

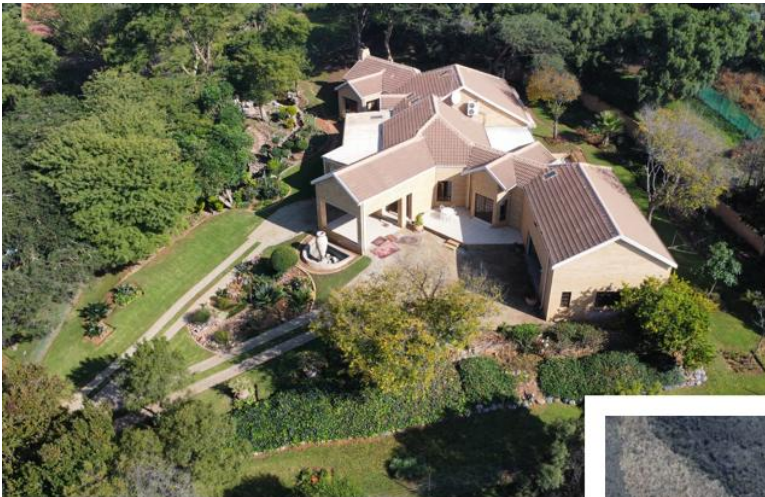
INFORMATION PACK

FOR

42.82Ha LIFESTYLE ESTATE IN NATURE RESERVE

HOMES / STORAGE / WORKSHOPS

STAND 90 OF FARM HENNOPSRIVIER 489, R511, CENTURION



ON SITE AUCTION – Tuesday, 24 June 2025 @ 11h00
Pieter Nel 084 8800 165 | pieter@bideasy.co.za

Property Information

Title Deed Information –

PORTION 90 (A PTN OF A PTN 89) OF FARM HENNOPSRIVIER 489, GAUTENG - JQ

Known As: STAND 90 OF FARM HENNOPSRIVIER 489, R511, CENTURION

Title Deed: T16936/2013

Extent: 42.8266 Ha

Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY

Registration Division: JQ

Province: GAUTENG

VAT Status: The seller is NOT registered for VAT

Zoning: AGRICULTURAL

Property Information

This **exclusive and tranquil agricultural property** is situated in the **Crocodile River Reserve** in the Hennops River area in Centurion along the R511 and offers a rare opportunity to experience a comfortable and luxurious lifestyle in a suburban setting while still being within reach of urban conveniences. This property is attractive due to its privacy, protected environment, and conservation lifestyle.

This **42.8266 Ha property is easily accessible from the R511** and is located close to all the amenities Centurion has to offer with convenient access to nearby hubs such as Midrand, Fourways, and Hartbeespoort Dam, all within a 30 – 40-minute drive.

The Hennops River area is under formal environmental protection, meaning your land contributes to the preservation of biodiversity, natural landscapes, and water resources meaning you are investing in a sustainable lifestyle.

Potential uses for this property are **ideal for eco-tourism ventures or retreats** such as a guest house, eco-lodge, or retreat center due to the perfect secluded, scenic, and eco-aligned setting. The serene setting offers opportunities for sustainable living and nature-based activities with some properties already offering trails, game drives, and educational programs.

This comprehensive property offers multiple upmarket living units in a serene rural environment. The improvements include the main manor house with 4 bedrooms, a large 3-bedroom house, a manager's house, a 5-bedroom staff house, and a warehouse complete with solar power and various storage facilities.

The property has **safety measures** in place with electric fencing, outside beams, alarms, monitored cameras, and burglar-proofing. Secure access via a controlled estate access gate and a secondary gate to the property adds to the desirability of this property.

Approval was obtained for **special consent use for a guest house** applicable to one of the residences on the property and **consent use for a water bottling plant**.

The property has **2 x 5000-liter tanks, and 3 x equipped boreholes** with the strongest borehole allowing 35,000 liters per hour to withdraw or 20,000 liters per hour if used for bottling.

The current infrastructure of the property

- **Main House**

This large home boasts luxury and space on multiple levels with 4 bedrooms, 3 bathrooms, a kitchen with a scullery and pantry, 3 x lounges, 2 x dining rooms, 3 garages, a swimming pool with a heat pump, an established garden with a new state-of-the-art irrigation system, and a squash court. There is air conditioning throughout the house.

- **House 2**

This beautiful home has consent use as a potential self-catering guesthouse with 3 bedrooms, 2 bathrooms, a kitchen, lounge, dining room, various patios, a double garage, ample parking, and an established garden.

- **Manager House**

The manager's house offers 3 bedrooms, 1 bathroom, a kitchen, and a lounge.

- **Staff House**

The staff house consists of 5 bedrooms, 1 bathroom, a kitchen, and a patio.

- **Warehouse / Storage**

The large warehouse situated on the property is complete with a solar power system with special consent for use for a potential water bottling plant.

- **Storage**

There are various storage facilities on the property.

This idyllic property promises more than just a home - it promises a lifestyle of tranquility and convenience, wrapped up in serene views and modern comforts. Combining an intimate small-town feel with easy access to the city, Hennops River is the perfect location to rest, relax and rejuvenate.

The Crocodile River Reserve Protected Environment aims to preserve the area's biodiversity and natural landscapes. Properties within this reserve are subject to environmental regulations and have some land-use restrictions and limitations on construction, agriculture, and other activities that could impact the environment. It is advisable to consult with local authorities or environmental agencies to understand the specific regulations applicable to the property.

Properties in the Crocodile River Reserve

There are several superb properties in the Crocodile River Reserve (CRR). Created in 2019, the CRR comprises Hennops River, Roodekrans, Doornrandje, Rhenosterspruit and other farming areas. A total of some 130 farms make up the Reserve, ranging from 8 hectares to 80 hectares.

The CRR is a Lifestyle or Eco Estate. Although zoned agricultural, farming on any scale is not permitted. To protect the grass and the environment generally, you may only develop 5% of any property.

Property Description

Main House

- 4 Bedrooms
- 3 Bathroom
- Kitchen (Scullery & Pantry)
- 3 x Lounges
- 2 x Living Rooms
- 2 x Guest Toilets
- Foyer
- 3 x Garages
- Swimming Pool
- Squash Court

Manager House

- 3 Bedrooms
- 1 Bathroom
- Guest Toilet
- Kitchen
- Lounge

Property Features

- **3-Phase electricity**
- **3 x Boreholes (Equipped)**
- **Water storage tank**
- Storage
- Workshop
- **40 KVA Silent Generator**
- **Solar Power System** (60 x 550W Panels, 3 x 15 KVA Inverters & 2 x 40 KWH Batteries)

House 2 (Guest House)

- 3 Bedrooms
- 2 Bathrooms
- Kitchen
- Scullery
- Living Room
- Lounge
- Double Garage
- 2 x Aircons
- Irrigation System

Staff House

- 5 Bedrooms
- 1 Bathroom
- Kitchen
- Passage
- Patio

- **18 x AI battery pack radio frequency operated offsite monitored cameras**
- Special Use Consent Approval available on request – **Guest House & Water Bottling Plant**
- Property plans are available on request

Rates & Taxes ± R907.37 p/m

Access Gate Levy: ± R1 200.00 p/m

GIS Aerial View

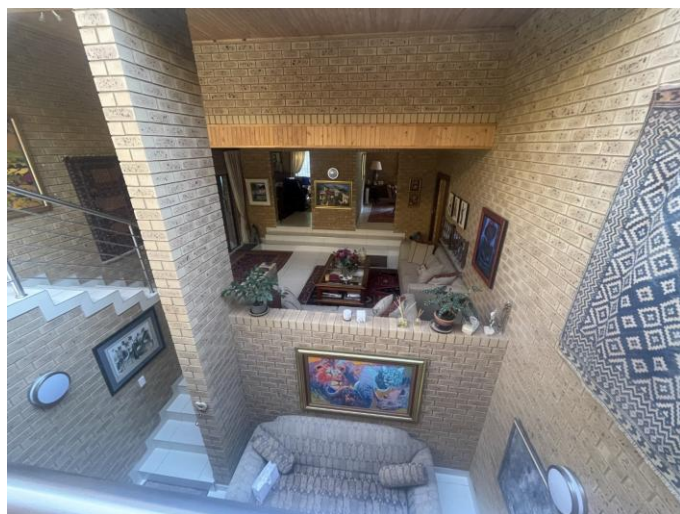
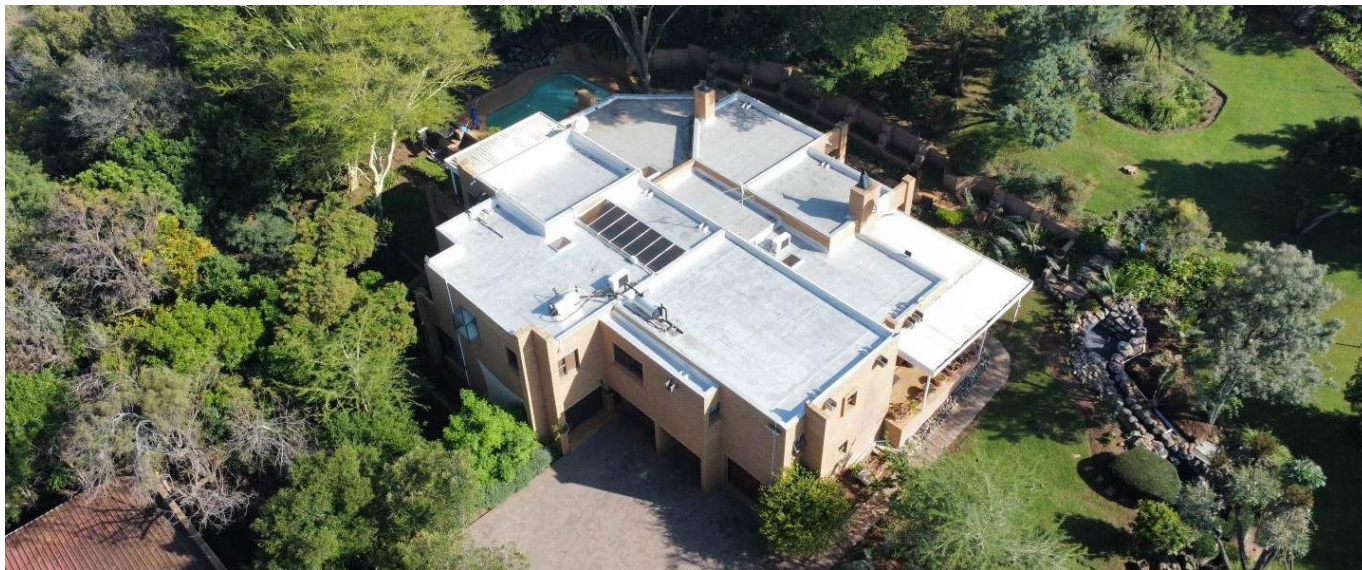


Aerial



1	Main House
2	Second House (Guest House)
3	Manager's House
4	Staff House
5	Warehouse
6	Storage
7	Squash Court & Garage

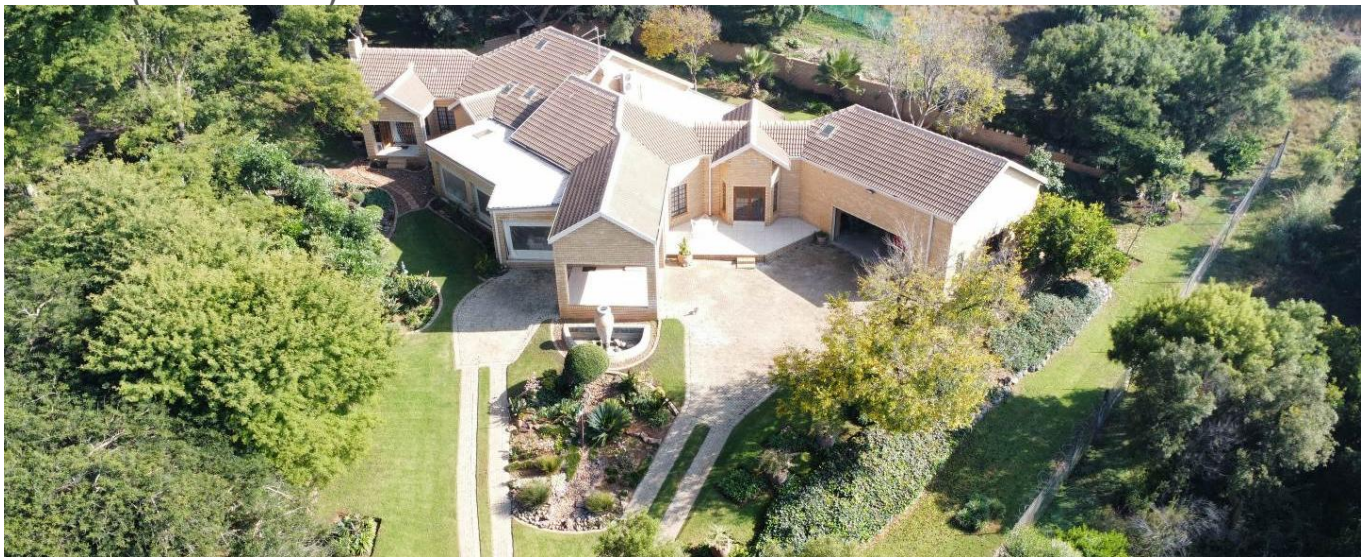
Photos – Main House







House 2 (Guest House)







Manager House



Staff House



Workshop / Storage



Map



GPS Co-Ordinates 25°49'22.7"S 27°58'12.4"E
-25.822970, 27.970114



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

Disclaimer

Whilst all reasonable care has been taken to provide accurate information, neither BidEasy Auctions, nor the Seller/s guarantee the correctness of the information, provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to the negligence or otherwise of BidEasy Auctions or the Sellers or any other person. The Consumer Protection Regulations as well as the Rules of Auction and Conditions of Sale can be viewed at www.bideasy.co.za or at 105 Dely Rd, Ashlea Gardens, Pretoria, 0081.

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.