

# INFORMATION PACK

FOR

# LARGE WAREHOUSE 3 WORKSHOPS & OFFICES

## **WITHIN MINING / KUSILE NODE**

PTN 106 (RE) OF FARM HONDSRIVIER 508, R513, BRONKHORSTSPRUIT



**ON SITE AUCTION – Tuesday, 5 August 2025 @ 11h00**  
Dehan 073 154 1745 | [dehan@bideasy.co.za](mailto:dehan@bideasy.co.za)

## Property Information

### Title Deed Information –

#### **PORTION 106 (RE) OF FARM HONDSRIVIER 508, GAUTENG - JR**

<b>Title Deed:</b>	<b>T56656/1996</b>
<b>Known As:</b>	<b>PORTION 106 (RE) OF FARM HONDSRIVIER 508, R513, BRONKHORSTSPRUIT</b>
<b>Extent:</b>	<b>10.6186Ha</b>
<b>Local Authority:</b>	<b>CITY OF TSHWANE METROPOLITAN MUNICIPALITY</b>
<b>Registration Division:</b>	<b>JR</b>
<b>Province:</b>	<b>GAUTENG</b>
<b>VAT Status:</b>	<b>The seller is NOT registered for VAT</b>
<b>Zoning:</b>	<b>AGRICULTURAL</b>

## Property Information

### **LIGHT MANUFACTURING / STORAGE SPACE / WORKSHOPS**

This **well-maintained 10.6186 Ha property** is located in the **commercial, industrial, and mining hub** of Hondsrivier AH, Bronkhorstspuit—just 10.5 km from the CBD and 50 km from Pretoria, with convenient access via the N4 and R513.

This property is well-developed and boasts infrastructure ideal for light manufacturing, including 3 workshops, a large warehouse/greenhouse, a modern office building, and undeveloped land for potential business expansion or small-scale farming.

The size of the property suits various potential uses and is ideal for workshops, warehousing, light manufacturing, distribution hubs, storage, deliveries, or renewable energy projects.

Situated near growing industrial and logistics zones, this property has endless possibilities for investors or business owners.

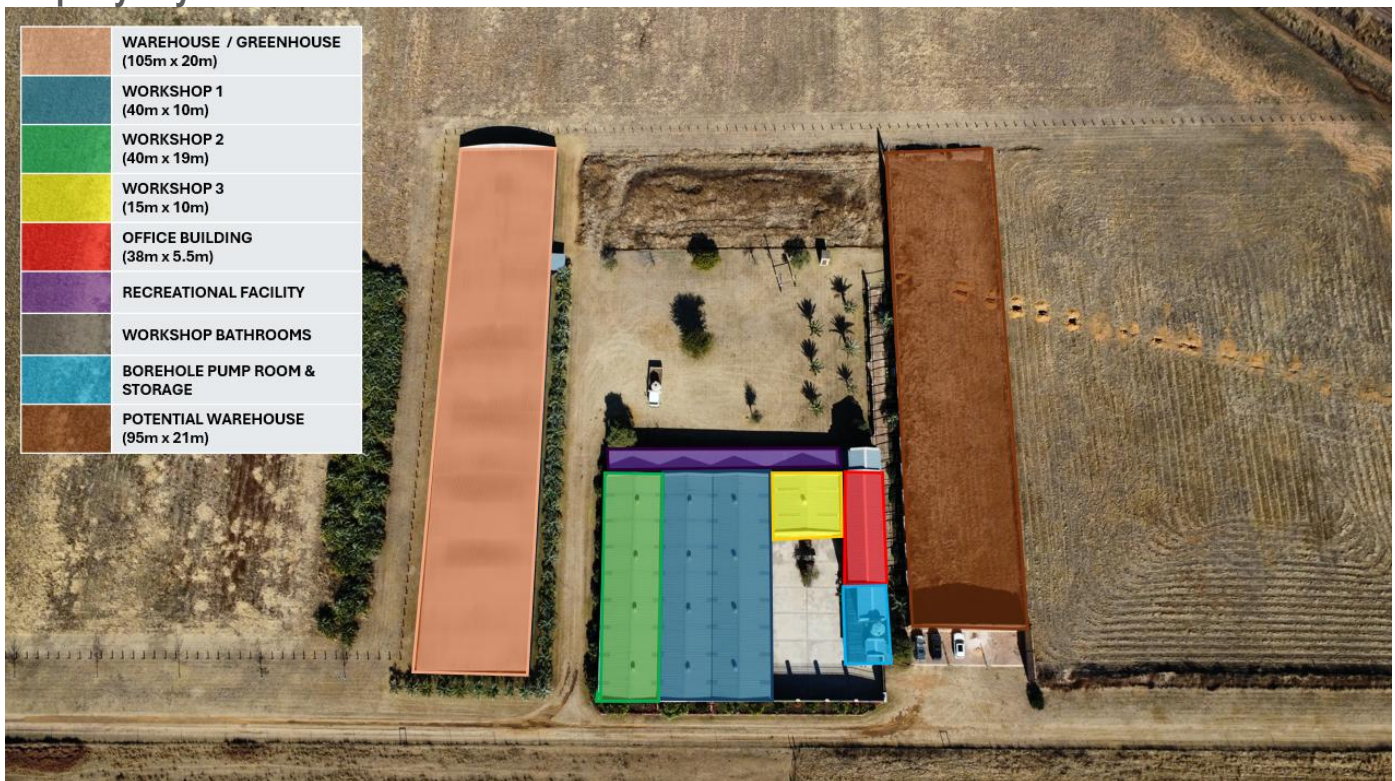
Bronkhorstspuit is ideally situated with direct routes to Mozambique's port of Maputo for **export-related industries** with **strong logistics potential** due to its proximity to major road and rail networks.

This area is seeing increased industrial and logistics development, especially as Gauteng becomes more congested and expensive. Nearby industrial parks and agro-processing zones are attracting investments.

Nearby businesses include Delmar Milktech, Arengo Plastics, IAC Coils, diesel wholesalers, and mining operations such as Ndebele Mining (Clay Mine) and Khanye Colliery (Canyon Coal/Menar).



## Property Layout



### Warehouse / Greenhouse:

This warehouse/greenhouse, previously used for snail farming, features a corrugated roof, netted sides, and a fully functional overhead irrigation system.

### Workshops 1, 2 & 3:

These well-maintained workshops offer spacious open-plan and dedicated work areas designed for efficient workflow. Workshops 1 and 2, divided by a large sliding door, can be combined into one large space. Workshop 3 features a fully functional Kalahari Cold Room.

### Office Building:

The double-storey office building features modern finishes, 4 offices, a boardroom, kitchen, male and female bathrooms, a storeroom, and a spacious open-plan area suitable for a reception.

### Recreational Facility:

The recreational area includes a built-in braai and a spacious seating area.

### Potential Warehouse Expansion:

The undeveloped land offers ample space for potential business expansion or small-scale farming, with the wall foundations already laid for a second warehouse/greenhouse.



Additional features include:

- 2 x Boreholes
- 3-Phase electricity from Eskom.
- Undeveloped land for potential business expansion or small-scale farming.
- Ample workshops, warehouse, and storage facilities.





## Tweespruit Estate

Tweespruit Estate, adjoining the property on auction, is a fully established and legally proclaimed (under municipal authority) residential township (2008), with services in place and partial development completed. Any future expansion would follow formal township amendment procedures.



## GIS





Aerial





## Photos – Workshops







Photos – Warehouse/Greenhouse





## Photos – Office Building







### Photos – Recreational Facilities

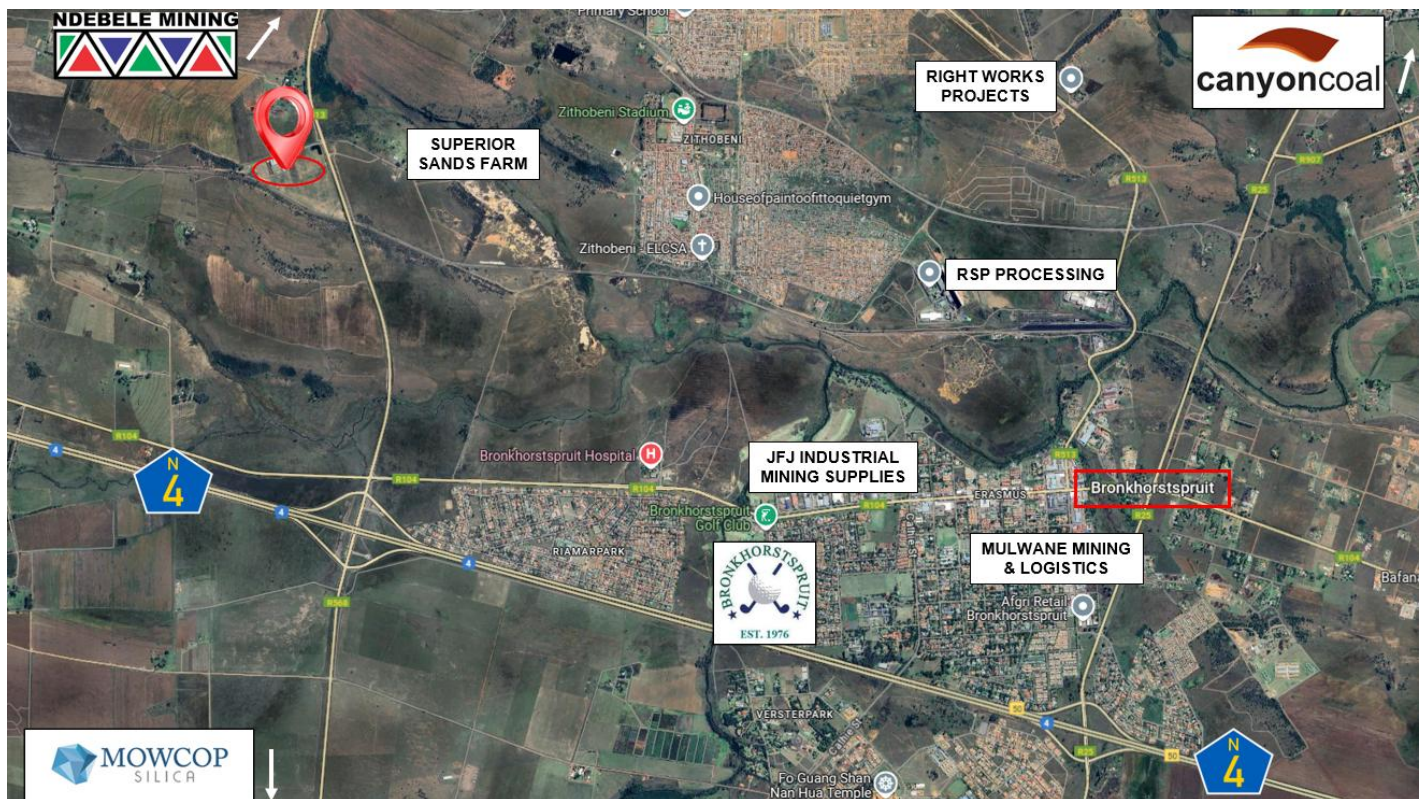




## Map



GPS Co-Ordinates 25°47'03.9"S 28°41'29.2"E  
-25.784425, 28.691445





## 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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