

INFORMATION PACK

FOR

WEDDING AND FUNCTION VENUE IN MULDERSDRIFT

SOLD LOCK, STOCK & BARREL

PLOT 150(RE), NOOITGEDACHT, MULDERSDRIFT



ON-SITE AUCTION – Wednesday, 12 November 2025 @ 11h00
Dehan 073 154 1745 | dehan@bideasy.co.za
www.bideasy.co.za

Property Information

Title Deed Information –

PORTION 150 (RE) OF FARM NOOITGEDACHT 534, GAUTENG – JQ

Title Deed: T3207/1982

Extent: 8.9936 Ha

Local Authority: MOGALE CITY LOCAL MUNICIPALITY

Registration Division: JQ

Province: GAUTENG

VAT Status: The seller is NOT registered for VAT

Zoning: AGRICULTURAL

Property Description

This **8.9Ha agricultural holding** in Muldersdrift presents an **exceptional investment opportunity** and has immense potential as an **income-generating wedding and function venue**.

Operated as a fully equipped, established **self-catering venue**, the property combines rustic charm with natural beauty, offering the ideal foundation for a successful hospitality or event-based enterprise.

Set amid lush gardens and sweeping countryside views, the property exudes tranquillity and rural appeal while maintaining convenient access to the city.

Located near the **Cradle of Humankind** node, it lies just **20 minutes from Fourways** and approximately **40 minutes from Pretoria**, offering the perfect setting for weddings, private functions, corporate retreats, and weekend getaways.

VENUE AND FACILITIES

The property offers complete and versatile infrastructure to host a variety of functions and events.

Key features include:

- **Reception Hall (Lavender Hall):** A beautifully designed indoor reception space with an adjoining patio covered by a stretch tent, seamlessly connecting to the landscaped gardens. The hall can accommodate up to **100 guests** and provides an elegant indoor–outdoor flow ideal for both intimate and medium-sized gatherings.
- **Chapel:** A modern, glass-fronted structure with panoramic bush views. The chapel seats **up to 100 guests**.
- **Catering Facilities:** A fully equipped **self-catering kitchen**.

- **Guest Amenities:** Ample restrooms with a baby-changing station.
- **Children's Area:** A dedicated play zone featuring a jungle gym, swings, slide, and children's composite benches—enhancing the venue's appeal for family-friendly events.
- **Power and Security:** An **8 kVA diesel generator**, full **perimeter walling**, **electric fencing**, **CCTV cameras**, and a **solar-powered gate motor and energizer** ensure operational efficiency and security.
- **Water:** Borehole situated between the chapel and the self-catering rooms.

KIDS VENUE

There is an intimate **kiddies' and family venue** for kids' events or daily outings, which is approximately **80% complete**, presenting an additional income opportunity.

Existing features include:

- A fully built structure with **restrooms**.
- **Partly furnished interiors**.
- **Outdoor play facilities**, including a jungle gym, slide, and swings.

This extension provides significant potential to expand into **children's parties**, **family events**, or small-group functions.

ACCOMMODATION

The **self-catering accommodation** offers comfortable and practical lodging for up to **18 guests**, ideal for bridal parties, event guests, or weekend visitors, including:

- A large **Executive Bridal Suite** that is an ideal pre-wedding venue with stunning views.
- **4 × Standard/Family Units:** Each sleeps up to 4 guests and includes an ensuite bathroom.

Each unit includes:

- A gas shower.
- Kitchenette with a gas kettle, bar fridge, and microwave.
- TV and solar emergency lighting.
- Private patios with outdoor seating.

BUSINESS MODEL AND INCOME POTENTIAL

The property operates as a **self-catering, exclusive-use venue**, allowing full flexibility for both guests and operators. The venue comfortably accommodates **80–100 guests** and includes all essential event infrastructure such as tables, chairs, cutlery, and crockery.

Due to the nature of this business, it is not time-intensive and is managed **off-site**. Cleaning and security are the only services supplied by the current owner.

There is **strong potential for increased returns through accommodation bookings, weddings, corporate events, kids venue development, and partnerships with preferred suppliers.** The property's versatile layout, family-friendly amenities, and serene countryside setting create strong market appeal within the growing Muldersdrift events and tourism corridor.

BOOKINGS AND CONTINUITY

The property is **fully booked for 2025**, with existing reservations and revenue streams already in place. To date of publishing, there are 16 confirmed bookings for 2026, ensuring continued income and operational continuity.

LOCATION AND ACCESSIBILITY

Ideally situated near **Lanseria International Airport**, the **N14 highway**, and major amenities, the property offers an excellent balance between accessibility and seclusion. Its prime location near the **Cradle of Humankind** node ensures ongoing demand from both local and destination-event markets.

With its established infrastructure, proven income model, and strong demand for countryside event venues, this property represents an outstanding opportunity for investors or lifestyle buyers seeking to expand into the **hospitality and events sector**.

The combination of operational flexibility, natural beauty, and prime positioning makes it a rare and valuable acquisition within one of Gauteng's most desirable tourism destinations.

Rates & Taxes: ± R560.00

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



Aerial Photos

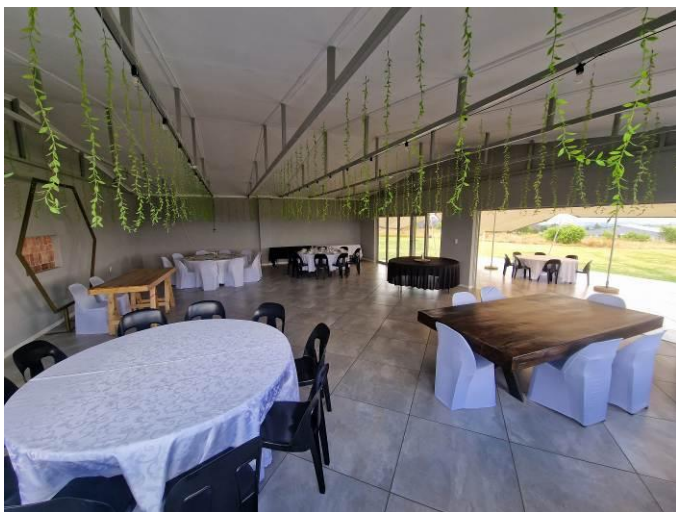
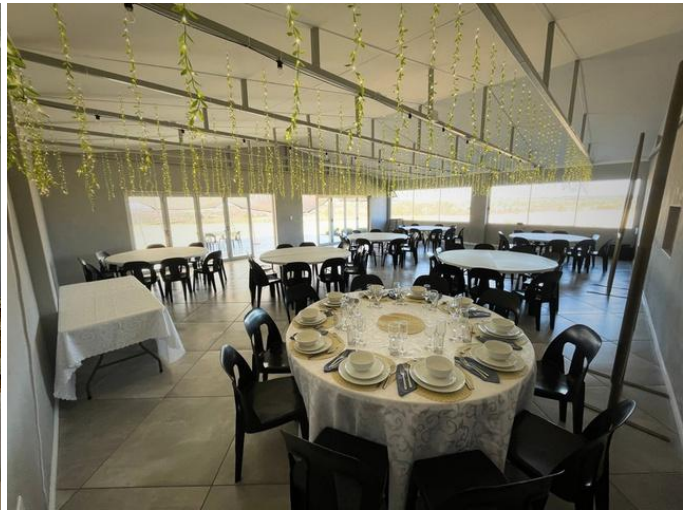


Photos – Chapel



Photos – Reception (Lavender Hall)





Photos - Kitchen



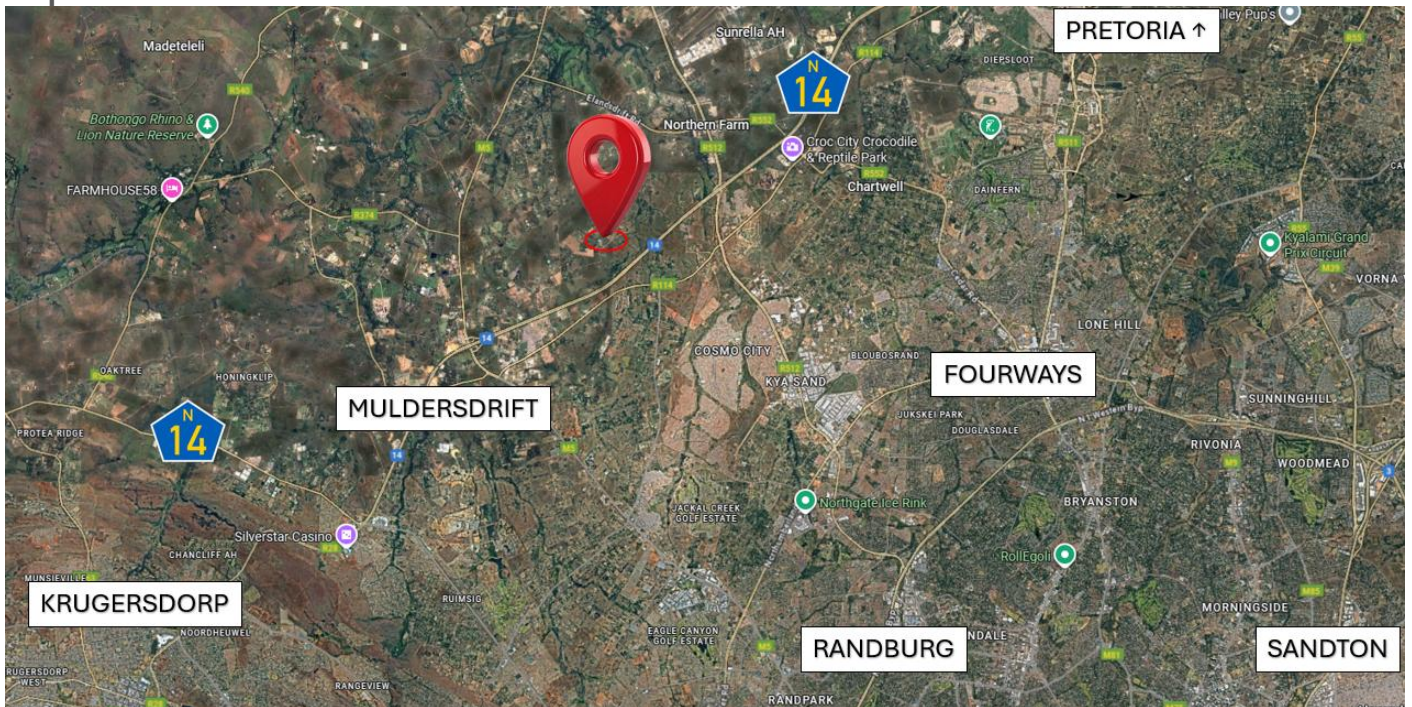
Photos - Accommodation



CSG



Map



GPS Co-Ordinates 25°59'37.1"S 27°53'47.1"E
-25.993644, 27.896413

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:

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