E : 12mm Iron peg



Scale: 1/1500

The figure CDE represents 368 square metres of land being  
A SERVITUDE AREA and:

The line AB represents THE CENTRE LINE OF A SERVITUDE  
2,00 METRES WIDE OVER PORTION 102 of the FARM  
THE WILLOWS No. 340-JR


PROVINCE TRANSVAAL  
Surveyed in January 1993 by me *J.F. du Bois*  
J.F. du Bois Professional Land Surveyor

This diagram is annexed to No. <i>K 4725/1993</i> dated _____ i.f.o. Registrar of Deeds	The original diagram is No. A 7085/1948 Transfer T11637/1949	File No. -/117 S.R. No. 524/1993 G.P. Comp. JRSM-418
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EXAMINATION FEES PAID  
*[Signature]*  
for SURVEYOR-GENERAL



# ONDERVERDELINGSKAART

SYE Meter		RIGTINGS- HOEKE	KOÖRDINATE Y Stelsel: Lo 29° X		L.G. No. A
		Konstantes:	±0,00	+2800 000,00	11471/1994
AB	26,77	285 21 30	A + 67 983,24	+ 50 947,79	Goedgekeur  nms. LANDMETER- GENERAAL 1995-02-23
BC	73,42	285 08 20	B + 67 957,43	+ 50 954,88	
CD	199,68	7 45 20	C + 67 886,56	+ 50 974,06	
DE	3,75	105 37 00	D + 67 913,50	+ 51 171,92	
EF	97,36	81 33 10	E + 67 917,11	+ 51 170,91	
FA	239,33	187 14 30	F + 68 013,41	+ 51 185,21	
FG	41,50	7 14 30	G + 68 018,64	+ 51 226,38	
KONNEKSIEGEGEWENS:					
(4) BAVIAANSPOORT			△ + 63 767,43	+ 43 256,62	
(132) KENNEDY			△ + 68 050,11	+ 48 786,47	

## BAKENBESKRYWING:

A.B.C. : 12mm x 450mm Ysterpen  
D.E.F. : 12mm Gat in rots  
G : 12mm Ysterpen

## SERWITUUTNOTA:

Die lyn NP stel voor die middellyn van 'n Serwituut 2,00 meter wyd volgens kaart L G No A 1384/1993. Serwituutakte No K4725/1993s.

ORD. No. 20/1986  
ART. GEET-16

Artikel 2(2)(g)

ONDEROEGELDE BETAAL  
nms. LANDMETER-GENERAAL

HIERDIE KAART BESTAAN UIT TWEE VELLE. VEL No 1.

Die figuur  
stel voor

A B C D E F  
2,1500 hektaar  
GEDEELTE 312 ('n gedeelte van Gedeelte 102)  
van die plaas  
THE WILLOWS No 340-JR

Provinsie Transvaal

Opgemeet in Oktober en  
November 1994 deur my

X. Swart (PLS 0789) Professionele Landmeter

Hierdie kaart is geheg aan  
No.  
ged.  
t.g.v.  
Registrateur van Aktes

Die oorspronklike kaart is  
L.G. No. A 7085/1948  
Transport T 11637/1943  
Grondbrief

Leer -/17  
M.S. No.  
4706/1994  
A.P.  
Kop. 33-45

P.S.S. SWART LANDMETER 0022 000 0000 0000



**ONDERVERDELINGSKAART**

HIERDIE KAART BESTAAN UIT TWEE VELLE.  
VEL No 2.

L.G. No. A

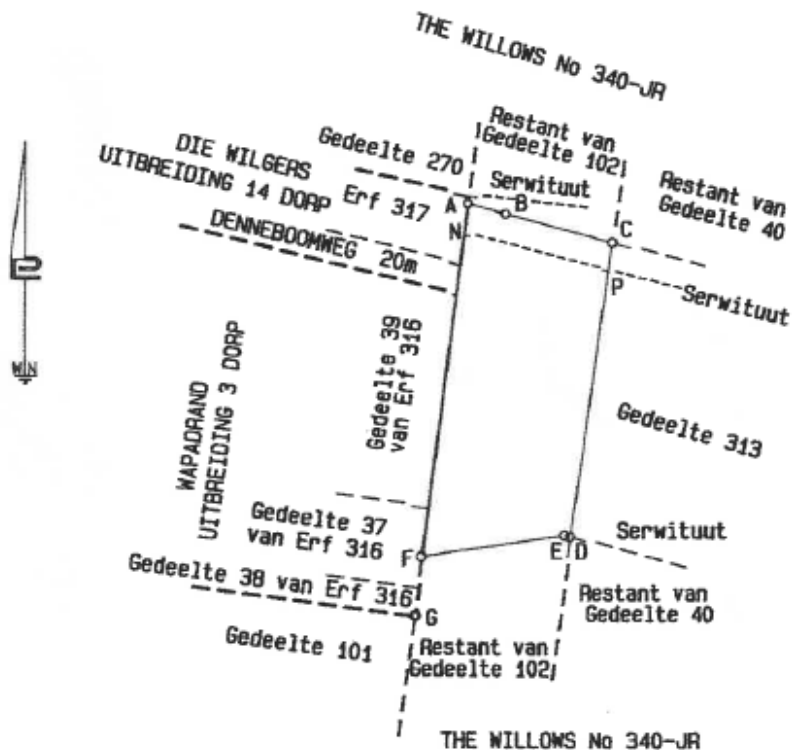
**11471/1994**

GEDEELTE 312 van die plaas  
THE WILLOWS NO 340-JR

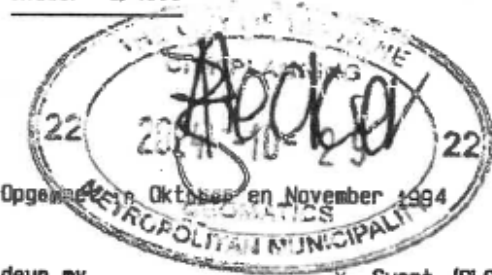
Goedgekeur



nms.  
LANDMETER-  
GENERAAL  
1995-02-23



Skaal: 1/4000



Opgemaak op Oktober en November 1994

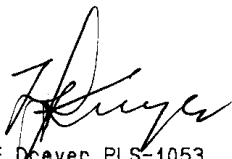
deur my

X. Swart (PLS 0789) Professionele Landmeter



## Access SG Diagram

### SERWITUUTDIAGRAM

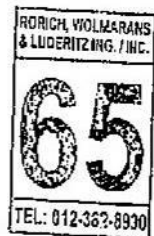
SYE Meter		RIGTINGS- HOEKE	KOORDINATE Y Stelsel: WG 29 X		L.G. No.
		Konstante:	+	0,00	+2800 000,00
AB	15,81	325 48 50	A	+ 68 013,63	+ 51 309,65
BC	88,85	302 03 40	B	+ 68 004,75	+ 51 322,73
CD	13,65	335 42 30	C	+ 67 929,45	+ 51 369,89
DE	86,50	13 36 40	D	+ 67 923,83	+ 51 382,33
			E	+ 67 944,19	+ 51 466,40
AF	KONNEKSIE 18,91	GEGEWENS 283 06 40	F	+ 67 995,21	+ 51 313,93
	Baviaanspoort Kennedy	(4) (132)	△	+ 63 794,47	+ 43 552,15
			△	+ 68 077,17	+ 49 081,96
<p><u>Beskrywing van bakens</u></p> <p>A, B, C, D, E, F : 12mm Ysterpen</p> <p>Vel 1 van 2 velle</p>					
<p>Die lyn A B C D E</p> <p>stel voor die Westelike grens van 'n Serwituut, 2,00 meter wyd, oor Erf 543 Wapadrand Uitbreiding 17</p> <p>Provinsie Gauteng</p> <p>Opgemeet in Augustus 1999 deur my</p> <p style="text-align: right;">   T.F. Dreyer PLS-1053  Professionele Landmeter </p>					
Hierdie geheg aan No. ged. t.g.v. Registrateur van Aktes PTA		Die onspronklike diagram L.G. No. 12931/1998 Transport Grondbrief		Leer ERWE M.S. 3881/1999 A.P. 11474/1994 Komp. JRSW - 418 T.P. 10220	







## Title Deed



VERWYSING:

REFERENCE:

### DEED OF TRANSFER

**GELDENHUYS & MEYER**

PROKUREURS/AKTEVERVAARDIGERS

ATTORNEYS / CONVEYANCERS

POSBUS / P.O. BOX 571

TEL: (012) 807 2128

WAPADRAND

0500

SEELREG	
STAMP DUTY	
FOOI	
FEEES	1500.00

PREPARED BY ME

CONVEYANCER  
J MEYER

B.	122015/04
VERBOND MORTGAGED	
* 1	430 000.00
Akteur/te Draatskrif AFETORIA	Rechtskrif Registree
DATUM DATE	12.10.04

## DEED OF TRANSFER

KNOW ALL MEN WHOM IT MAY CONCERN:

THAT Annette Johanna Louw  
~~CHRISTIAN WITHELM ENDRES~~

T 143431 04

appeared before me, the REGISTRAR OF DEEDS at PRETORIA, he, the Appearer being duly authorised thereto by virtue of a Power of Attorney dated at PRETORIA the 9th day of SEPTEMBER 2004, and granted to him by

GILLIAN BEATRICE WOLFF  
IDENTITY NUMBER : 341210 0044 08 4

MARRIED OUT OF COMMUNITY OF PROPERTY

And the said Appearer declared that his said Principal

GILLIAN BEATRICE WOLFF  
IDENTITY NUMBER : 341210 0044 08 4

married as aforesaid

had truly and legally sold, and that he, the said Appearer, in his capacity aforesaid, did by these presents, cede and transfer in full and free property to and on behalf of

VERBODEN TOEGANG  
FURTHER INDEMNITY

THERON J J  
DATA 12/10/04



ALDABRI 8 (PROPRIETARY) LIMITED  
NUMBER : 2003/023309/07

its Successors in Title or Assigns in full and free property

REMAINING EXTENT OF PORTION 102 ( A PORTION OF PORTION 40) OF THE  
FARM THE WILLOWS 340  
REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG

MEASURING 2,9892 (TWO COMMA NINE EIGHT NINE TWO) hectares

FIRST TRANSFERRED by Deed of Transfer T11637/1949 with diagram annexed thereto  
and held by Deed of Transfer T1577B/1966.

SUBJECT to the following conditions:-

- A. The reservation in favour of Mary Lydia Struben, born Cole, widow, of all rights to minerals, mineral products and metals, precious stones and lime deposits on or under the said land, as also all rights which in terms of the Gold Laws are or may be allotted to the freehold owners arising from rights to minerals, claims, and mynpachts together with the right of free access to the property at any time for prospecting purposes. In the event of the transferee suffering any direct loss or damage to the surface of the property, by reason of the mining operations of the holder of the mineral rights, her successors or assigns the said holder, her successors or assigns shall be responsible for such loss or damage and shall pay to the transferee compensation for such loss or damage, provided that if the amount to be so paid shall not be mutually agreed upon between the said holder, her successors or assigns and the transferee, the amount of compensation shall be fixed by two competent arbitrators, one of whom shall be chosen by the said holder, her successor or assigns, and the other by the transferee, and such arbitration proceedings shall in all cases be governed by the Arbitration Ordinance (Transvaal) 1904 or any amendment thereof, or any act passed hereafter in substitution thereof.

- 3 -

SUBJECT FURTHER to the condition that the said holder her successors or assigns shall at any time hereafter be entitled to call upon the transferee, his successors or assigns to take cession of all or any of the rights reserved to the said holder, without cost to the transferee, except costs of cession including transfer and stamp duty which she or they shall pay and after notice to this effect given to the transferee, his successors or assigns the latter shall refund to the holder, her successors or assigns any rates or taxes which may be levied on any such rights after notice given;

All the aforementioned rights being held by the said Mary Lydia Struben, born Cole, Widow, by virtue of Certificate of Rights to Minerals No. 739/1925-S, dated the 4th November 1925, which Certificate was issued in respect of certain Portion G of the Farm THE WILLOWS No. 340, Registration Division J.R., situated in the district Pretoria;

Measuring Nine Hundred and Seventy Eight Comma Six Six Four Nine Hectares (of which the property hereby transferred forms a portion).

B. AND SUBJECT further to the following conditions imposed under the Provisions of Act No. 21 of 1940 :-

- 1 The land may not be subdivided without the written approval of the Controlling Authority as defined in Act 21 of 1940.
- 2 Not more than one dwelling house together with such outbuildings as are ordinarily required to be used in connection therewith shall be erected on the land or on any subdivision of the land approved in terms of clause 1, except with the written approval of the Controlling Authority as defined in Act 21 of 1940.
- 3 The land shall be used for residential and agricultural purposes only and no store or place of business or industry whatsoever may be opened or conducted on the land without the written approval of the Controlling Authority as defined in Act 21 of 1940.




4. No building or any structure whatsoever shall be erected within the distance of 94,46 meters from the centre line of any public road, without the written approval of the Controlling Authority as defined in Act 21 of 1940. Provided that in the event of the land being laid out as a settlement or township or being included in an existing township or being consolidated with another portion or portions, subject to similar conditions, the conditions 1 - 4 above shall lapse.
- C. Kragtens Akte van Sessie K4725/1993S is 'n Servituut vir Algemene Munisipale doeleindes en 'n Servituut vir rooipyleiding doeleindes gesedeer aan die Stadsraad van Pretoria soos meer volledig sal blyk uit die gemelde Akte van Sessie.
- D. By virtue of Notarial Deed of Praedial Servitude K1032/1999S the within mentioned property is entitled to a Praedial Servitude of Right of Way over Portion 314 of the Farm the WILLOWS 340, Registration Division J.R., Province of Gauteng measuring 2,1500 (TWO comma ONE FIVE NOUGHT NOUGHT) Hectares as will more fully appear from the said Notarial Deed.
- E. Onderhewig aan onteieningskennisgewing EX64/2003 groot ongeveer 1608 (EEN DUISEND SES HONDERD EN AGT) vierkante meter ten gunste van CITY OF TSHWANE METROPOLITAIN MUNICIPALITY.

AND SUBJECT FURTHER to such conditions as are mentioned or referred to in the aforesaid Deed.

WHEREFORE the Appearer, renouncing all the right and title which the said GILLIAN BEATRICE WOLFF heretofore had to the premises did in consequence also acknowledge the said GILLIAN BEATRICE WOLFF to be entirely dispossessed of and disentitled to the same, and that by virtue of these presents, the said

**ALDABRI B (PROPRIETARY) LIMITED**

its Successors in Title or Assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights and finally acknowledging the purchase price to be the sum of R2 200 000.00 (TWO MILLION TWO HUNDRED THOUSAND RAND) and the date of sale 5 JULY 2004.



- 5 -

IN WITNESS WHEREOF, I, the said REGISTRAR, together with the Appearer, q.q. have subscribed to these presents and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of THE REGISTRAR OF DEEDS at PRETORIA  
on

In my presence,

12 10 04

  
\_\_\_\_\_  
REGISTRAR OF DEEDS

  
\_\_\_\_\_  
q.q.



Page 6  
T 143 431.04

092589/05

VERBOD  
MORTGAGED

for R. 1200 000.00

Auctioneer  
Deeds Office  
DUTYMAN

DATE  
DATE

05 1111 2005

For Information

### 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](mailto:pieter@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.