

INFORMATION PACK

FOR

CHICKEN FARM

WITH LICENSED ABATTOIR

PORTION 33 OF FARM FIROLAZ 485, BRONKHORSTSPRUIT



ON SITE AUCTION – Thursday, 9 October 2025 @ 11h00

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

www.bideasy.co.za

Property Information

Title Deed Information –

PORTION 33 OF FARM FIROLAZ 485, GAUTENG – JR

**Known As: PORTION 33 OF FARM FIROLAZ 485, BRONKHORSTSPRUIT
RURAL, BRONKHORSTSPRUIT**

Extent: 8.5653 Ha

Title Deed: T1478/2022

Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY

Registration Division: JR

Province: GAUTENG

VAT Status: The seller is NOT registered for VAT

Zoning: AGRICULTURAL

**** INVESTMENT OPPORTUNITY – ESTABLISHED CHICKEN FARM
WITH LICENSED ABATTOIR ****

Property Information

This well-established chicken farm comes with a licensed abattoir, offering a great chance for investors or farmers to enter or grow in the poultry business.

The 8.57 Ha property is near Bronkhorstspuit in Gauteng, just 20 km from town and 50 km from Pretoria, with easy access to the N4 Highway, major markets, and distribution routes.

FARMING

The farm can currently raise about **208,000 chickens per year** (24,000 every six-week cycle), with expansion plans that could double production. The farm benefits from excellent supporting infrastructure.

The planned expansion includes four additional chicken houses, with foundations already in place and two structures completed up to roof level.

There are **8 chicken houses** covering 2,229m², designed for efficiency and meeting all health and safety standards.

The property includes a **licensed poultry abattoir** with a slaughter line, freezer, chiller, and changing rooms. The abattoir meets all legal requirements and is licensed to process up to **2,000 chickens per day**, though it is currently set up for 1,000 per day, leaving room to grow as demand increases.

The region's growing economy and population support rising demand for poultry products.

The farm is well-located to supply fresh chicken to nearby local markets, where demand is high. Selling locally can create steady sales, reduce transport costs, and build long-term customers, providing a valuable opportunity to serve an underserved market while supporting local food needs.

The farm could also **lower costs and boost profits** by using unused land to grow its own chicken feed, like maize or soya, ensuring consistent feed quality.

Although the farm has not been in operation for the past six months, all infrastructure and equipment are in place to **resume production immediately**.

IMPROVEMENTS

- 3 Bedroom farmhouse, partially used as office space
- 556m² of offices and storerooms
- 250m² fridge and chill area
- 15 accommodation units and staff ablutions
- Borehole with water storage tanks and water rights
- Eskom electricity

These features make the property ready to support large-scale operations.

This turnkey farm is fully compliant with regulations and offers a prime location, strong foundations, and clear growth potential—perfect for investors seeking immediate entry into the poultry market or farmers looking to expand.

*****A list of assets included in the sale is available on request*****

Aerial Photo



Photos





Water License



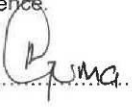
water & sanitation

Department:
Water and Sanitation
REPUBLIC OF SOUTH AFRICA

Private Bag X313, Pretoria 0001, 185 Francis Baard Street, Sedibeng Building, Pretoria. Tel: 012 336 7500 & Fax (012) 323 4472/ (012) 326 2715. www.dws.gov.za

LICENCE IN TERMS OF CHAPTER 4 OF THE NATIONAL WATER ACT, 1998 (ACT NO. 36 OF 1998)

I, **Fikile Guma**, in my capacity as the Mpumalanga Provincial Head, in the Department of Water and Sanitation and acting under authority of the powers delegated to me by the Director-General of the Department of Water and Sanitation, hereby authorise the following water uses in respect of this licence.

SIGNED: 

DATE: 15/08/2022

LICENCE NO.: 06/B20D/AG/11484

FILE NUMBER : 27/2/2/B420/36/1

WUA NO : WU21125

1. Licensee: GODFREY'S CHICKEN (PTY) LTD

Postal/Physical Address: PO BOX 25949
MONUMENT PARK
PRETORIA
0105

29 HAWKSMEADOW CLOSE
SILVERWOODS COUNTRY ESTATE
SILVERLAKES
0105

B11994

2. Water Uses Authorised by this licence

Table 1: Summary of water use(s) authorised

2.1	Section 21(a) of the Act	Taking water from a water resource, subject to the conditions set out in Appendices I and II.
2.2	Section 21(g) of the Act	Disposing of waste in a manner which may detrimentally impact on a water resource, subject to the conditions as set out in Appendices I and III.

3. Property (ies) in respect of which the water use licence is issued

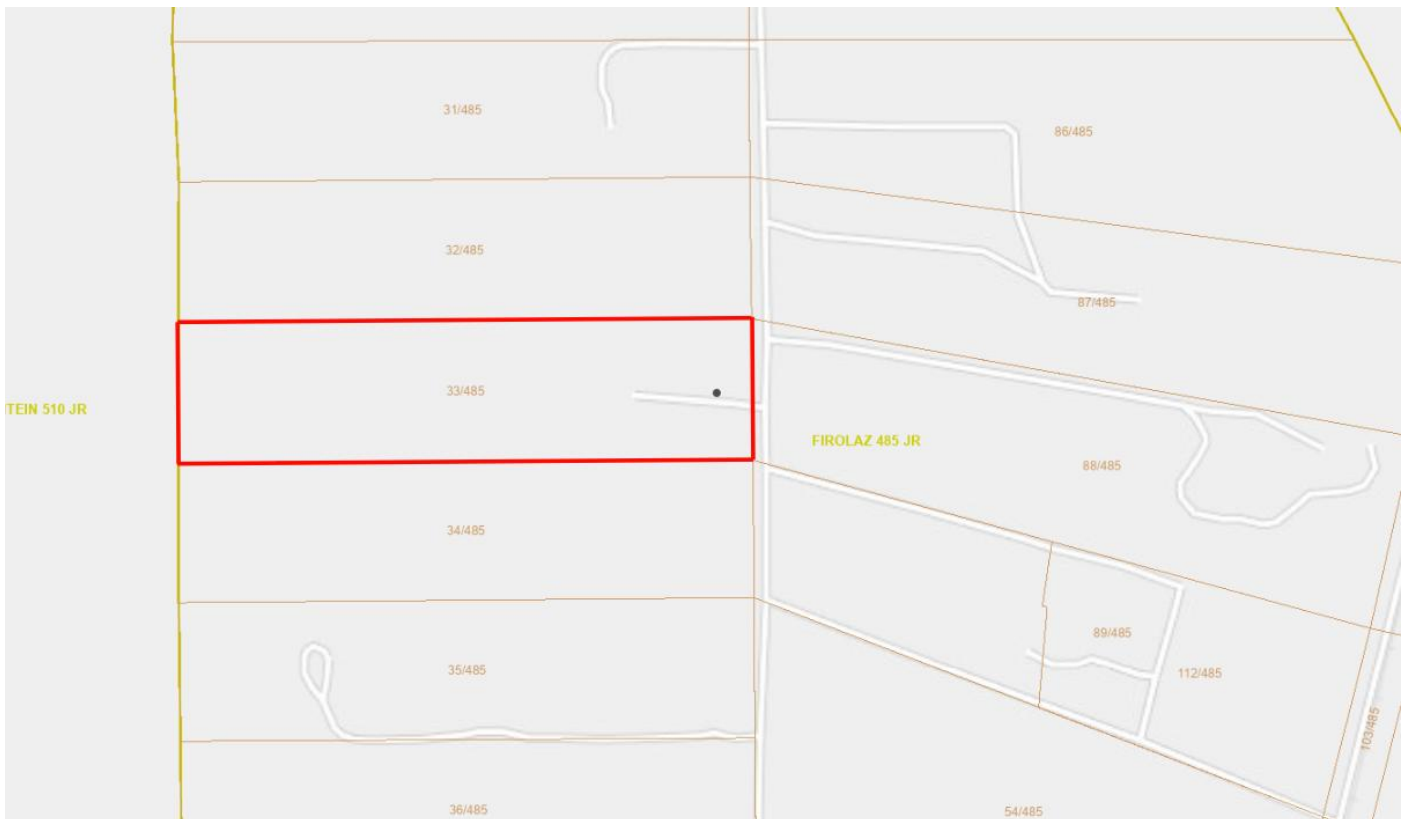
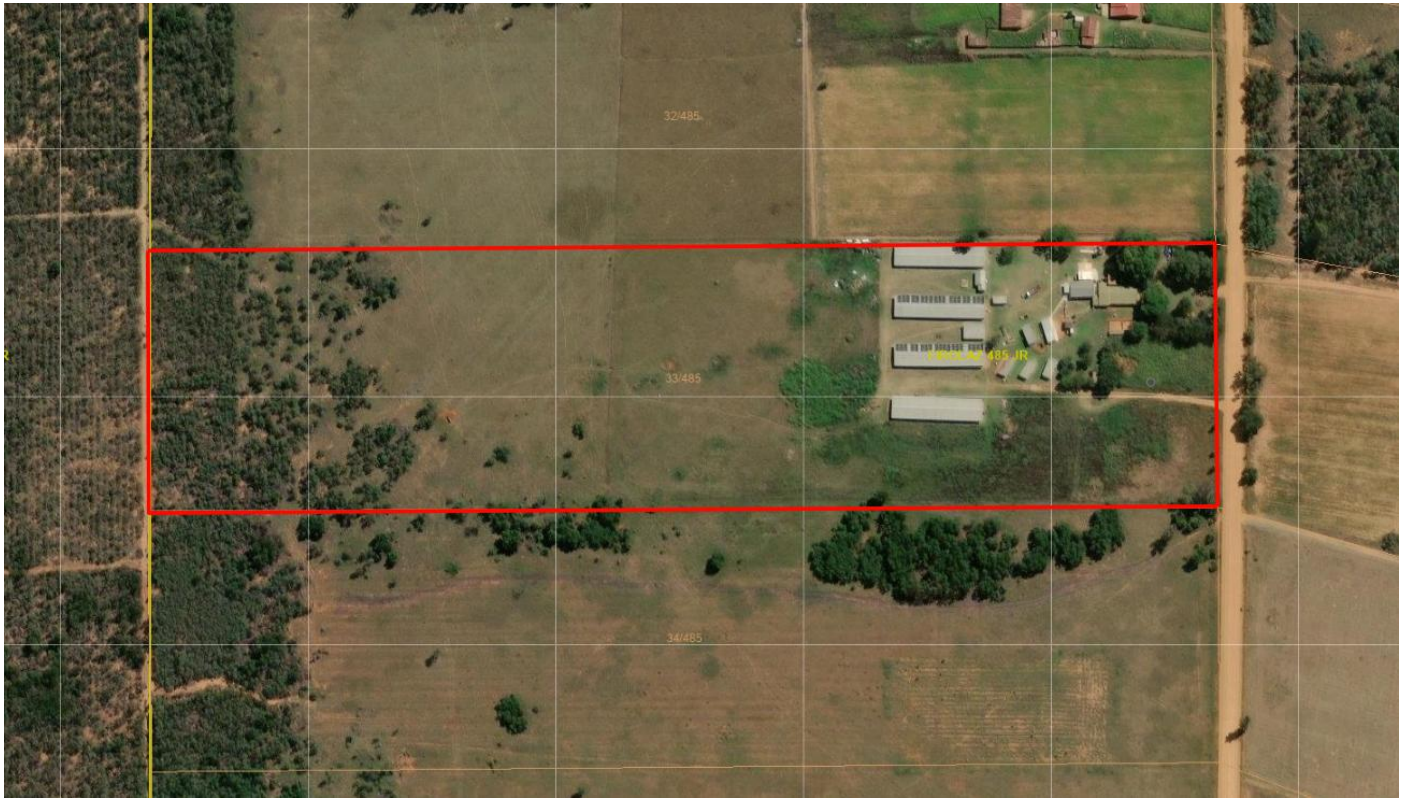
Table 2: Property details where the water use(s) will take place

Activity	Farm Name	Farm Portion	Owner's Name	Title Deed Number
Section 21(a) water use				
Abstraction of groundwater from Borehole 1	Farm Firolaz 485	Portion 33	Godfrey's Chicken (Pty) Ltd	T70731/2015
Section 21(g) water uses				
Discharge of wastewater that is generated from the chicken rearing staff	Farm Firolaz 485	Portion 33	Godfrey's Chicken (Pty) Ltd	T70731/2015
Discharge of ablution wastewater into a separate septic tank	Farm Firolaz 485	Portion 33	Godfrey's Chicken (Pty) Ltd	T70731/2015
Water waste discharge due to abattoir activities into separate septic tank	Farm Firolaz 485	Portion 33	Godfrey's Chicken (Pty) Ltd	T70731/2015

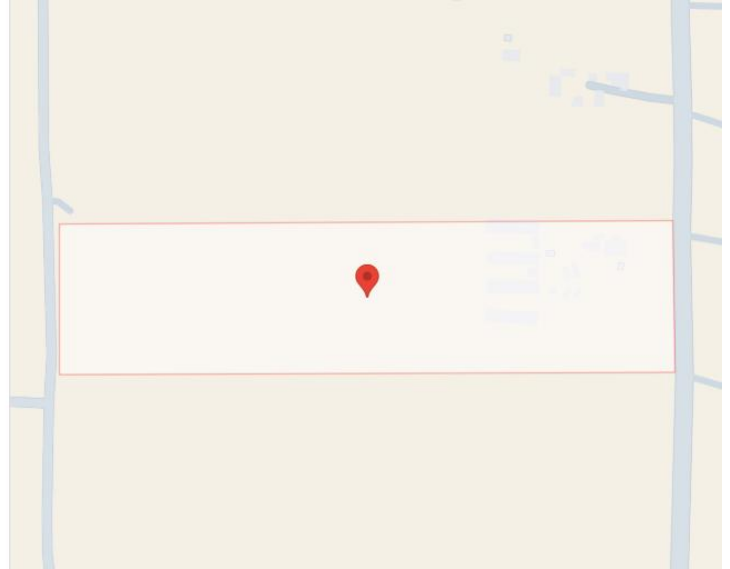
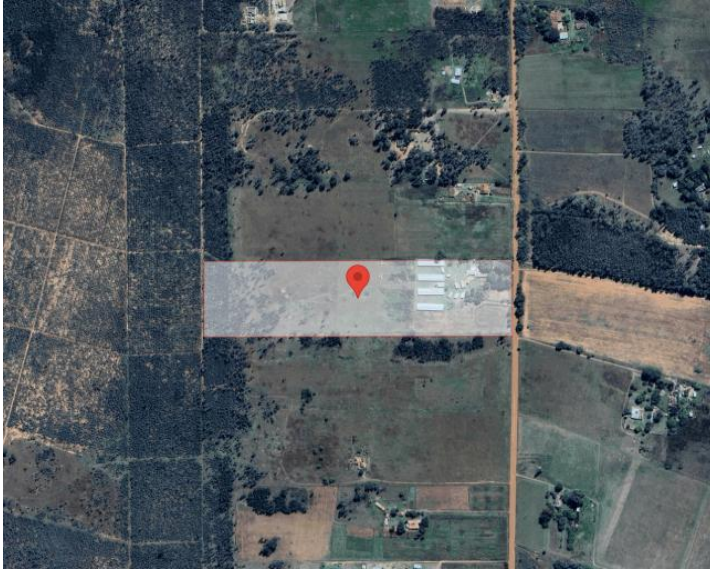
4. Licence and Review Period

- 4.1 This licence is valid for a period of twenty (20) year(s) from the date of issuance and it may be reviewed at intervals of not more than five (5) years.

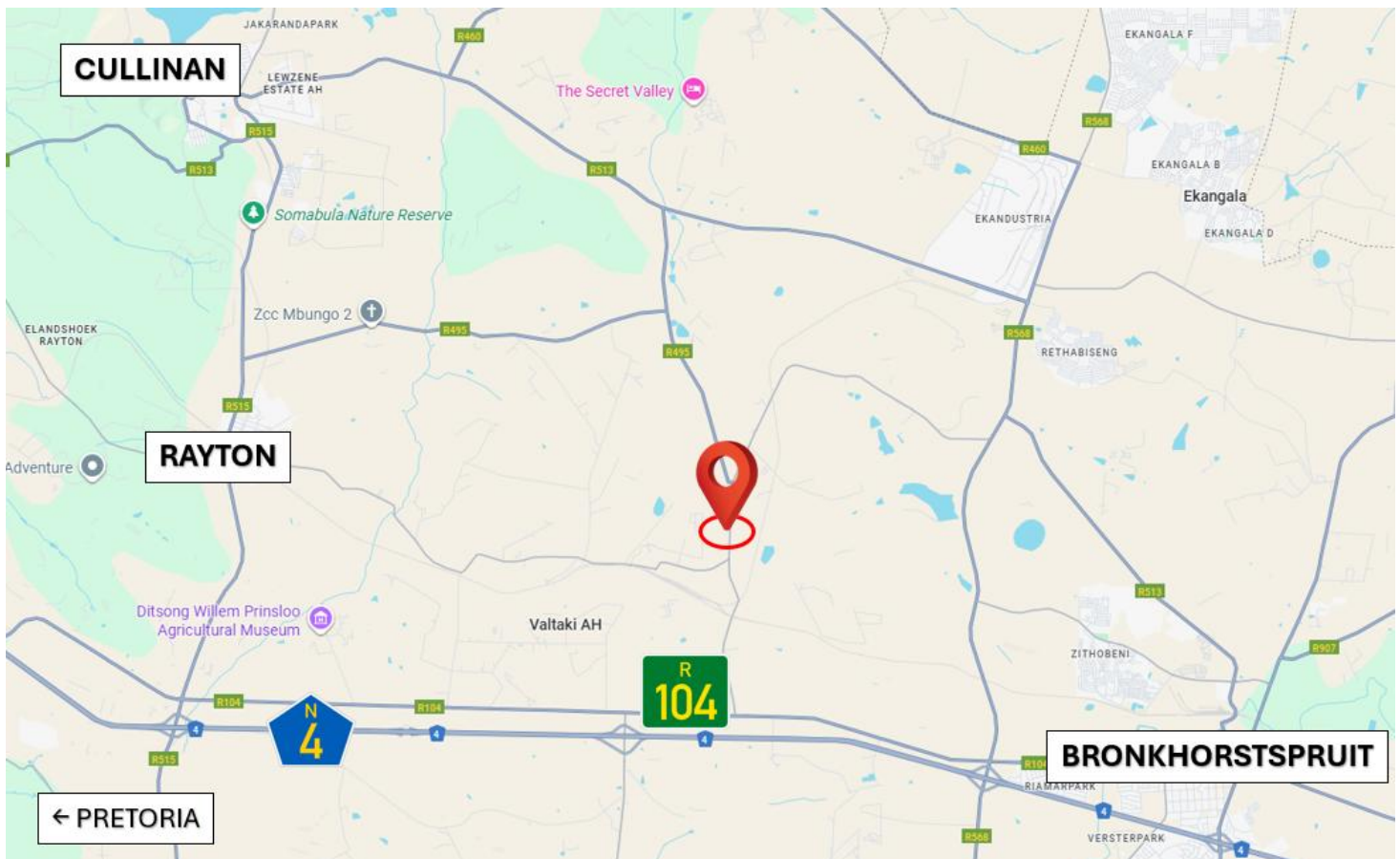
CSG



Map



GPS Co-Ordinates 25°45'28.0"S 28°38'21.0"E
-25.757778, 28.639167



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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