

# INFORMATION PACK

FOR

# PRIME RESIDENTIAL DEVELOPMENT LAND **APPROVED RETIREMENT VILLAGE**

19 TSITSIKAMMA AVENUE, VAALPARK, SASOLBURG



**ON SITE AUCTION – Thursday, 17 July 2025 @ 11h00**

Dehan 073 154 1745 | [dehan@bideasy.co.za](mailto:dehan@bideasy.co.za)

[www.bideasy.co.za](http://www.bideasy.co.za)

## Property Information

### Title Deed Descriptions – VAAL PARK, FREESTATE – PARYS RD

ERF NUMBER	PORTION NUMBER	TITLE DEED	EXTENT
<b>LOT 1</b>			
2510	0	T2224/2023	1.8038Ha

ERF NUMBER	PORTION NUMBER	TITLE DEED	EXTENT
<b>LOT 2</b>			
340	0	T2219/2023	2003.0000SQM
341	0	T2236/1967	1980.0000SQM
342	0	T15956/2022	1983.000SQM
343	0	T15953/2022	1983.000SQM
344	0	T15957/2022	1983.000SQM
345	0	T15958/2022	1983.000SQM
346	0	T15959/2022	1983.0000SQM
348	0	T15960/2022	1983.0000SQM
350	0	T2223/2023	1983.0000SQM
352	0	T15961/2022	1983.0000SQM
354	0	T2236/1967	1983.0000SQM
356	0	T15962/2022	1983.0000SQM
360	0	T15963/2022	1983.0000SQM
366	0	T2236/1967	2048.0000SQM

**Known As:** 19 TSITSIKAMMA AVENUE, VAALPARK, SASOLBURG  
**Local Authority:** METSIMAHOLO LOCAL MUNICIPALITY  
**Registration Division:** PARYS RD  
**Province:** FREESTATE  
**VAT Status:** The seller is NOT registered for VAT  
**Zoning:** RESIDENTIAL



## Property Description

### **PRIME DEVELOPMENT OPPORTUNITY IN A SOUGHT-AFTER AREA IN VAALPARK**

These vacant stands have **exceptional potential** with convenient access via the N1 to the R59 and only  $\pm 80$  km from Johannesburg.

The vacant development land is situated in the fast-growing node of Vaal Park, Sasolburg, and is surrounded by new developments with huge potential as this area is expanding at a swift pace.

This well-established suburb is in an excellent location in a high-demand area for residential properties, either to sell or to let, and has easy access to amenities, various schools, shopping centers, healthcare, and transport routes.

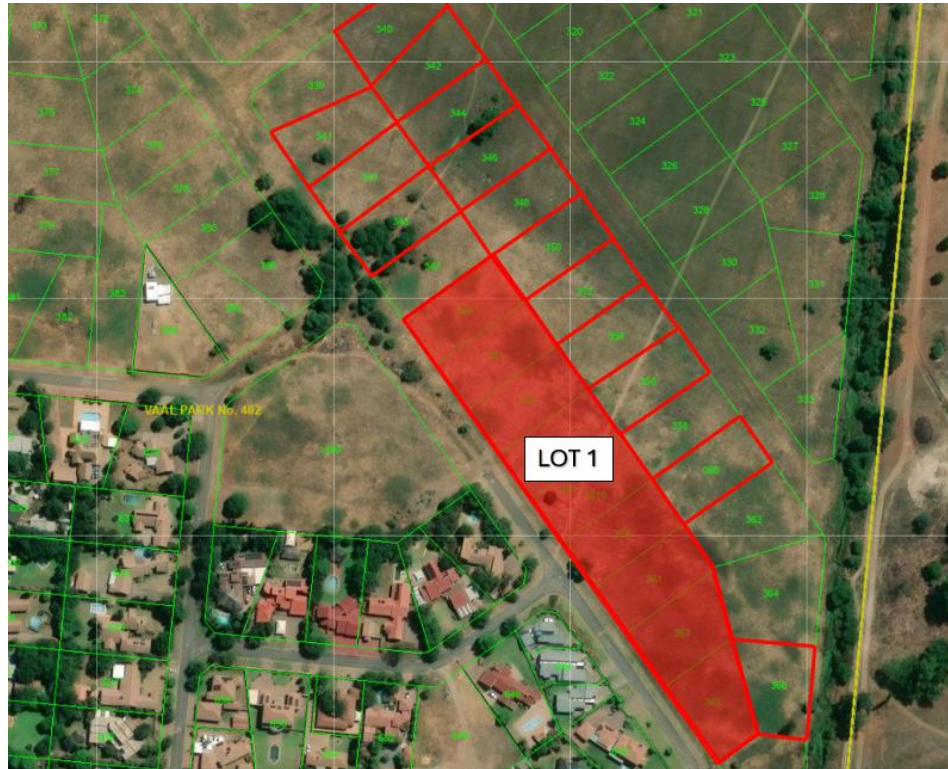
The 1.8038 Ha land is ideal for residential development such as a Retirement Village, or the property can also be subdivided into full title stands with good road access from a tar road and close to available services. The zoning is currently Residential General with permissible uses: Residential building, block of flats, and / or residential complex.

The Vaal Triangle continues to experience a growing interest in retirement living, making this a high-potential return investment.

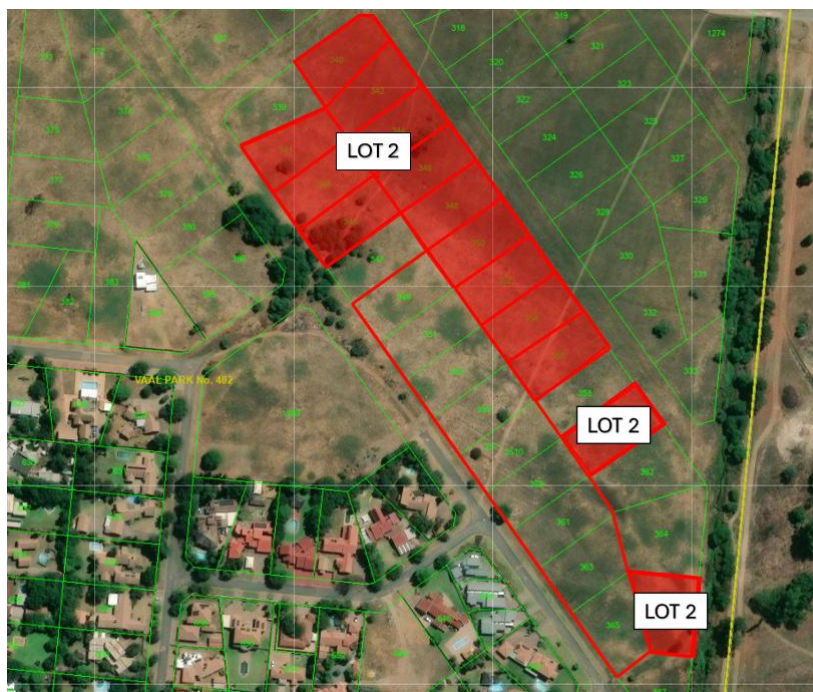




- **Lot 1:** This expansive 1.8Ha vacant stand is zoned for residential development. The property holds land use rights allowing for up to 72 dwelling units, making it ideal for a high-demand housing project.



- **Lot 2:** 14 Large full title stands that will be offered collectively and have the potential to be consolidated to create Phase 2 of the residential development of Lot 1.



## LOT 1

ERF DESCRIPTION	TITLE DEED	EXTENT
PORTION 0 OF ERF 2510	T2224/2023	1.8038Ha

This expansive 1.8034 Ha plot comes with **approved plans for a retirement village**, offering a chance to create a thriving community for seniors.

The approved plans include 52 residential units comprising:

- 20 x 1-bedroom units
- 20 x 2-bedroom units, and
- 12 x bachelor units.
- Additional facilities on the plan include an office block, a frail care center, and a security office.

This development promises to provide a comfortable and secure living environment for retirees, with a range of unit options to cater to different needs and preferences.

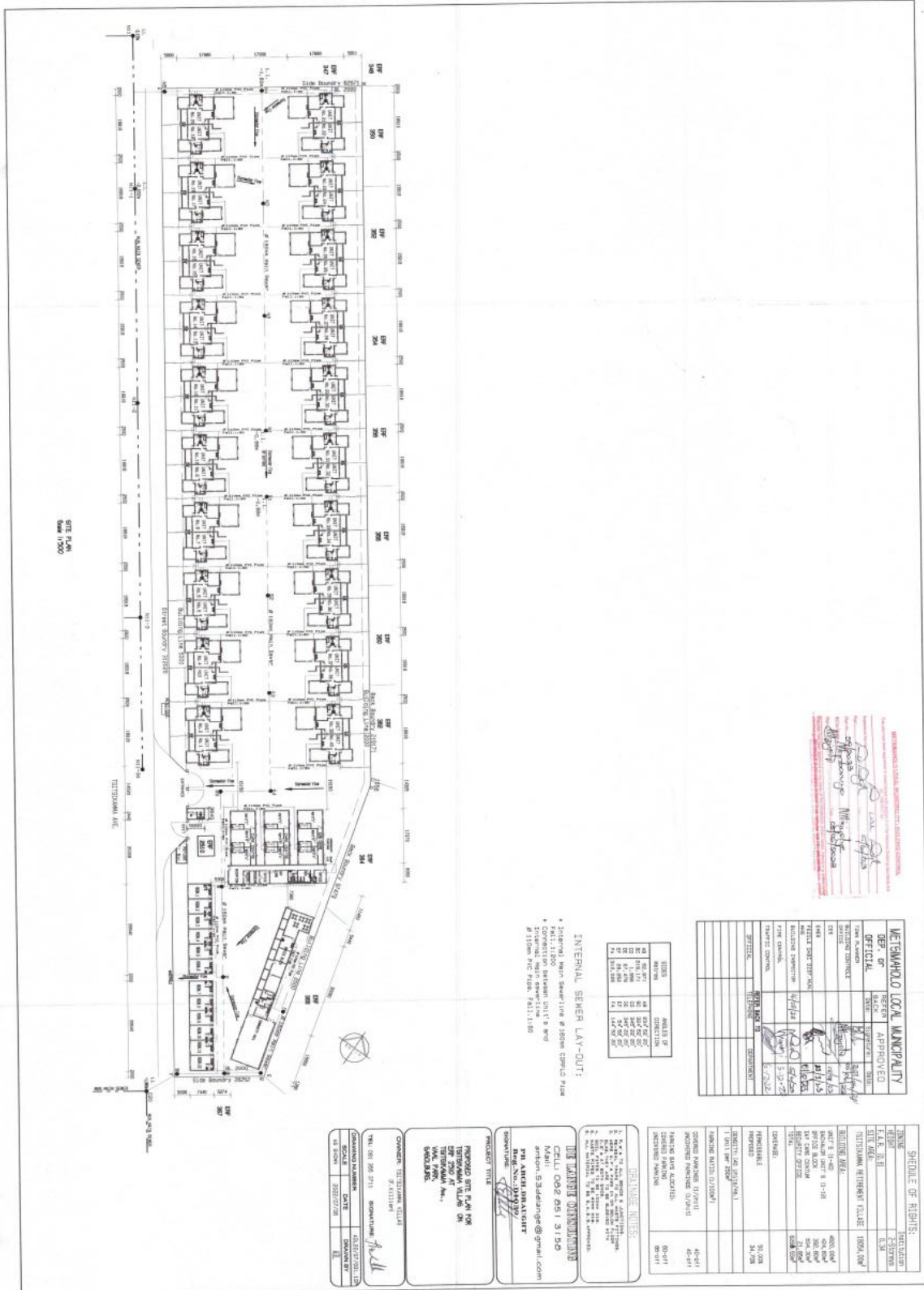
This is a development opportunity for investors ready to step into a pre-approved, future-proof project in a sought-after area.

**Rates & Taxes: ± R1,170.73 p/m**





# Approved Plans: Erf 2510 Main Plan – Retirement Village



**METSMUNHOLO LOCAL MUNICIPALITY**  
 APPROVED FOR THE MUNICIPAL ENGINEER  
 Signature: [Signature]  
 Date: 15/07/2015

ITEM	DESCRIPTION	APPROVED	DATE
1	PLAN	[Signature]	15/07/2015
2	SECTION	[Signature]	15/07/2015
3	ASBESTOS	[Signature]	15/07/2015
4	CONCRETE	[Signature]	15/07/2015
5	PAVING	[Signature]	15/07/2015
6	ROOFING	[Signature]	15/07/2015
7	MECHANICAL	[Signature]	15/07/2015
8	ELECTRICAL	[Signature]	15/07/2015
9	PLUMBING	[Signature]	15/07/2015
10	LANDSCAPE	[Signature]	15/07/2015

**INTERNAL SEWER LAY-OUT:**  
 \* Internal main sewerage at 150mm depth  
 \* Connection to sewerage at 150mm depth  
 \* Connection to sewerage at 150mm depth  
 \* Connection to sewerage at 150mm depth

ITEM	DESCRIPTION	APPROVED	DATE
1	PLAN	[Signature]	15/07/2015
2	SECTION	[Signature]	15/07/2015
3	ASBESTOS	[Signature]	15/07/2015
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6	ROOFING	[Signature]	15/07/2015
7	MECHANICAL	[Signature]	15/07/2015
8	ELECTRICAL	[Signature]	15/07/2015
9	PLUMBING	[Signature]	15/07/2015
10	LANDSCAPE	[Signature]	15/07/2015

**SCHEDULE OF RIGHTS:**

ITEM	DESCRIPTION	APPROVED	DATE
1	PLAN	[Signature]	15/07/2015
2	SECTION	[Signature]	15/07/2015
3	ASBESTOS	[Signature]	15/07/2015
4	CONCRETE	[Signature]	15/07/2015
5	PAVING	[Signature]	15/07/2015
6	ROOFING	[Signature]	15/07/2015
7	MECHANICAL	[Signature]	15/07/2015
8	ELECTRICAL	[Signature]	15/07/2015
9	PLUMBING	[Signature]	15/07/2015
10	LANDSCAPE	[Signature]	15/07/2015

**DEVELOPER NOTES:**

1. All buildings shall be constructed in accordance with the approved plans and specifications.

2. All buildings shall be constructed in accordance with the approved plans and specifications.

3. All buildings shall be constructed in accordance with the approved plans and specifications.

4. All buildings shall be constructed in accordance with the approved plans and specifications.

5. All buildings shall be constructed in accordance with the approved plans and specifications.

6. All buildings shall be constructed in accordance with the approved plans and specifications.

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8. All buildings shall be constructed in accordance with the approved plans and specifications.

9. All buildings shall be constructed in accordance with the approved plans and specifications.

10. All buildings shall be constructed in accordance with the approved plans and specifications.

**PROJECT TITLE:** RETIREMENT VILLAGE

**CLIENT:** [Name]

**ARCHITECT:** [Name]

**DATE:** 15/07/2015

**SCALE:** 1:500

**DATE:** 15/07/2015

# Community Hall & Coffee Shop Approved Plan


**REVISIONS**

NO. 1: 15/03/2011 - REVISED PLAN TO SHOW CHANGES TO COMMUNITY HALL AND COFFEE SHOP

NO. 2: 15/03/2011 - REVISED PLAN TO SHOW CHANGES TO COMMUNITY HALL AND COFFEE SHOP

NO. 3: 15/03/2011 - REVISED PLAN TO SHOW CHANGES TO COMMUNITY HALL AND COFFEE SHOP

NO. 4: 15/03/2011 - REVISED PLAN TO SHOW CHANGES TO COMMUNITY HALL AND COFFEE SHOP



**ELECTRICAL LAYOUT**  
Scale 1:100

**NOTES**

1. REFER TO THE ELECTRICAL CODE OF PRACTICE (AS/NZS 3000:2007) FOR THE LATEST REQUIREMENTS FOR THE INSTALLATION OF ELECTRICAL SYSTEMS.

2. REFER TO THE ELECTRICAL CODE OF PRACTICE (AS/NZS 3000:2007) FOR THE LATEST REQUIREMENTS FOR THE INSTALLATION OF ELECTRICAL SYSTEMS.

3. REFER TO THE ELECTRICAL CODE OF PRACTICE (AS/NZS 3000:2007) FOR THE LATEST REQUIREMENTS FOR THE INSTALLATION OF ELECTRICAL SYSTEMS.

4. REFER TO THE ELECTRICAL CODE OF PRACTICE (AS/NZS 3000:2007) FOR THE LATEST REQUIREMENTS FOR THE INSTALLATION OF ELECTRICAL SYSTEMS.

**DETAILED NOTES:**

1. ALL NEW ELECTRICAL INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE ELECTRICAL CODE OF PRACTICE (AS/NZS 3000:2007) AND THE ELECTRICAL RULES (AS/NZS 3000:2007).

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4. ALL NEW ELECTRICAL INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE ELECTRICAL CODE OF PRACTICE (AS/NZS 3000:2007) AND THE ELECTRICAL RULES (AS/NZS 3000:2007).

LIGHTING ENERGY LIMITS (E4)								
Room No.	Room Name	No. of Lamps	Power (Watts)	Hours (hrs)	Energy (kWh)	Energy (kWh)	Energy (kWh)	
1	Kitchen	8	15.12	11	88	8	774	295.98
2	Office	1	18	11	11	88	38.12	
3	Community Hall	1	18	14	14	88	112	41.88
4	Community Hall	1	18	14	14	88	112	41.88
5	Community Hall	1	18	14	14	88	112	41.88
6	Community Hall	1	18	14	14	88	112	41.88
7	Community Hall	1	18	14	14	88	112	41.88
8	Community Hall	1	18	14	14	88	112	41.88
9	Community Hall	1	18	14	14	88	112	41.88
10	Community Hall	1	18	14	14	88	112	41.88
11	Community Hall	1	18	14	14	88	112	41.88
12	Community Hall	1	18	14	14	88	112	41.88
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16	Community Hall	1	18	14	14	88	112	41.88
17	Community Hall	1	18	14	14	88	112	41.88
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19	Community Hall	1	18	14	14	88	112	41.88
20	Community Hall	1	18	14	14	88	112	41.88
21	Community Hall	1	18	14	14	88	112	41.88
22	Community Hall	1	18	14	14	88	112	41.88
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46	Community Hall	1	18	14	14	88	112	41.88
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49	Community Hall	1	18	14	14	88	112	41.88
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53	Community Hall	1	18	14	14	88	112	41.88
54	Community Hall	1	18	14	14	88	112	41.88
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56	Community Hall	1	18	14	14	88	112	41.88
57	Community Hall	1	18	14	14	88	112	41.88
58	Community Hall	1	18	14	14	88	112	41.88
59	Community Hall	1	18	14	14	88	112	41.88
60	Community Hall	1	18	14	14	88	112	41.88
61	Community Hall	1	18	14	14	88	112	41.88
62	Community Hall	1	18	14	14	88	112	41.88
63	Community Hall	1	18	14	14	88	112	41.88
64	Community Hall	1	18	14	14	88	112	41.88
65	Community Hall	1	18	14	14	88	112	41.88
66	Community Hall	1	18	14	14	88	112	41.88
67	Community Hall	1	18	14	14	88	112	41.88
68	Community Hall	1	18	14	14	88	112	41.88
69	Community Hall	1	18	14	14	88	112	41.88
70	Community Hall	1	18	14	14	88	112	41.88
71	Community Hall	1	18	14	14	88	112	41.88
72	Community Hall	1	18	14	14	88	112	41.88
73	Community Hall	1	18	14	14	88	112	41.88
74	Community Hall	1	18	14	14	88	112	41.88
75	Community Hall	1	18	14	14	88	112	41.88
76	Community Hall	1	18	14	14	88	112	41.88
77	Community Hall	1	18	14	14	88	112	41.88
78	Community Hall	1	18	14	14	88	112	41.88
79	Community Hall	1	18	14	14	88	112	41.88
80	Community Hall	1	18	14	14	88	112	41.88

**DETAILED NOTES:**

1. ALL NEW ELECTRICAL INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE ELECTRICAL CODE OF PRACTICE (AS/NZS 3000:2007) AND THE ELECTRICAL RULES (AS/NZS 3000:2007).

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**PROJECT TITLE**

PROPOSED 400 OFFICE BLOCK FOR THE UNIVERSITY OF AUCKLAND

AREA: 1518 SQM

OWNER: UNIVERSITY OF AUCKLAND

DATE: 15/03/2011

DRAWN BY: [Signature]

**OWNER:** UNIVERSITY OF AUCKLAND

**AREA:** 1518 SQM

**OWNER'S REFERENCE:** 400 OFFICE BLOCK

**DATE:** 15/03/2011

**DRAWN BY:** [Signature]

**DETAILED NOTES:**

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# Security Office Approved Plan

**METSMAHOLD LOCAL MUNICIPALITY**

DEPT. OF OFFICIAL BACK APPROVED

RECEIVED: 2018/05/13

DATE: 2018/05/13

BY: [Signature]

FOR: [Signature]

PROJECT: [Signature]

SCALE: 1:500

DATE: 2018/05/13

DRAWN BY: [Signature]

**GENERAL NOTES:**

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE SANS 10400 SERIES.
2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE SANS 10400 SERIES.
3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE SANS 10400 SERIES.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE SANS 10400 SERIES.
5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE SANS 10400 SERIES.
6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE SANS 10400 SERIES.
7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE SANS 10400 SERIES.
8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE SANS 10400 SERIES.
9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE SANS 10400 SERIES.
10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE SANS 10400 SERIES.

**PROJECT TITLE:** PROPOSED MOTION SECURITY OFFICE FOR [Address]

**OWNER:** [Address]

**AREA:** [Address]

**SCALE:** 1:500

**DATE:** 2018/05/13

**DRAWN BY:** [Signature]

**LIGHTING ENERGY LIMITS (MVA)**

Room	Area (m²)	Power (W)	Energy (kWh)
Office	10	1000	10
Reception	10	1000	10
Storage	10	1000	10
WC	5	500	5
Shower	5	500	5
Laundry	5	500	5
Bedroom	10	1000	10
Bathroom	5	500	5
Kitchen	10	1000	10
Dining	10	1000	10
Living	15	1500	15
Garage	10	1000	10
Pool	10	1000	10
Sum	100	10000	100

**APPROVED BY:** [Signature]

**DATE:** 2018/05/13

**PROJECT:** [Signature]

**SCALE:** 1:500

**DATE:** 2018/05/13

**DRAWN BY:** [Signature]

**SECTION 6-6**

Scale 1:500

**SECTION 6-6**

Scale 1:500

**ELECTRICITY LAYOUT**

Scale 1:500

**ELECTRICITY LAYOUT**

Scale 1:500

**FLOOR PLAN**

Scale 1:500

**FLOOR PLAN**

Scale 1:500

**North West Elevation**

Scale 1:500

**North West Elevation**

Scale 1:500

**North East Elevation**

Scale 1:500

**North East Elevation**

Scale 1:500

**South West Elevation**

Scale 1:500

**South West Elevation**

Scale 1:500

**South East Elevation**

Scale 1:500

**South East Elevation**

Scale 1:500



## Zoning Certificate

P.O. Box 80, Sasolburg, 1947  
Tel : 018 973 8315  
Fax : 018 978 2817  
Website : [www.metsimaholo.gov.za](http://www.metsimaholo.gov.za)



Local Municipality  
Plaaslike Munisipaliteit  
Lekgotla La Motse

**Directorate: Economic Development and Planning**  
**Department: Urban Planning**  
**Enquiries: Phakoe T (Ext. 8409)**  
**Email: [thabo.phakoe@metsimaholo.gov.za](mailto:thabo.phakoe@metsimaholo.gov.za)**

Refer /Spreek: T Phakoe  
Our Ref: Sasol/Zon/2023

07 September 2023

TO WHOM IT MAY CONCERN

### ZONING CERTIFICATE

1. **PROPERTY DESCRIPTON:** Erf 2510 Vaalpark
2. **APPLICABLE LEGISLATION:** Sasolburg Town Planning Scheme 1/1993
3. **ZONING:** "Residential General"
4. **PERMISSIBLE USES:** Residential building, block of flats, residential complex
5. **COMPITABLE USES:** Single residence
6. **HEIGHT, FAR AND COVERAGE:**
  - Height – N/A
  - Coverage – Only F.A.R. or F.S.I. is applicable
  - FSI – 0.6
  - Density – 1Dwelling per 250m<sup>2</sup>
7. **BUILDING LINES REQUIRED:**

Street:	5m
Sides and rear:	2m

(Title Deed to be checked for any building line restrictions contained in conditions)  
No building work shall be approved within any servitude area.

#### 8. GENERAL:

- 8.1 It must be noted that the Town Planning Scheme and Maps are open for inspection at the Town Planner's Office, Municipal Offices - Sasolburg, 10 Fichardt Street at all reasonable hours, and the information contained herein may be verified by the applicant by inspection of the Scheme and Map. The Council does not accept any responsibility for any incorrect information inadvertently given on this form.
- 8.2. Title conditions of some properties contain provisions relating inter alia to the following:
  - 8.2.1 Permissible uses.
  - 8.2.2 Prohibition of certain types of building construction.

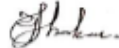
- 8.2.3 Distances of buildings from side and rear boundaries.  
8.2.4 Provision of on-site parking.

8.3 Uses prohibited in terms of any restrictive conditions in the title conditions of the property concerned do not become permissible because of any provision in the Town Planning Scheme, authorising such use. In such cases the applicant is advised to consult an attorney and to do likewise where a use is permissible in terms of the title conditions but is prohibited in terms of the Town Planning Scheme.

8.4. The Council reserves the right to alter by amendment any information herein contained.

Applicants should study all title conditions before preparing development proposals.

Yours faithfully



---

**THABO PHAKOE**  
**MANAGER URBAN PLANNING**  
**LOCAL ECONOMIC DEVELOPMENT & PLANNING**  
Erf 2510 Vaalpark



## Surveyor General Diagrams

### CONSOLIDATION DIAGRAM

#### COMPONENTS:

- 1.The figure A B x2 x1 represents Erf 349.  
Vide Diagram S.G. No. 2069/1960 ; Deed of Transfer No. T6157/1960.
- 2.The figure x1 x2 x3 x4 represents Erf 351.  
Vide Diagram S.G. No. 2070/1960 ; Deed of Transfer No. T6157/1960.
- 3.The figure x4 x3 x6 x5 represents Erf 353.  
Vide Diagram S.G. No. 2071/1960 ; Deed of Transfer No. T6158/1960.
- 4.The figure x5 x6 x7 x8 represents Erf 355.  
Vide Diagram S.G. No. 2073/1960 ; Deed of Transfer No. T6158/1960.
- 5.The figure x8 x7 x10 x9 represents Erf 357.  
Vide Diagram S.G. No. 2074/1960 ; Deed of Transfer No. T6158/1960.
- 6.The figure x9 x10 x11 x12 represents Erf 359.  
Vide Diagram S.G. No. 2075/1960 ; Deed of Transfer No. T6158/1960.
- 7.The figure x12 x11 C x14 x13 represents Erf 361.  
Vide Diagram S.G. No. 2076/1960 ; Deed of Transfer No. T6158/1960.
- 8.The figure x13 x14 x15 x16 represents Erf 363.  
Vide Diagram S.G. No. 2077/1960 ; Deed of Transfer No. T6158/1960.
- 9.The figure x16 x15 D E represents Erf 365.  
Vide Diagram S.G. No. 2078/1960 ; Deed of Transfer No. T6158/1960.

**S.G. No.**

217/2021

Approved



for  
**SURVEYOR-  
GENERAL**

17-06-2021

Sheet 1 of 2 sheets



The figure **A B C D E**  
represents **1,8038 hectares** of land being  
**ERF 2510 VAAL PARK**  
(Comprising components 1. to 9. as listed above.)

**METSIMAHOLO MUNICIPALITY**  
**Administrative District : Parys**  
**Province of FREE STATE**  
Compiled in MAY 2021 by me

**E. JOYNT**  
Professional Land Surveyor  
Registration Number PLS0912

<p>This diagram is annexed to No. d.d. : i.f.o. <b>BLOEMFONTEIN</b> Registrar of Deeds</p>	<p>The original diagrams are as listed above.</p>	<p>File : <b>2001-3000 VAAL PARK</b> S.R. : Comp. : IQ-8B-3/A IQ-8B-3/C SPLUMA ACT 16/2013 Ref : 15/1/7-V3/R date: 25/7/2017</p>
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ERF 2510 VAAL PARK  
METSIMAHOLO MUNICIPALITY  
Administrative District : Parys  
Province of FREE STATE

S.G. No.

217/2021

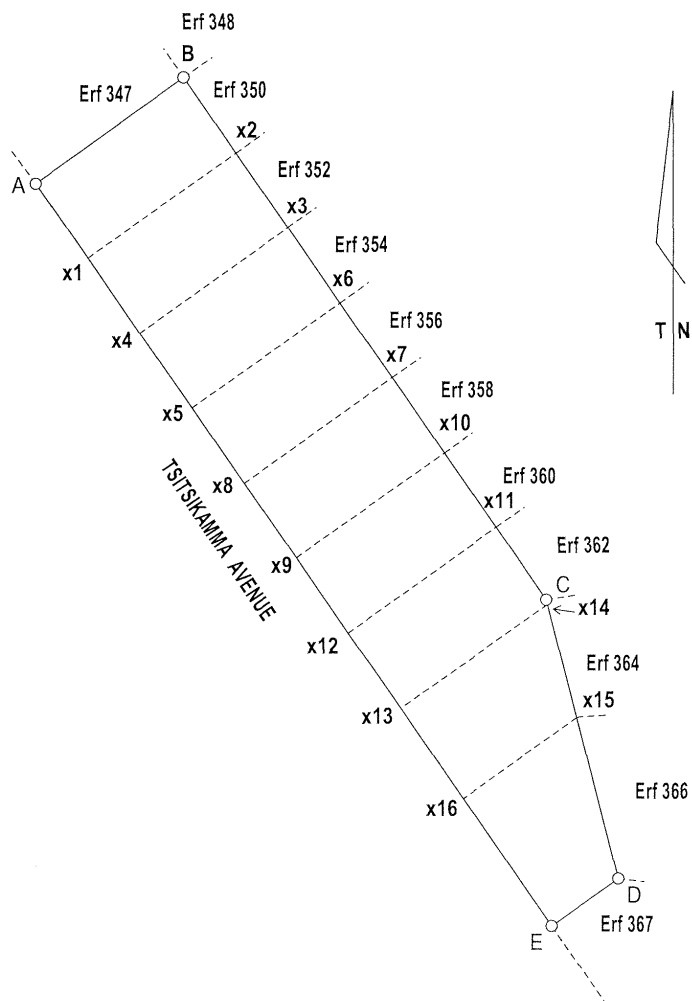
Approved



for  
SURVEYOR-  
GENERAL

17-06-2021

Sheet 2 of 2 sheets



Scale 1:2000

Compiled in MAY 2021 by me

  
E. JOYNT  
Professional Land Surveyor  
Registration Number PLS0912



## LOT 2

ERF DESCRIPTION	TITLE DEED	EXTENT
PORTION 0 OF ERF 340	T2219/2023	2003.0000SQM
PORTION 0 OF ERF 341	T2236/1967	1980.0000SQM
PORTION 0 OF ERF 342	T15956/2022	1983.000SQM
PORTION 0 OF ERF 343	T15953/2022	1983.000SQM
PORTION 0 OF ERF 344	T15957/2022	1983.000SQM
PORTION 0 OF ERF 345	T15958/2022	1983.000SQM
PORTION 0 OF ERF 346	T15959/2022	1983.0000SQM
PORTION 0 OF ERF 348	T15960/2022	1983.0000SQM
PORTION 0 OF ERF 350	T2223/2023	1983.0000SQM
PORTION 0 OF ERF 352	T15961/2022	1983.0000SQM
PORTION 0 OF ERF 354	T2236/1967	1983.0000SQM
PORTION 0 OF ERF 356	T15962/2022	1983.0000SQM
PORTION 0 OF ERF 360	T15963/2022	1983.0000SQM
PORTION 0 OF ERF 366	T2236/1967	2048.0000SQM

14 x Full Title vacant development stands located in a residential area, with a high demand for residential dwelling units.

These stands have the potential to be consolidated into various groupings or 1 large stand, or additionally also have the potential to be incorporated as Phase 2 of the Retirement development of Erf 2510.

These stands are currently full title stands and can be sold as such.

**Rates & Taxes:** ± R70.24 per stand p/m





## Aerial Photos





## Map



GPS Co-Ordinates 26°45'49.0"S 27°51'21.2"E  
-26.763600, 27.855880

### 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**

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