

INFORMATION PACK

FOR

PRIME LOCATION - WITBANK

3 x STANDS: 8.82Ha

800m FROM MAIN ROAD (R544)

PTN 457, 459 & 460 OF FARM NAAUWPOORT 335, WITBANK – JS



ON SITE AUCTION – Thursday, 2 October 2025 @ 11h00
Dehan 073 154 1745 | dehan@bideasy.co.za

Property Information

Title Deed Information –

PORTION 457 OF FARM NAAUWPOORT 335, MPUMALANGA – JS

Title Deed: T3054/2023
Extent: 3.5153Ha
VAT Status: The seller IS registered for VAT

PORTION 459 OF FARM NAAUWPOORT 335, MPUMALANGA – JS

Title Deed: T28779/2006
Extent: 2.7468Ha
VAT Status: The seller is NOT registered for VAT

PORTION 460 FARM NAAUWPOORT 335, MPUMALANGA – JS

Title Deed: T28780/2006
Extent: 2.5594Ha
VAT Status: The seller is NOT registered for VAT

Known As: PORTIONS 457, 459 & 460 OF FARM NAAUWPOORT 335,
WITBANK – JS
Local Authority: EMALAHLENI LOCAL MUNICIPALITY
Registration Division: JS
Province: MPUMALANGA
Zoning: AGRICULTURAL

Property Information

3 x Vacant stands in a **prominent area of the manufacturing and logistical node of Witbank**, with **excellent access to R544 and key routes**. There are high volumes of traffic passing nearby each day.

The strategic location of this property is in a logistically prime position and offers immense potential for investors with a wide range of possibilities.

Access to the property is from the R544 (Watermeyer Street) and is surrounded by other major industrial companies.

LOCATION:

- The R544 is the main route to Witbank, a manufacturing and logistical node located between mines.
- Centrally located between numerous power stations and ± 10 km from Duvha Power Station.
- Close to Diesel Depots and many other logistics and transport companies.

Rates & Taxes: ± R180.00 (Erf 457) / ± R150.00 (Erf 459) / ± R120.00 (Erf 460)

Aerial Photos



Photos



Zoning

CODE: 13	AGRICULTURAL		R= 231, G= 222, B= 194
Objectives of this zone:			
• To utilise agricultural land on a sustainable basis. • To ensure that land deemed to have high agricultural potential is optimally utilised. • To provide mechanisms for the identification and protection of productive agricultural land. • To ensure that agricultural practices are consistent with environmental considerations and pollution controls.			
RULES REGARDING THE USE OF LAND AND BUILDINGS			
What land may be used for			Land uses that are prohibited
Permitted Use	Consent Use	Temporary Use	
Agricultural buildings Agricultural housing Agricultural industry Agricultural purposes Bed and breakfast Commonage Conservancy Dwelling house Nature reserve Riding stables	4x4 Trail Abattoir Additional dwelling unit Agri-village Airfield Animal refuge Auction house Brickyard Caretaker's flat Carwash Cemetery Chalet Clinic Confectioner Craft Alcoholic Production Facility Early childhood development centre Farm stall Garden service establishment Government use Guesthouse Heavy vehicle parking depot Heliport Home occupation/business Informal business/trade Lodge Nursery Place of amusement Place of instruction Place of public worship Place of refreshment Service enterprise Social hall Sport and recreational	Cultural activities Initiation school	Noxious Industries

	grounds Taxidermy Telecommunication infrastructure Transport usage/yard Veterinary clinic Wall of remembrance Workshop Zoological garden			
RULES REGARDING THE EXTENT OF DEVELOPMENT				
Maximum Density	Maximum Coverage	Maximum F.A.R	Maximum Height	Other
				As may be approved by the Municipality from time to time
RULES REGARDING BUILDING LINES			RULES REGARDING PARKING AND LOADING	
STAND SIZE	STREET (m)	REAR (m)	SIDE (m)	Refer to Table 1: On Site Parking & Loading Requirements
Larger than 500m ²	As approved by the Municipality			
Less than 500m ²				
Single storey				
Multi storey				
OTHER REGULATIONS				
1. All land within this zone is subject to regulation in terms of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970), as may be amended, unless such land is excluded from the act.				
2. There must be compliance with National and Provincial environmental legislation.				
3. A water use licence/authorisation may be required in terms of the National Water Act, 1998, (Act No. 36 of 1998), as may be amended.				
4. Any use for a heliport or helipad is subject to compliance with the South African Civil Aviation Authority Act, 1998 (Act No. 40 of 1998), as may be amended.				
5. Compliance with the Electronic Communication Act, 2005 (Act No. 36 of 2005), as may be amended, is required for all telecommunication infrastructure.				
6. Any application may be subject to compliance with the requirements of the National Heritage Resources Act, 1999 (Act No 25 of 1999), as may be amended.				
7. Compliance with the Meat Safety Act, 2000 (Act No. 40 of 2000), as may be amended, for abattoir uses.				

SG Diagram – Portion 457

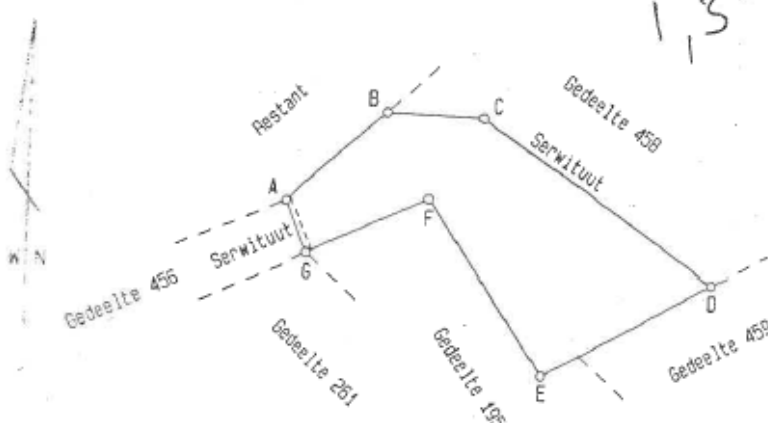
SYE Meter	RIGTINGS- HOEKE	COORDINATE Y Stelsel: WG29° X	L.G. No.
32	Konstante:	+ 0.00 +2800 000,00	2445/2005
48	114.99	227 50 40 A - 26 352,24 + 71 893,26	Goedgekeur
180	81.54	272 12 10 B - 26 437,48 + 71 816,08	<i>[Signature]</i>
243	55	304 19 10 C - 26 518,96 + 71 819,22	nms.
166	62	61 01 00 D - 26 720,12 + 71 956,53	LANDMETER- GENERAAL
177	81	146 02 10 E - 26 574,37 + 72 037,27	2005.06.13
112	76	65 00 50 F - 26 475,63 + 71 889,79	Wet 70/1970 30526
48	72	155 00 50 G - 26 372,82 + 71 937,42	Wet 21/1940 15/8/2/52[71]A
156 Klipfontein		Δ - 23 835,05 + 71 534,05	
162 Wolwekrans 1		Δ - 26 528,30 + 74 370,20	

Serwituutnota

Die lyn GA stel voor die Westekant van 'n Serwituut van Reg van Weg 5,00 meter wyd

Beskrywing van bakens

± B, C, D : 20mm ysterpen en klipstapel
 ± F, G : Ysterpaal



Skaal 1:5000

Die figuur A B C D E F G

stel voor 3,5153 hektaar grond, synde Gedeelte 457 'n Gedeelte van Gedeelte 321 van die plaas NAAUWPOORT No. 335-JS

Provinsie Mpumalanga

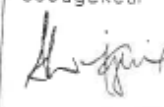
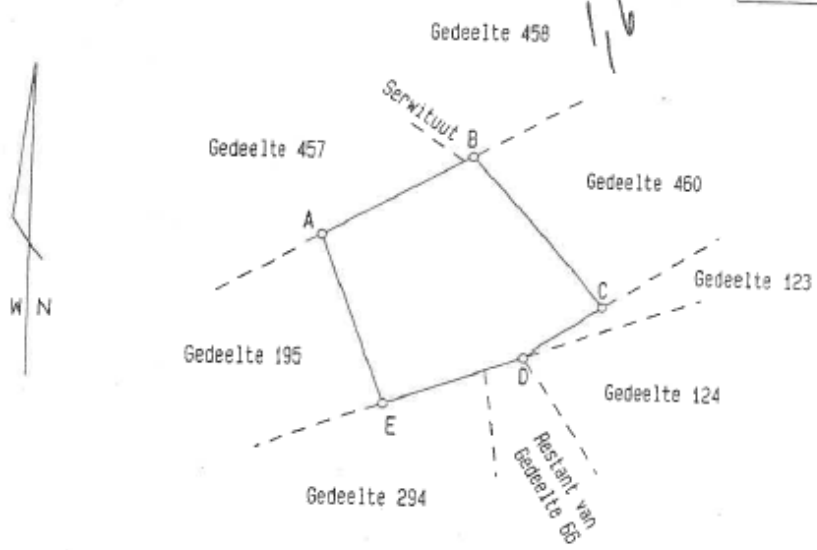
Opgeneem in November 2004 tot Januarie 2005 deur my *[Signature]*

J. A. Gentle (PES0209)
 Professionele Landmeter

Die oorspronklike diagram L.G. No. A5827/1938 Transport T17494/1940 Grondbrief	Die afgetekende diagram L.G. No. 2136/2005 A.P. Komp. JSSW-32
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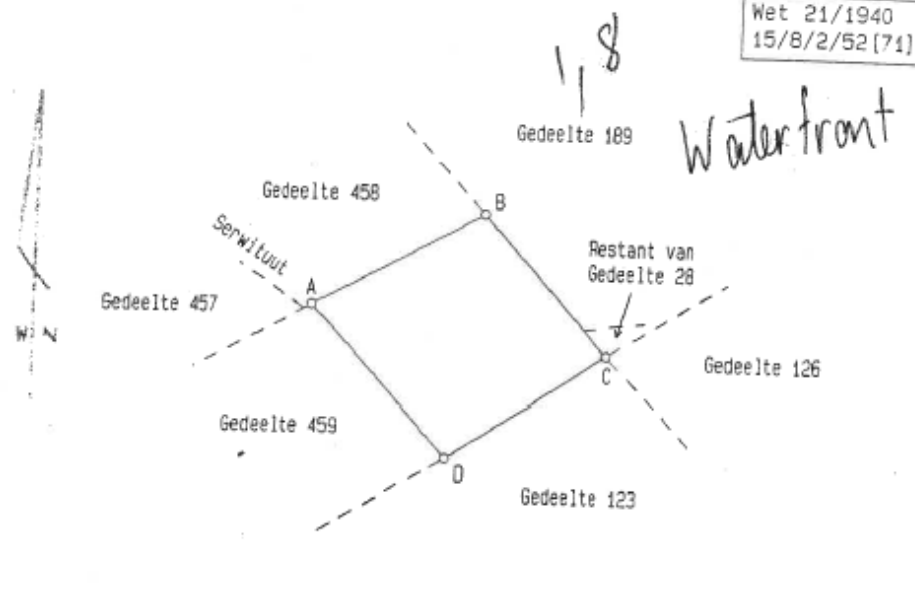
Die afgetekende diagram
L.G. No. 2136/2005
A.P.
Komp. JSSW-32

SG Diagram – Portion 459

SYE Meter		RIGTINGS- HOEKE		KOÖRDINATE Y Stelsel: WG29° X		L.G. No.
		Konstante:		+	0,00	+2800 000,00
AB	139,98	241 01 00	A	- 26 604,23	+ 72 020,73	2447/2005 Goedgekeur  nms. LANDMETER- GENERAAL 2005.06.13 Wet 70/1970 30526 Wet 21/1940 15/8/2/52(71) A
BC	168,51	317 35 40	B	- 26 726,68	+ 71 952,90	
CD	79,74	57 24 00	C	- 26 840,32	+ 72 077,33	
DE	120,74	70 51 00	D	- 26 773,15	+ 72 120,29	
EA	149,59	158 29 10	E	- 26 659,09	+ 72 159,90	
		156 Klipfontein	△	- 23 835,05	+ 71 534,05	
		162 Wolwekrans 1	△	- 26 528,30	+ 74 370,20	
Beskrywing van bakens A : Ysterpaal B, C, E : 20mm ysterpen en klipstapel D : 20mm ysterpen						
 Skaal 1:5000 Die figuur A B C D E stel voor 2,7468 hektaar grond, synde Gedeelte 459 ('n Gedeelte van Gedeelte 32) van die plaas NAAUWPOORT No. 335-JS Provinsie Mpumalanga Opgemaak in November 2004 tot Januarie 2005 deur my  J. A. Gentle (PLS0209) Professionele Landmeter						
Hierdie diagram is geheg aan No. ged. t.g.v. Registrateur van Aktes Pretoria		Die oorspronklike diagram L.G. No. A6827/1938 Transport T17494/1940 Grondbrief		Lëer JS 335/14 M.S. 2136/2005 A.P. Komp. JSSW-32		

SG Diagram – Portion 460

SYE Meter		RIGTINGS- HOEKE		KOÖRDINATE Y Stelsel: WG29° X		L.G. No.
2		Konstante:		+	0,00	+2800 000,00
227	AB 161,08	241 01 00	A	- 26 726,68	+ 71 952,90	2448/2001
	BC 158,20	317 35 40	B	- 26 867,58	+ 71 874,85	Goedgekeur
	CD 159,00	57 24 00	C	- 26 974,27	+ 71 991,66	<i>Agente</i>
	DA 158,51	137 35 40	D	- 26 840,32	+ 72 077,33	
156 Klipfontein		Δ	- 23 835,05	+ 71 534,05	nms.	
162 Wolwekrans 1		Δ	- 26 528,30	+ 74 370,20	LANDMETER- GENERAAL	
Beskrywing van bakens A, B, C, D : 20mm ysterpen en klipstapel						2005.06.13
						Wet 70/1970 30526
						Wet 21/1940 15/8/2/52(71)A



Skaal 1:5000

Die figuur A B C D

stel voor 2,5594 hektaar grond, synde

Gedeelte 460 ('n Gedeelte van Gedeelte 32)

van die plaas NAAUWPOORT No. 335-JS

Provinsie Mpumalanga

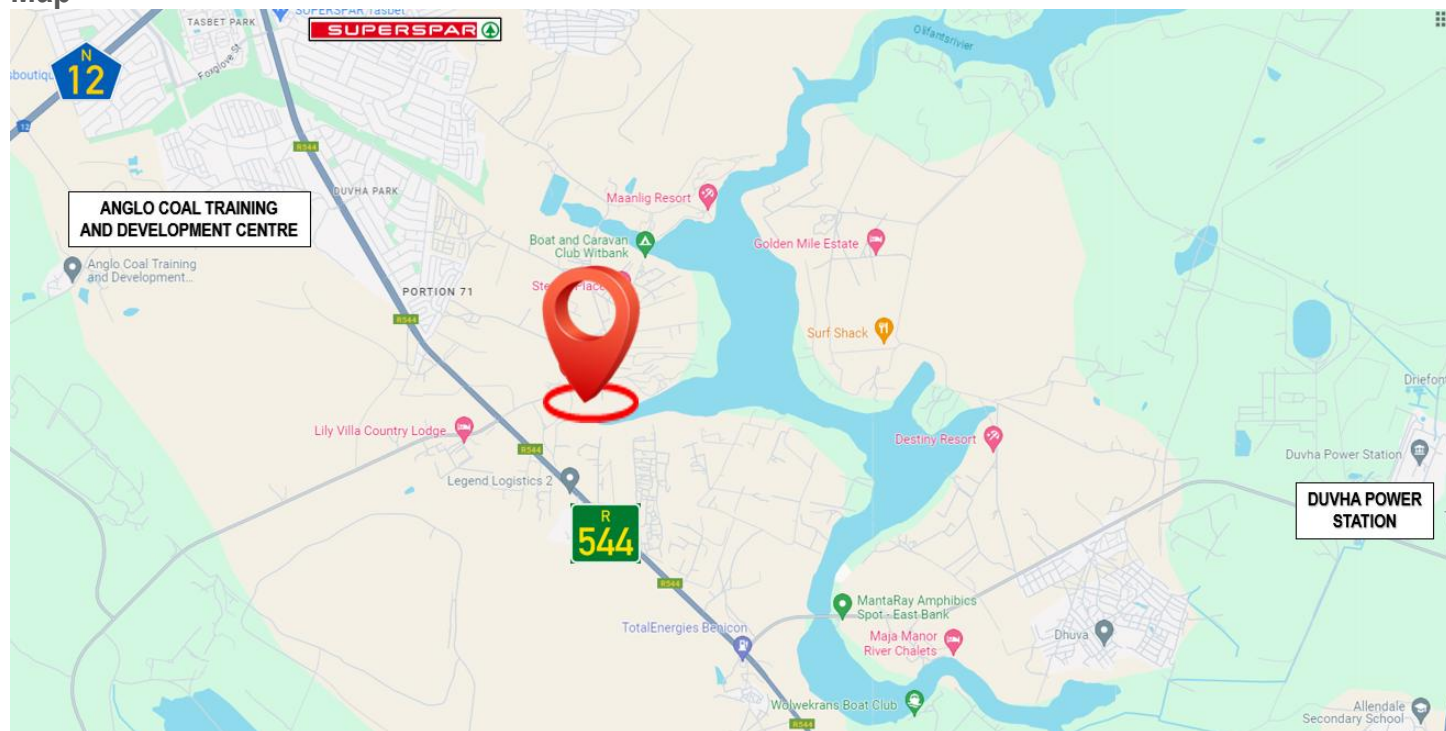
Opgemiet in November 2004 tot Januarie 2005

deur my *Agente*

J.A. Gentile (PLS0209)
Professionele Landmeter

Hiendie diagram is geheg aan No. ged. t.g.v. Registrateur van Aktes Pretoria	Die oorspronklike diagram L.G. No. A6827/1938 Transport T17494/1940 Grondbrief	Lêer JS 335/14 M.S.2136/2005 A.P. Komp. JSSW-32
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Map



GPS Co-Ordinates 25°57'16.9"S 29°15'57.8"E
-25.954694, 29.266056

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 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.

Dehan Engelbrecht

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