

INFORMATION PACK

FOR

****** DECEASED ESTATE ******

**11887m² DEVELOPMENT OPPORTUNITY
ZONED RESIDENTIAL 3**

7 GREEN STREET, BRENTHURST, BRAKPAN



ON SITE AUCTION – Wednesday, 16 July 2025 @ 11h00

Pieter Nel | 084 8800 165 | pieter@bideasy.co.za

www.bideasy.co.za

Property Information

ERF 661 BRENTHURST, EKURHULENI - IR
Known As: 7 GREEN STREET, BRENTHURST, BRAKPAN
Title Deed: T5430/2007
Extent: 1.1887Ha
Local Authority: CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
Registration Division: IR
Province: GAUTENG
VAT Status: The seller is NOT registered for VAT
Zoning: RESIDENTIAL 3

Property Description

We are selling this property as instructed by the Executors in the Estate Late: EA PEENS

This **large undeveloped property** is in Brenthurst, a well-established suburb in Brakpan, Gauteng, known for its family-friendly environment, proximity to schools, shopping centers, and major road networks.

The 11,887 m² site is **zoned for residential development (Residential 3)**, with potential for approximately 80 to 100 units. The property is **fully walled**. There is a council Electrical Sub Station bordering the property.

The property is surrounded by residential and commercial properties and there is little to no more development land available in this area. Services are in close proximity to the land.

Brakpan's property market is experiencing growth, with increasing demand for complex units and properties to rent. Additionally, the presence of nearby industrial hubs ensures a steady influx of buyers and tenants.

This property is an ideal residential development opportunity. Council approval is required for any new development.

Rates & Taxes: R3300.00pm

Site



Photos



Surveyor General Diagrams

No. A 2876/35 incorporated
 mutation No. 146/36 del 25.4.65
 Surveyor General
 25-6-66

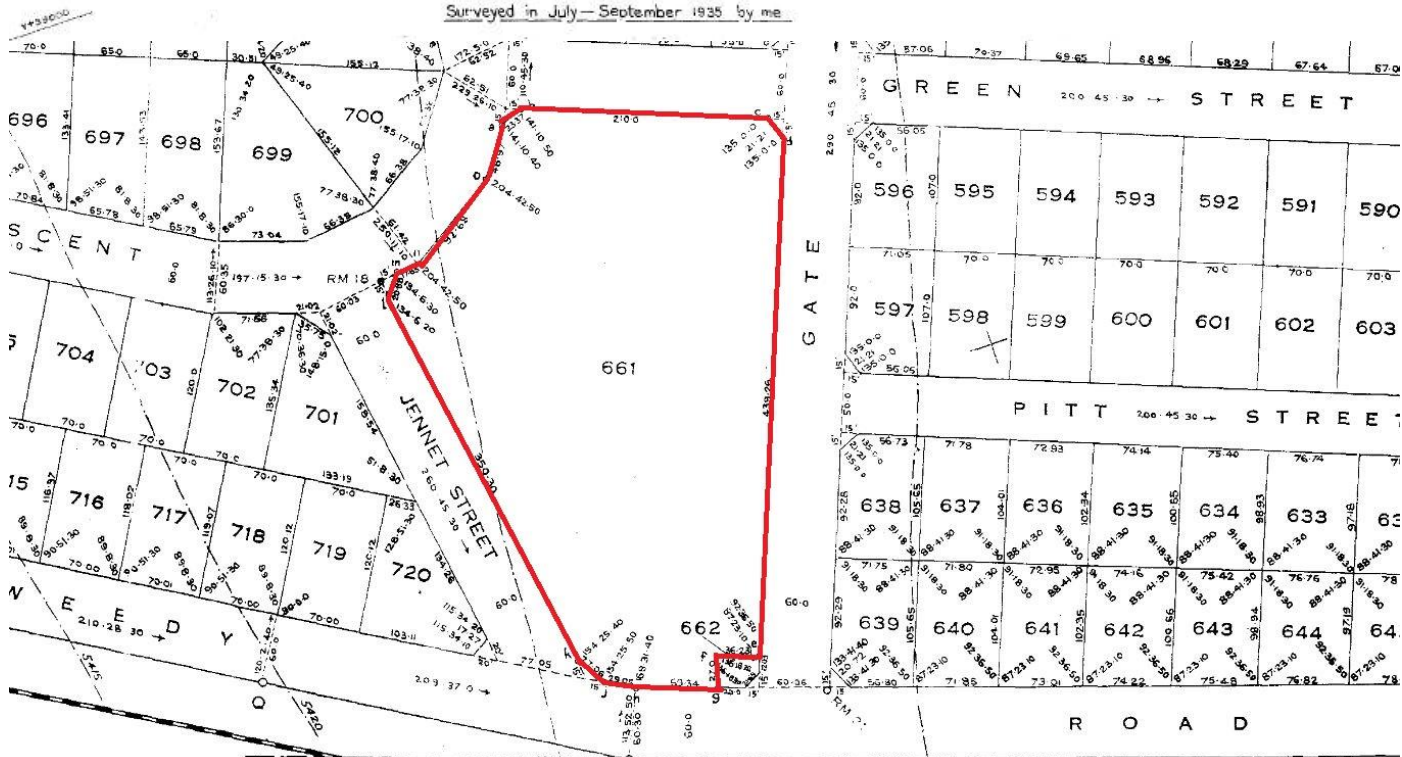
S.G.N°A 2876/35
SURVEY RECORDS 1093/35
FILE NO. 12716

GENERAL PLAN — OF — BRENTHURST TOWNSHIP



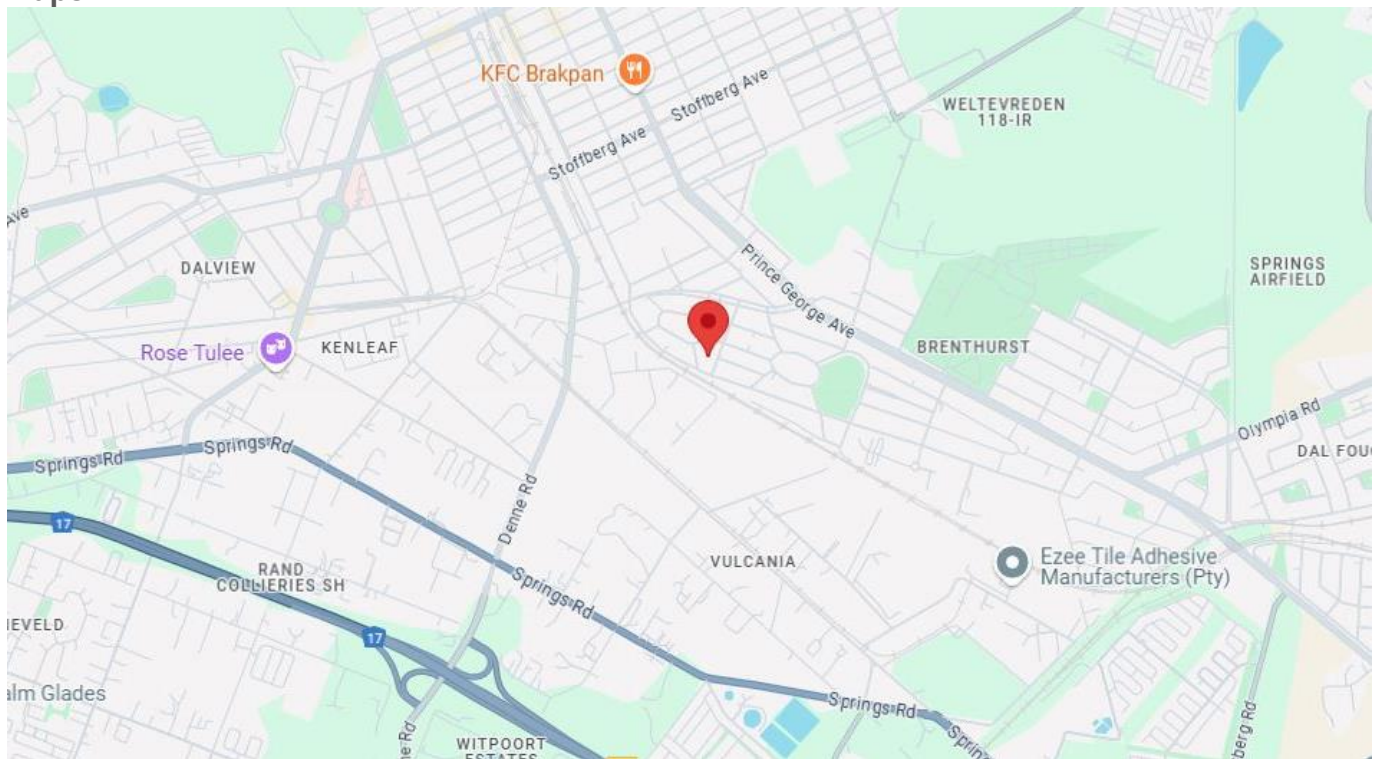
The Figure A, B, C, D, E, F, G, H, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, represents the Township of **BRENTHURST** in extent 176.2345 Morgen and Reserve, comprising 868 Erven numbered 1 to 869, being Portion C of the Farm **WELTEVREDEN** siting **BRAKPAN** No. 5, vide Diagram S.G.N°A 2875/35 relating to District **BRAKPAN** Province of **TRANSVAAL**.
 The heacons of each Erf represented on this Plan are in accordance with regulations and have been placed under my supervision.

Surveyed in July—September 1935 by me



ERF			No 661		
a b	23 · 37	161 · 56 · 20	a	+ 37309 · 83	+ 25339 · 02
b c	210 · 00	200 · 45 · 30	b	+ 37317 · 08	+ 25316 · 80
c d	21 · 21	245 · 45 · 30	c	+ 37242 · 65	+ 25120 · 44
d e	439 · 26	290 · 45 · 30	d	+ 37223 · 31	+ 25111 · 73
e f	36 · 23	18 · 8 · 40	e	+ 36812 · 57	+ 25267 · 41
f g	27 · 00	288 · 8 · 40	f	+ 36823 · 85	+ 25301 · 84
g h	69 · 34	18 · 8 · 40	g	+ 36798 · 19	+ 25310 · 25
h j	29 · 05	29 · 37 · 0	h	+ 36819 · 78	+ 25376 · 14
j k	27 · 06	55 · 11 · 10	j	+ 36834 · 14	+ 25401 · 40
k l	350 · 30	80 · 45 · 30	k	+ 36856 · 36	+ 25416 · 85
l m	20 · 88	126 · 39 · 10	l	+ 37202 · 11	+ 25473 · 10
m n	17 · 65	172 · 32 · 40	m	+ 37218 · 86	+ 25460 · 64
n o	92 · 68	147 · 49 · 50	n	+ 37221 · 15	+ 25443 · 13
o a	46 · 97	123 · 7 · 0	o	+ 37270 · 49	+ 25364 · 68

Maps



GPS Co-Ordinates 26°15'09.5"S 28°22'13.1"E
-26.2526361, 28.3703142

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

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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.