

INFORMATION PACK

FOR

2Ha PLOT MOOILANDE 4 BED COUNTRY HOME & 4 GUEST SUITES

79 ELEVENTH ROAD, MOOILANDE AH, VEREENIGING



ON SITE AUCTION – Tuesday, 2 December 2025 @ 11h00
Pieter Beukes 082 5757 302 | pbeukes@bideasy.co.za

Property Information

Title Deed Information –

PTN 0 OF MOOILANDE AGRICULTURAL HOLDING 79, GAUTENG – IR
Known As: 79 ELEVENTH ROAD, MOOILANDE AH, VEREENIGING
Title Deed: T128181/2006
Extent: 2.0215Ha
Local Authority: MIDVAAL LOCAL MUNICIPALITY
Registration Division: IR
Province: GAUTENG
VAT Status: The seller is NOT registered for VAT
Zoning: AGRICULTURAL WITH CONSENT GRANTED FOR A GUESTHOUSE / BED AND BREAKFAST

Property Information

Nestled in the picturesque Mooilande area, just ± 5.5 km from Three Rivers and ± 10.5 km from Meyerton, this 2.015Ha estate perfectly blends tranquil country living with **exceptional investment potential**. With **consent obtained for a guesthouse or bed and breakfast**, the property presents a unique opportunity to combine hospitality, tourism, and future development — all within one versatile estate, while being close to all the amenities that Vereeniging has to offer.

Surrounded by sweeping country views, the property currently operates as a **guest accommodation venue (B&B)**, offering an inviting retreat for visitors seeking peace and natural beauty—while remaining conveniently accessible from major transport routes.

The property offers a **versatile mix of accommodation options suited for both short- and long-term guests with access from the R42**.

At the heart of the estate, the main house includes 4 bedrooms and 3 bathrooms (two ensuite). Two of the bedrooms feature private entrances and external staircases, offering flexibility for independent use. Expansive open-plan living areas flow into a fully equipped kitchen with a central island and scullery, while a pajama lounge opens onto a balcony with stairs—perfect as an office or relaxation space.

Further accommodation comprises **2 private guest suites**, each offering a spacious bedroom with an ensuite bathroom, an outdoor seating area, and a dedicated carport—perfect for guests seeking comfort and seclusion. One of the suites also includes a loft that can serve as an additional bedroom. There is a separate staff room with a bathroom located above the other guest suite. Enhancing the character of the property are **2 uniquely designed luxury tented suites**, each with ensuite facilities and a private patio, providing a distinctive and tranquil retreat experience. These 4 guest suites are sold fully furnished.

Outdoor amenities include a swimming pool, breakfast lapa with built-in braai, and multiple boma and braai areas, ideal for gatherings or quiet evenings in nature.

The estate is self-sufficient, with a **borehole**, **dedicated sewage plant**, and **eco-friendly water systems**. The property is fitted with 3-phase electricity from Eskom. Additional features include **horse stables**, perfect for equestrian or eco-tourism activities.

Security includes an **electric fence**, a **monitored alarm system**, and **CCTV**, ensuring peace of mind.

With its combination of fully equipped lodge facilities and flexible accommodation, the property is ideal for boutique retreats, corporate events, weddings, or future expansion.

Rates & Taxes: ± R2,284.51 p/m

Property Description

Main House

- 4 Bedrooms (2 ensuite)
- 3 Bathrooms
- Kitchen
- Pantry
- Scullery
- Living Areas
- Pajama Lounge / Study
- Double Garage

Additional Features

- Borehole
- Horse Stables
- Eco-Friendly Water System
- Sewage Plant
- Excellent Security

Communal Areas

- Lapa with Built-in-Braai (enclosed)
- Swimming Pool
- Boma Area
- Garden

Guest Suites x 2

- 1 Bedrooms
- Ensuite Bathroom
- Outside Seating Area
- Carport

Tented Suites x 2

Each equipped with:

- 1 Bedroom
- Ensuite Bathroom
- Patio



Aerial



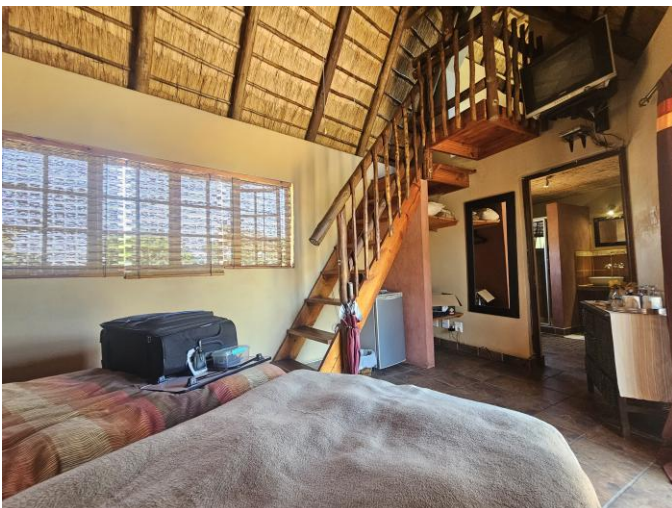
Photos – Main House







Photos – Guest Suites





Photos – Tented Suites





Photos – Lapa & Stables



Zoning Certificate

 MIDVAAL LOCAL MUNICIPALITY	Midvaal Local Municipality PO Box 9, Meyerton, 1960 Tel: 016 360 7400 Fax: 016 360 7519 www.midvaal.gov.za
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E-mail: mashudun@midvaal.gov.za

DEVELOPMENT AND PLANNING

Inquiries: M Nematswerani
Reference: 15/1/6

TO WHOM IT MAY CONCERN

ZONING CERTIFICATE

1. **PROPERTY DESCRIPTION:** Holding 79 Mooilande Agricultural Holdings
2. **APPLICABLE SCHEME:** Midvaal Land Use Scheme, 2023
3. **USE ZONE:** "Agriculture"
4. **USES PERMITTED:** Agricultural Building, Agricultural Uses, Commercial Farm, Conservation Areas, Cultivation Shed, Dwelling House, Farm Stall, Greenhouse, Government Purposes, Municipal use, Nature Reserve, Prayer Room, Street and subsistence farming. With consent granted for a guest house/bed and breakfast.

Consent use condition:

The property must be excised prior to exercising of the bed and breakfast.

5. **DEVELOPMENT CONTROLS:**
 - Height – 2 storeys.
 - Coverage – 10%.
 - FAR – As approved by the municipality.
 - Density – One dwelling per property.

6. **BUILDING LINE RESTRICTIONS:** Street: 10 m
Sides and rear: 5 m

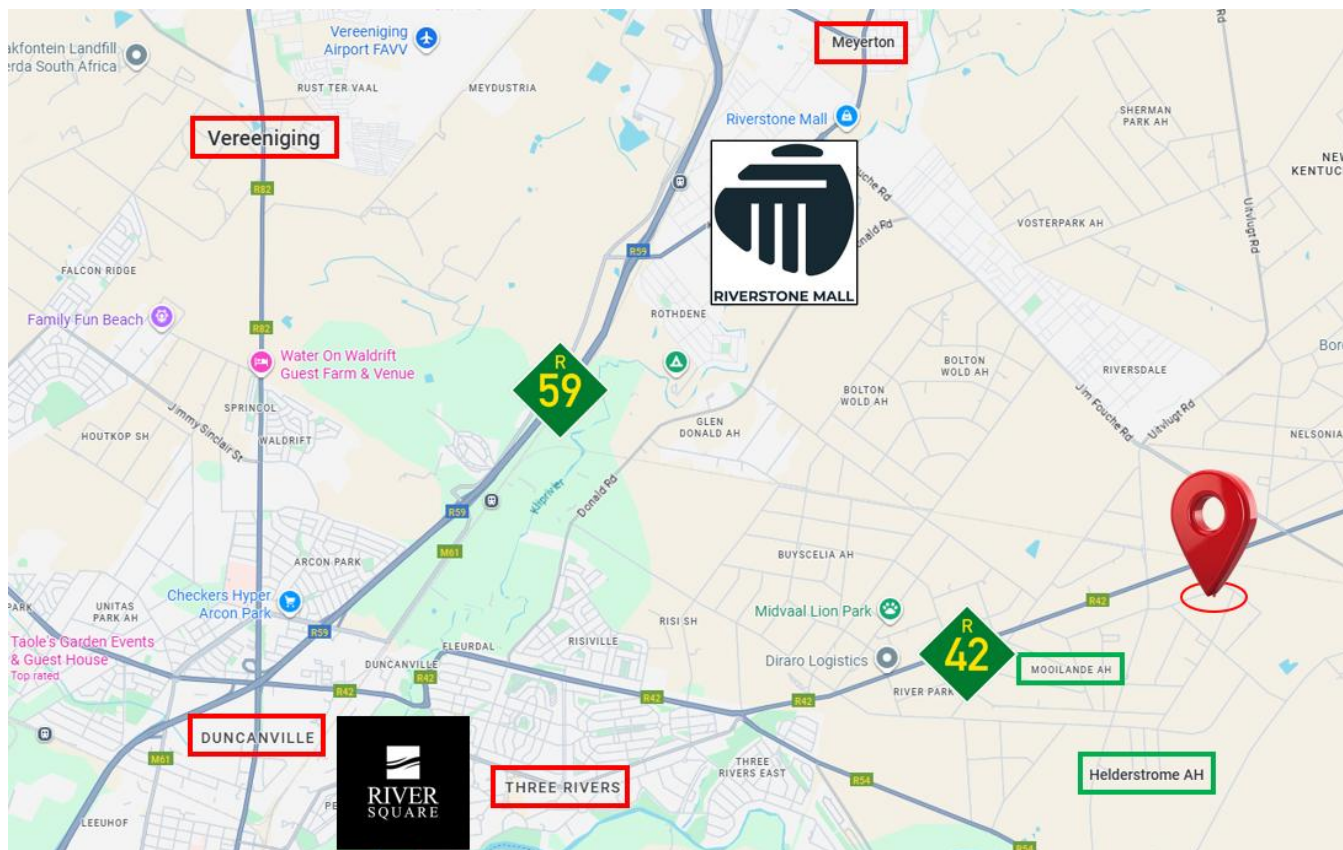
(Title Deed to be checked for any restrictions contained in conditions)
No building work shall be approved within any servitude area.

Yours faithfully



Pp _____
KATLEGO MOKWENA
EXECUTIVE DIRECTOR: DEVELOPMENT AND PLANNING
DATE: 06 JUNE 2025

Map



GPS Co-Ordinates 26°38'16.4"S 28°04'03.3"E
-26.637901, 28.067577

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 Beukes

082 5757 302 / pbeukes@bideasy.co.za

Disclaimer

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