

INFORMATION PACK

FOR

8.5Ha PRIME LAND NEAR COPPERLEAF CENTURION GROWTH NODE

PORTION 188 OF FARM KNOPJESLAAGTE 385 - JR, MNANDI



ON SITE AUCTION – Thursday, 23 October 2025 @ 11h00 Dehan 073 154 1745 | dehan@bideasy.co.za



Property Information

Title Deed Information –

PORTION 188 OF FARM KNOPJESLAAGTE 385, GAUTENG – JR

Title Deed: T86050/2003

Known As: INGWE AIRFIELD, STAND 188, KNOPJESLAAGTE 385, MNANDI

Extent: 8.5653Ha

Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY

Registration Division: JR

Province: GAUTENG

VAT Status: The Seller IS registered for VAT

Zoning: AGRICULTURAL

Property Description

This **8.5653Ha property presents a rare opportunity** to secure land in the **rapidly expanding Centurion–Midrand growth region**. Ideally located near the N14 and R114, the property has **excellent accessibility** close to Copperleaf Golf Estate and Copperleaf Pinnacle College.

The land is adaptable and well-suited to a range of potential uses. The size and setting make it ideal for small-scale farming, equestrian activities, or lifestyle living, while its strategic **position also lends itself to rezoning and future development**.

The surrounding area reflects the strong growth dynamics of the region, with a mix of agricultural smallholdings, established residential estates, and ongoing development projects, particularly toward Midrand, Blue Hills, and Centurion. **Prominent commercial and industrial nodes**, including retail centers, logistics hubs, and corporate offices, are located within easy reach, further enhancing the property's value as a strategic investment.

With its central position between Johannesburg and Pretoria, the property lies at the heart of one of Gauteng's most dynamic development hubs. It offers exceptional potential for investors, developers, or individuals seeking to secure versatile landholding that combines immediate use with long-term value.

The current infrastructure includes:

- Large steel and net structures that were utilized as aircraft hangars.
- Enclosed entertainment areas with boma.
- Warehouse and workshops
- Old Farmhouse
- Borehole with Water Tanks.

Rates & Taxes: ± R1,428.37



Aerial Photos



All lines for illustration purposes only

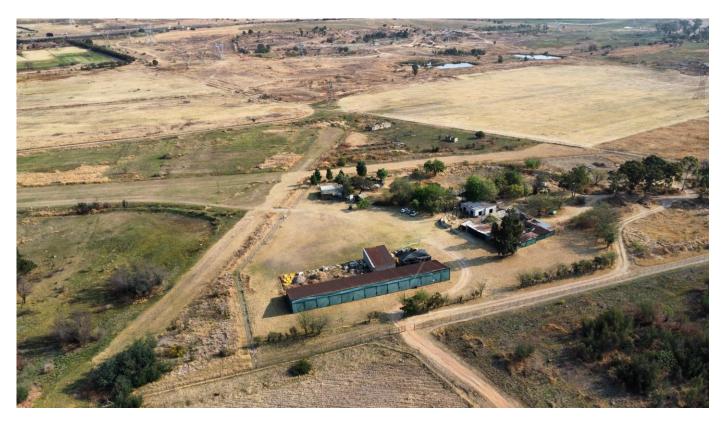


Yellow dotted lines illustrate access roads to the property



Aerial Photos - Infrastructure







Photos























GPS Co-Ordinates 25°53'44.0"S 28°03'11.4"E -25.895543, 28.053178





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

Disclaimer

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