

# INFORMATION PACK

FOR

# FUEL STATION SITE

## ZONED WITH APPROVED BUILDING PLANS

N12, CHRISTIANA, NORTH-WEST



ON SITE AUCTION - Wednesday, 28 May 2025 @ 11h00  
Dehan 073 154 1745 | [dehan@bideasy.co.za](mailto:dehan@bideasy.co.za)

## Property Information

### Title Deed Information

**PORTION 44 (A PORTION OF PORTION 3) OF FARM BLOEMHEUVEL 327,  
NORTH-WEST - HO**

**Known As: N12, CHRISTIANA, NORTH-WEST**

**Title Deed: T67998/2020**

**Extent: 2.1104 Ha**

**Local Authority: LEKWA-TEEMANE LOCAL MUNICIPALITY**

**Registration Division: HO**

**Province: NORTH-WEST**

**VAT Status: The seller is NOT registered for VAT**

**Zoning: BUSINESS 1 / CONSENT USE – FILLING STATION**

## Property Information

**This filling station site offers an excellent investment opportunity with extensive development growth potential.**

The **property is strategically located on the N12 national** through Christiana in North West located between Bloemhof and Warrenton, on the way to Kimberley (Northern Cape). This site has entry and exit directly onto the N12 which services the traffic in both directions (east to west and west to east).

The N12 is a major road that connects George in the Western Cape to eMalahleni (Witbank) in Mpumalanga and is the main access road through the town and has high traffic volumes.

The size of the property allows for substantial growth and redevelopment to maximize the opportunity. The upside is to explore additional potential Retail vendors and Service opportunities on the site.

The existing filling station structure could be revamped according to the new proposed building plans. Building plans have been approved by council to redevelop the site on the current foundations. The existing canopy can be used but new tanks need to be installed.

Due to the **high traffic volume of the N12**, the estimated literage per month is approximately ± 300 000 liters.

This fuel site can expand exponentially and has the potential to become a benchmark site.

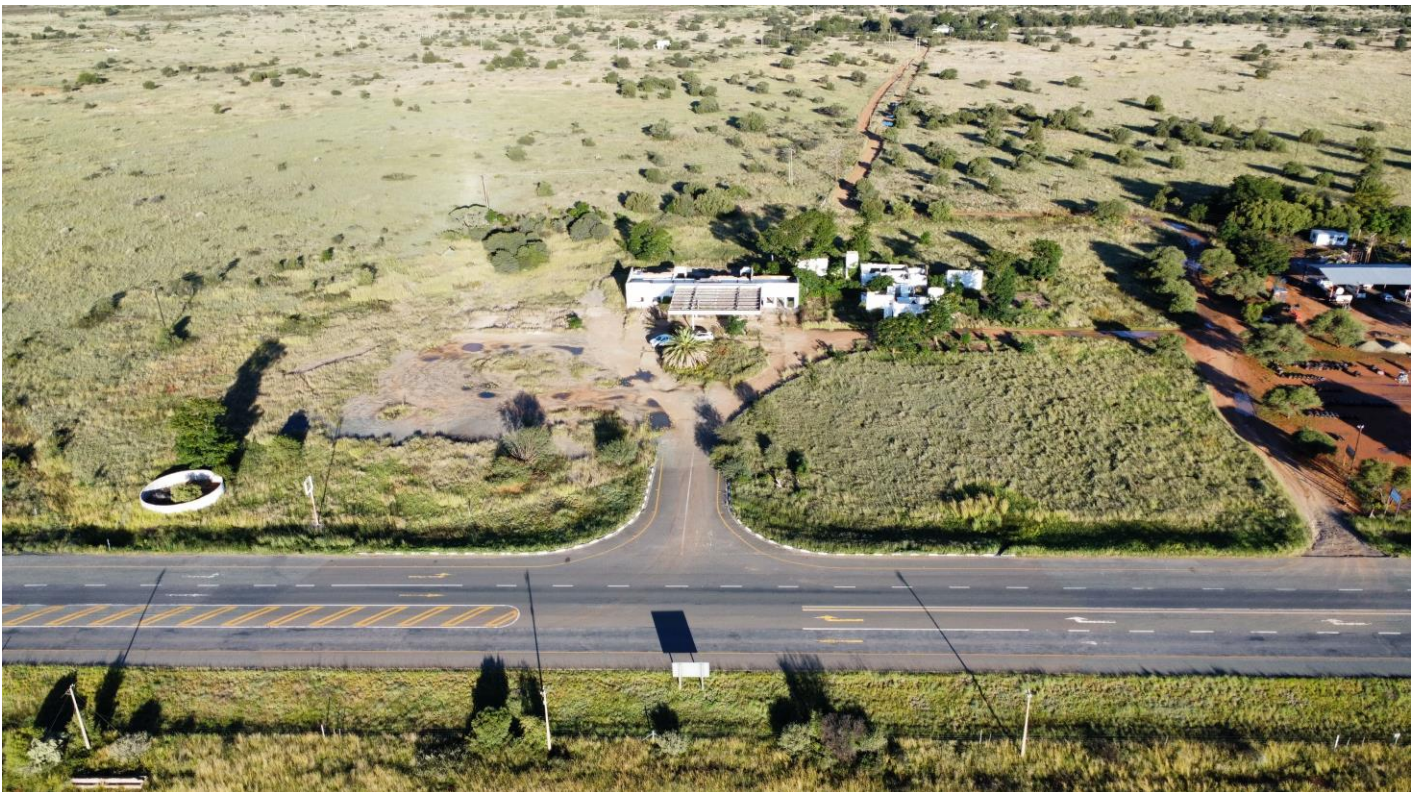
**Rates & Taxes: ± R12 000.00p/m**



## Aerial View









## Proposed Building Plans

These approved proposed building plans are based on the existing foundations on the site. The existing filling station will be revamped.

















[illegible]





Proposed Floor plan:





**LEKWA-TEEMANE LOCAL MUNICIPALITY**  
"NW396"



P.O. Box 13, Christiana, 2680, Cnr. Robyn & Dirkie Uys Streets  
Tel: (053) 441 2206 Fax: (053) 441 3735 Email: [registry@lekwa-teemane.co.za](mailto:registry@lekwa-teemane.co.za)  
Website: [www.lekwa-teemane.co.za](http://www.lekwa-teemane.co.za)

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**APPROVAL OF BUILDING PLANS**

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Date 04/02/2021  
Plan No. 396/20/36 Stand/Erf No. 44/327 Township BLOEHEUVEL FARM  
Address Plot. 44/327 BLOEHEUVEL  
CHRISTIANA  
2680

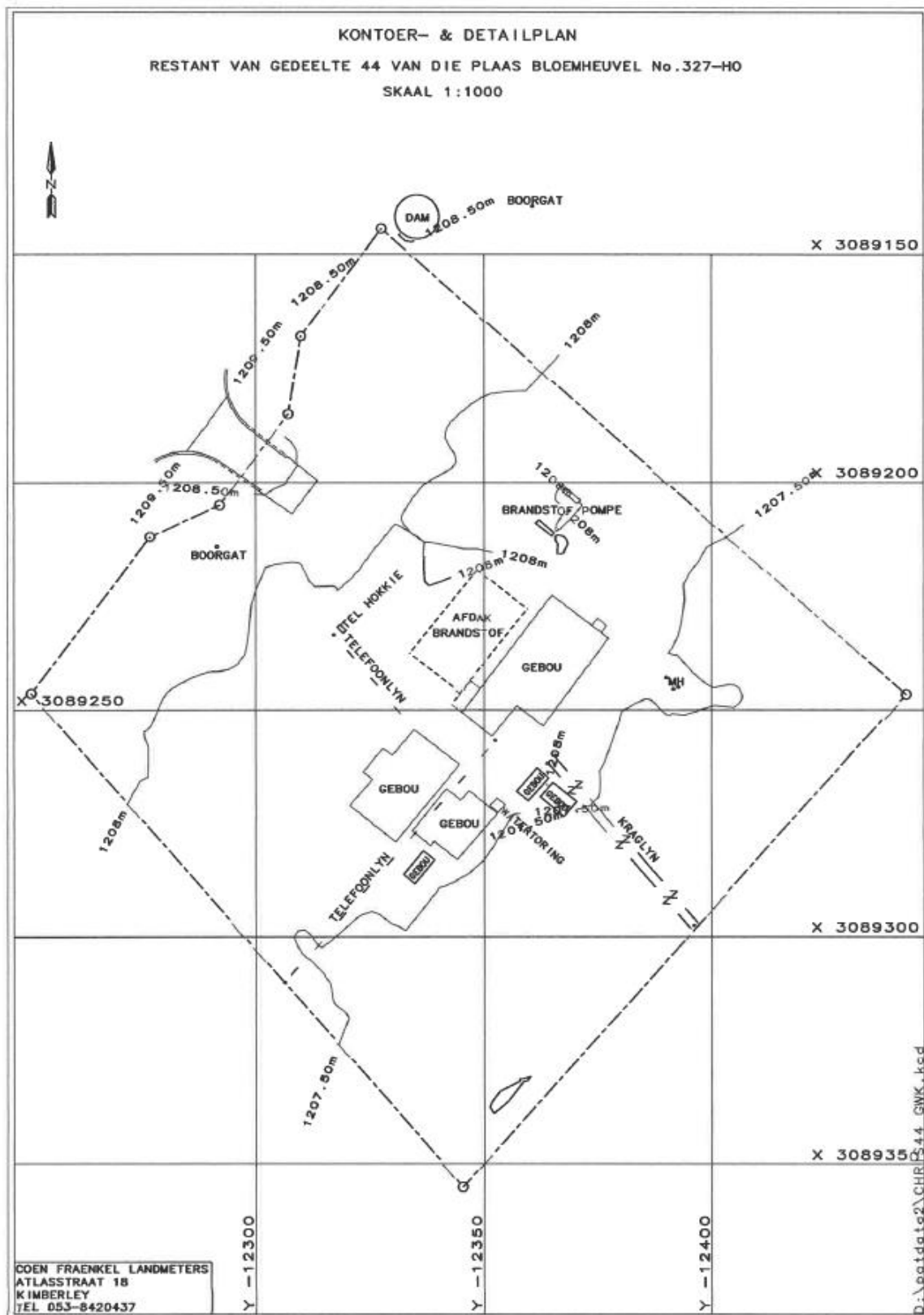
Sir/Madam

It is hereby advised that the building plans of building work on the above-mentioned premises have been approved in terms of Section 7(1) and Section 23 of the National Building Regulations and Building Standard Act No. 103 of 1977 (as amended).

Approval is subject to the conditions in the comment form (form B).

  
\_\_\_\_\_  
Manager Technical Service  
Mr. J.C. Koen

## Site Plan





## Site License



## mineral resources & energy

Department:  
Mineral Resources and Energy  
REPUBLIC OF SOUTH AFRICA

DMRE 41

### SITE LICENCE CERTIFICATE

THIS IS TO CERTIFY THAT  
**EDWARD JOHANNES GAGIANO**

ID/REGISTRATION NUMBER  
**6902145035086**


LICENCE NUMBER  
**S/2023/0017**

Is a Site Licence holder in terms of the  
Petroleum Products Act, 1977 (Act No. 120 of 1977)

LICENSED PETROLEUM PRODUCTS  
**LPG USED FOR THE PROPULSION OF VEHICLES, PETROL, DIESEL**

ADDRESS  
**PORTION 44(PORCION OF PORTION 3 FARM  
PTN 44 CHRISTIANA  
CHRISTIANA  
NORTH-WEST  
2680**

**25 May 2023**  
Date of Issue

  
Controller of Petroleum Products

## Retail License



### mineral resources & energy

Department:  
Mineral Resources and Energy  
REPUBLIC OF SOUTH AFRICA

DMRE 41

### RETAIL LICENCE CERTIFICATE

THIS IS TO CERTIFY THAT  
**EDSOR FUEL PTY LTD**

ID/REGISTRATION NUMBER  
**2019/616316/07**

LICENCE NUMBER  
**R/2023/0064**

Is a Retail Licence holder in terms of the  
Petroleum Products Act, 1977 (Act No. 120 of 1977)

LICENSED PETROLEUM PRODUCTS  
**LPG USED FOR THE PROPULSION OF VEHICLES, PETROL, DIESEL**

ADDRESS  
**PORTION 44(PORION OF PORTION 3 FARM  
PTN 44 CHRISTIANA  
CHRISTIANA  
NORTH-WEST  
2680**

**25 May 2023**  
Date of Issue



Controller of Petroleum Products



## Zoning Certificate

**LEKWA-TEEMANE  
LOCAL MUNICIPALITY  
"NW 396"**

PO Box 13, Christiana, 2680,  
Cnr. Robyn & Dirkie Uys Streets  
Tel: (053) 441 2206  
Fax: (053) 441 3735  
Website: [www.lekwateemane.co.za](http://www.lekwateemane.co.za)

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**Our Ref: Ptn 44/327****Enquiries: Mr T.P Mabula**

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**ZONING CERTIFICATE**

1. ERF NO. **Ptn 44/327**
2. TOWNSHIP **CHRISTIANA**
3. ZONING **Business 1**
  - 3.1 PURPOSES FOR WHICH BUILDINGS MAY BE ERECTED AND USED OR PURPOSES FOR WHICH LAND MAY BE USED  
**Accommodation enterprise, cafeteria, commercial use, commune, conference facility, cultural heritage site, dispensing chemist, drive-in restaurant, drive-thru restaurant, dry cleaners, dwelling house office, dwelling unit, electrical purposes, flat, funeral parlour, government purposes, group housing, guest house, gymnasium, home enterprise, hotel, institution, internet café, kiosk, laundromat, liquor enterprise, medical consulting rooms, municipal purposes, nursery, office, parking garage, place of amusement, place of instruction, place of refreshment, private club, protected areas, public open space, public worship, railway purposes, recreation, residential building, restaurant, retirement village, second dwelling unit, service enterprise, shop, social hall, spaza, tavern, taxi holding area, taxi parking area, taxi rank, teagarden, telecommunication, transport uses, vehicle sales lot**
  - 3.2 PURPOSES FOR WHICH BUILDINGS MAY BE ERECTED AND USED, OR PURPOSES FOR WHICH LAND MAY BE USED ONLY WITH THE SPECIAL CONSENT OF THE LOCAL AUTHORITY  
**Aerodrome, bakery, filling station, panel beating, public garage, wholesale trade**
  - 3.3 PURPOSES FOR WHICH BUILDINGS MAY BE ERECTED AND USED, OR PURPOSES FOR WHICH LAND MAY BE USED ONLY WITH THE WRITTEN CONSENT OF THE LOCAL AUTHORITY  
**Informal business, light industry, service industry, vehicle workshop**
  - 3.4 PURPOSES FOR WHICH BUILDINGS MAY NOT BE ERECTED AND USED AND FOR WHICH LAND MAY NOT BE USED  
**Other purposes not mentioned under points 3.1, 3.2 and 3.3**
4. DENSITY **-**

5. HEIGHT	2 storeys
6. COVERAGE	50%
7. FLOOR AREA RATIO (FAR) Land	In accordance with the Lekwa-Teemane Use Scheme, 2011
8. BUILDING LINE Land	In accordance with the Lekwa-Teemane Use Scheme, 2011
9. SPECIAL CONDITIONS APPLICABLE Land	In accordance with the Lekwa-Teemane Use Scheme, 2011
10. PARKING  Area	1 parking bay per six (6) seats 4 parking bays per 100m <sup>2</sup> Gross Floor

Kind Regards,



ADMINISTRATOR  
GOBAKWANG MOATSHE (Mr)



## Special Consent



# LEKWA-TEEMANE LOCAL MUNICIPALITY "NW 396"



PO Box 13, Christiana, 2680,  
Cnr. Robyn & Dirkie Uys Streets  
Tel: (053) 441 2206  
Fax: (053) 441 3735  
Website: [www.lekwateemane.co.za](http://www.lekwateemane.co.za)

Our Ref: PTN 44 BLOEMHEUWEL

Your Ref:

Enquiries: A.E. TSHABADIRA

09 NOVEMBER 2020

EDWARD JOHANNES GAGIANO  
P.O. BOX 1135  
STRENEKE  
2780

Sir,

### APPLICATION IN RESPECT OF PORTION 44 OF THE FARM BLOEMHEUVEL 327-HQ.

This letter references a consent use application that was submitted to our Municipality.

1. The application for consent use of the farm Bloemheuvel 327-HQ, to operate filling station on the stand, be approved subject to the following conditions:
  - a) That the application complies with all the conditions as stipulated in the Lekwa-Teemane Land Use Scheme, 2011.
  - b) That in line with Section 80 of the Lekwa-Teemane Spatial Planning and Land Use Management By-law, 2017, the consent use approval lapses after a period of two years or such shorter if the zoning is not utilized in accordance with the approval.
  - c) That the building plan, which complies with the stated development conditions, shall be submitted to the Lekwa-Teemane Local Municipality for approval before the rights may be exercised.
  - d) That the applicant be informed that should the enhancement or improvement of the engineering services be necessary, the owner/applicant will be liable for the costs incurred and that Council cannot guarantee such services.

I trust that you will find the above in order.

Yours faithfully,



ACTING MUNICIPAL MANAGER  
NJ MBONANI (Mrs)



# LEKWA-TEEMANE LOCAL MUNICIPALITY "NW 396"



PO Box 13, Christiana, 2680,  
Cnr. Robyn & Dirkie Uys Streets  
Tel: (053) 441 2206  
Fax: (053) 441 3735  
Website: [www.lekwateemane.co.za](http://www.lekwateemane.co.za)

**Our Ref:**

**Your Ref**

**Enquiries: M Pupunyane**

## Confirmation of building plan approval

Date: 13/08/2024

Erf No: Portion 44 of Farm Bloemheuwel 327 HO

Township: Bloemheuwel Farm

To whom it may concern.

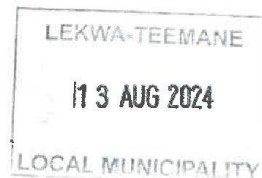
This letter serves to confirm that portion 44 of Farm Bloemheuwel 327 HO do have approved building plan from Lekwa Teemane Local Municipality, which indicate that there is access to the N12 route.

No new developments are planned in the vicinity of this area according to the Spatial Development Plan of Lekwa Teemane Local Municipality.

There is an existing filling station, that will be revamped according to the new building plans that was submitted to the Municipality.



Mosimanegape Pupunyane  
Building Inspector





## Map



GPS Co-Ordinates 27°55'01.1"S 25°07'31.3"E  
-27.916966, 25.125367



# SG Diagram

## ONDERVERGEEFINGSKAART

SYE Meter	RIGTINGS- HOEKE		KOORDINATE		
			Y	Stelsel	Lo. 25° X
	Konstant			0,0	+3000 000,0
AB	161,3	311.38.40	A	- 12 364,0	+ 88 849,9
BC	145,5	41.53.40	B	- 12 484,5	+ 88 957,1
CD	151,4	138.57.40	C	- 12 387,4	+ 89 065,4
DA	126,6	216.52.10	D	- 12 288,0	+ 88 951,2
	9 Bloemheuvel	Δ	- 9 980,7	+ 88 440,7	
	111 Van Aaswegenshoek A	- 15 282,5	+ 94 315,2		

L.G. No. A

4717 173

Goedgekeur

*J. J. van der Walt*

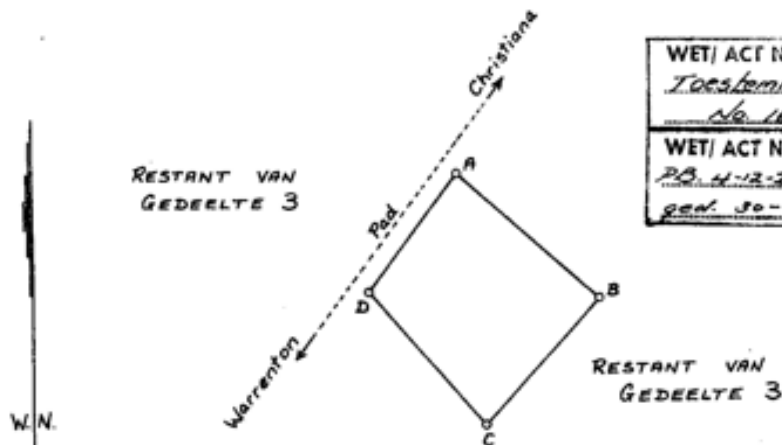
nms. Landmeter-  
Generaal.

10 -8- 1973

### Beskriving van bakens.

A.B.C. 20mm x 900mm Ysterpen langs  
houthoekdraadpaal.

D. 20mm x 900mm Ysterpen langs  
pyphoekdraadpaal.



WET/ ACT No. 70/1970
Toestemming
No. 1624
WET/ ACT No. 21/1940
P.B. 4-12-2-13-327-1
ged. 30-7-1973

Skaal 1:5 000

Die figuur A.B.C.D.

stel voor 2,1104 Hektaar grond synde

GEDEELTE 44 (\*N GEDEELTE VAN GEDEELTE 3)  
VAN DIE PLAAS BLOEMHEUVEL NR.327-HO.

Provinsie Transvaal  
Opgeneem in Mei 1973.

deur my *J. J. van der Walt*  
Landmeter.

Hierdie kaart is geheg aan

No.  
ged.  
t.g.v.

TR. 1678/74.

Registrateur van Aktes.

Die oorspronklike kaart is

No. A2634/29

Transport 14286/29  
Grondbrief

Laer 12

M.S. No. 820 173

Komp. HO 7C-B/D



### **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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