

INFORMATION PACK

FOR

DECEASED ESTATE

42Ha PRIME DEVELOPMENT LAND MOOIKLOOF

******* MUST SELL *******



AUCTION DATE – Wednesday, 11 March 2026 @ 11h00

**AUCTION VENUE – THE CAPITAL MENLYN MAINE
(194 BANCOR AVE, WATERKLOOF GLEN, PRETORIA)**

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

Property Information

Title Deed Information –

LOT 1

PORTION 687 OF THE FARM RIETFONTEIN 375 - JR	
Known As:	PORTION 687 OF THE FARM RIETFONTEIN 375 - JR
	BLESBOK STREET, GARSFONTEIN ROAD, MOOIKLOOF
Title Deed:	T4860/2005
Extent:	4.2827Ha
Rates & Taxes:	± R3,125.00

PORTION 688 OF THE FARM RIETFONTEIN 375 - JR	
Known As:	PORTION 688 OF THE FARM RIETFONTEIN 375 - JR
	BLESBOK STREET, GARSFONTEIN ROAD, MOOIKLOOF
Title Deed:	T4861/2005
Extent:	4.2827Ha
Rates & Taxes:	± R3,125.00

PORTION 689 OF THE FARM RIETFONTEIN 375 - JR	
Known As:	PORTION 689 OF THE FARM RIETFONTEIN 375 - JR
	BLESBOK STREET, GARSFONTEIN ROAD, MOOIKLOOF
Title Deed:	T4862/2005
Extent:	4.2827Ha
Rates & Taxes:	± R459.00

PORTION 690 OF THE FARM RIETFONTEIN 375 - JR	
Known As:	PORTION 690 OF THE FARM RIETFONTEIN 375 - JR
	BLESBOK STREET, GARSFONTEIN ROAD, MOOIKLOOF
Title Deed:	T4863/2005
Extent:	4.2827Ha
Rates & Taxes:	± R3,171.00

Total Extend (Combined): 17.1308Ha
Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Registration Division: JR
Province: GAUTENG
VAT Status: The Seller is NOT registered for VAT
Zoning: AGRICULTURAL

LOT 2

PORTION 664 OF THE FARM RIETFontein 375 - JR	
Known As:	PORTION 664 OF THE FARM RIETFontein 375 - JR
	BLESBOK STREET, MOOIKLOOF
Extent:	6.8712Ha
Rates & Taxes:	± R4,883.00

PORTION 671 OF THE FARM RIETFontein 375 - JR	
Known As:	PORTION 671 OF THE FARM RIETFontein 375 - JR
	BLESBOK STREET, MOOIKLOOF
Extent:	5.5198Ha
Rates & Taxes:	± R3,980.00

Total Extend (Combined): 12.391Ha
Title Deed: T38577/2016
Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Registration Division: JR
Province: GAUTENG
VAT Status: The Seller is NOT registered for VAT
Zoning: AGRICULTURAL



LOT 3

PORTION 681 OF THE FARM RIETFontein 375 - JR	
Known As:	PORTION 681 OF THE FARM RIETFontein 375 - JR 2017 ELAND STREET, MOOIKLOOF
Title Deed:	T16812/2004
Extent:	4.2827Ha
Rates & Taxes:	± R1,465.00

PORTION 746 OF THE FARM RIETFontein 375 - JR	
Known As:	PORTION 746 OF THE FARM RIETFontein 375 - JR 2077 ELAND STREET, MOOIKLOOF
Title Deed:	T2034/2006
Extent:	4.5665Ha
Rates & Taxes:	± R2,002.00

PORTION 683 OF THE FARM RIETFontein 375 - JR	
Known As:	PORTION 683 OF THE FARM RIETFontein 375 - JR 2082 ELAND STREET, MOOIKLOOF
Title Deed:	T16814
Extent:	4.2827Ha
Rates & Taxes:	± R1,685.00

Total Extend (Combined): 13.1319Ha
Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Registration Division: JR
Province: GAUTENG
VAT Status: The Seller is NOT registered for VAT
Zoning: AGRICULTURAL



Property Description

PRIME DEVELOPMENT OPPORTUNITY IN MOOIKLOOF AREA – GARSFONTEIN ROAD (M30)

Mooikloof is undergoing a major transformation from a quiet, high-end residential pocket into a massive, integrated "Smart City" node. This shift is anchored by the Mooikloof Mega City development and a multi-million rand overhaul of Garsfontein Road.

There is massive capital inflow: The R84-billion Mooikloof Mega City project is a public-private partnership that effectively "**de-risks**" the area. When the government gazettes a region as a SIP, it guarantees prioritised bulk service delivery (water, power, roads).

Land near the Smart City is likely to benefit from more favourable mixed-use zoning approvals as the city of Tshwane seeks to support the new economic node. Specialized commercial stands on Garsfontein Road are currently projected to potentially double in value within two years as the development process matures.

The area is being positioned to house up to 50,000 new families. This creates **a massive secondary market for peripheral services**, including private schools, medical facilities, and niche retail centers, which developers can capitalise on.

Infrastructure-Led appreciation due to Road upgrades traditionally trigger "skyrocketing" land values. The current R500m+ upgrade to Garsfontein Road and new arterial links (like the K147) will drastically improve connectivity to Menlyn and the N1, making the land significantly more valuable for both residential and commercial use.

Future Strategic Considerations

Purchasing current or future development land in the Mooikloof/Garsfontein Road area makes considerable financial sense, primarily due to the unprecedented infrastructure injection and the area's transition into a Strategic Integrated Project (SIP) node. Buy early for maximum Yield. Profits are historically highest for those who secure land or "off-plan" units/stands before the final phases of a mega-project are completed.

Positioned along the **highly sought-after Garsfontein Road (M30) corridor**, these development stands offer a rare opportunity to secure land in one of Pretoria East's fastest-growing and most desirable development zones.

VENDU ROLL

LOT 1

Lot 1 comprises 4 vacant stands **ideally positioned adjacent to Garsfontein Road (M30)**:

- Each stand measures 4.2827Ha

Combined extent of 17.1308Ha developable land.

LOT 2

Lot 2 consists of 2 large vacant stands adjoining Country View Estate:

- Stand 664: 6.8712Ha
- Stand 671: 5.5198Ha

Combined extent of 12.391Ha developable land.

LOT 3

Lot 3 comprises 3 vacant stands:

- Stands 681 & 683: 4.2827Ha each
- Stand 746: 4.5665Ha

Combined extent of 13.1319Ha of developable land.

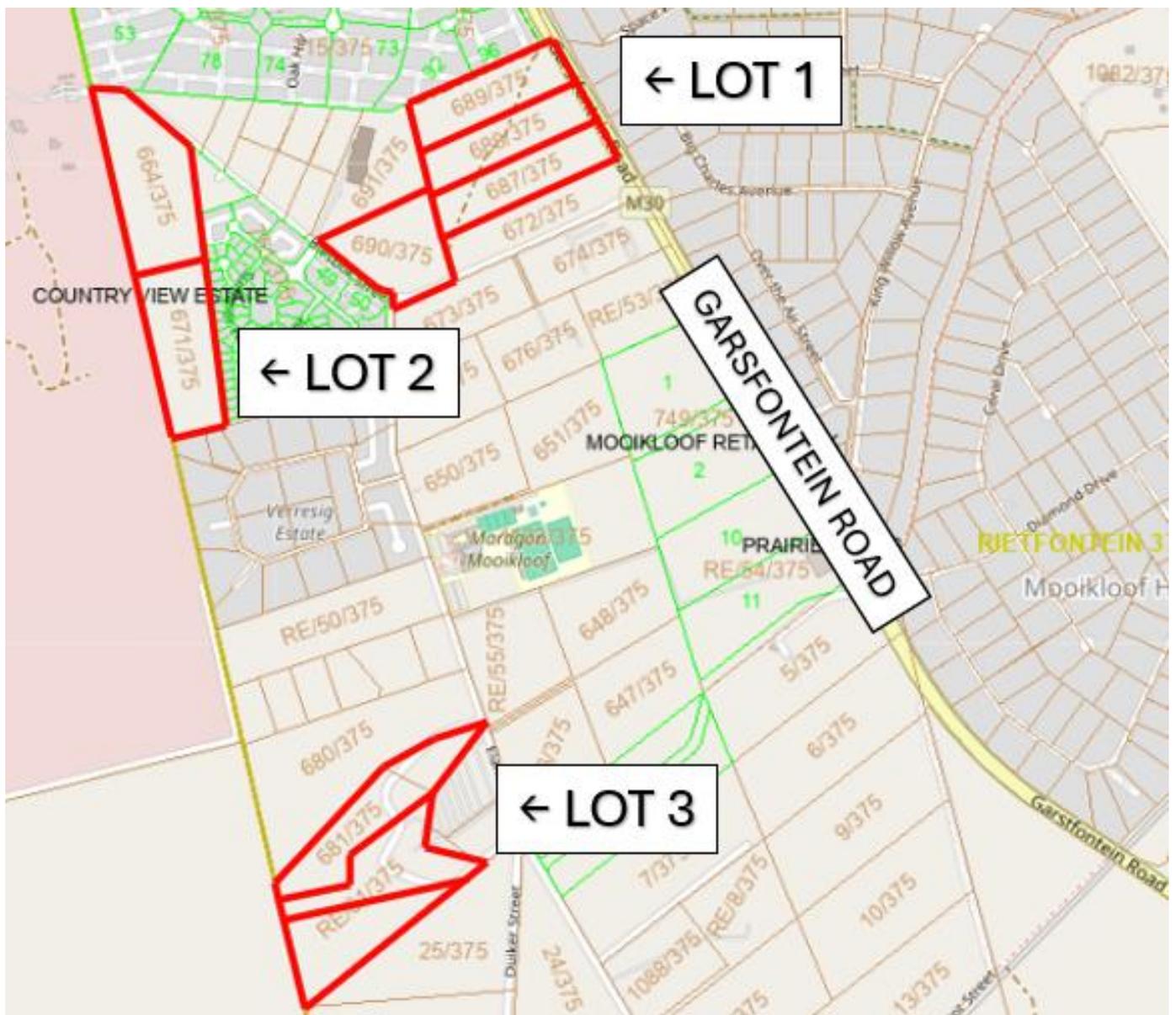
LOT 4

Lot 4 comprises Lots 1, 2, and 3 offered together as a single package.

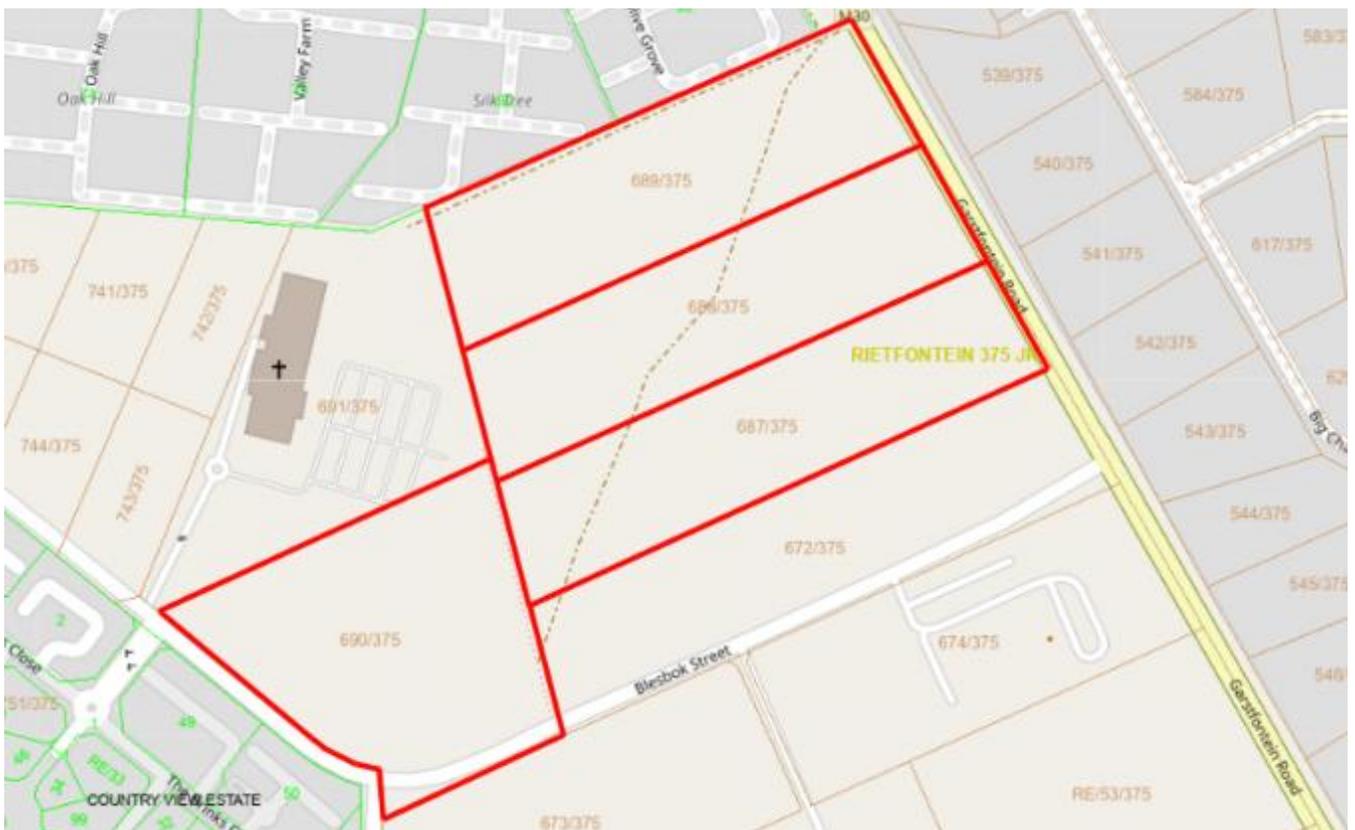
The combined extent totals 42.6537Ha developable land, strategically located with excellent access and strong development potential.

Surrounded by established estates and benefiting from strong ongoing development momentum, this area is expanding rapidly and offers substantial long-term future growth prospects.

These stands enjoy excellent proximity to major routes, Mooikloof, and Country View Estate, making them ideal for future residential development, lifestyle or equestrian estates, small-scale farming, or strategic long-term investment holding.



LOT 1 (PORTION 687, 688, 689 & 690 OF THE FARM RIETFontein 375 – JR)

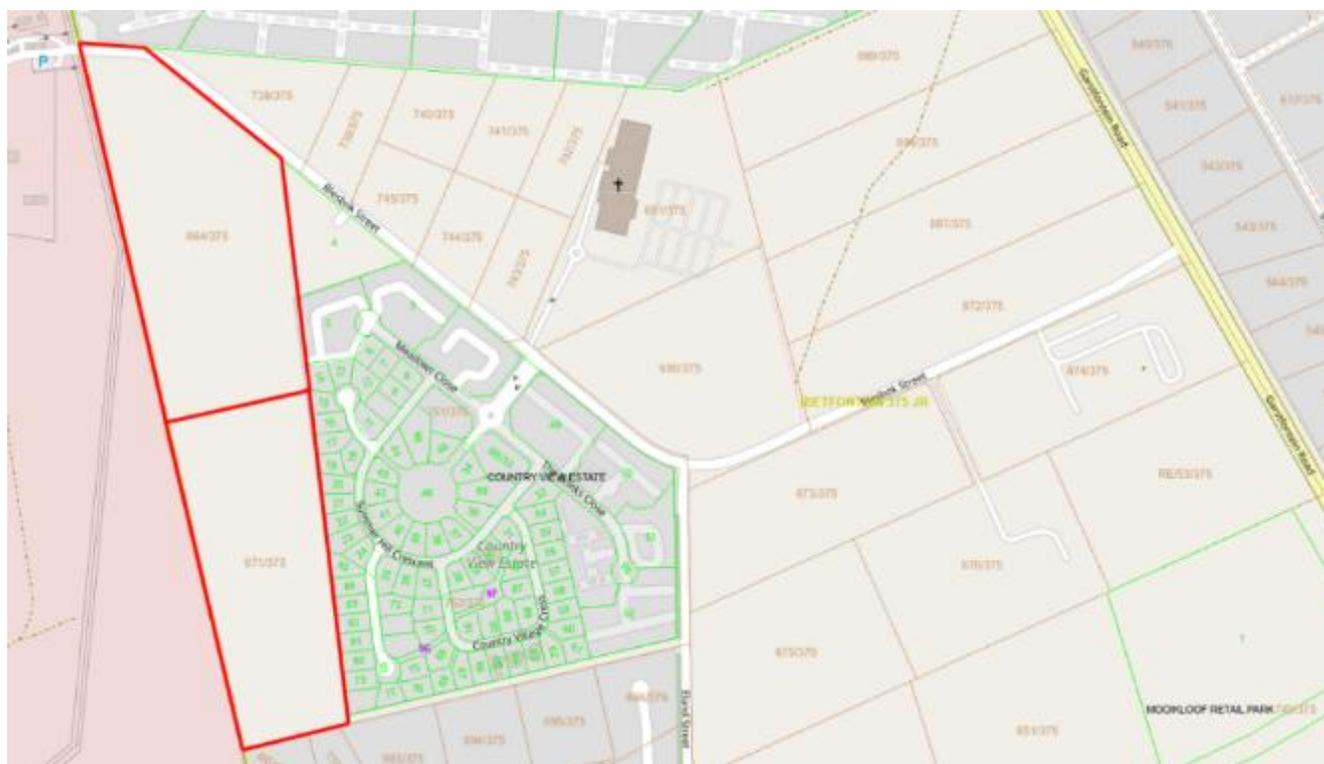


Aerial Photo



GPS Co-Ordinates 25°50'55.9"S 28°19'40.7"E
-25.848851, 28.327978

LOT 2 (PORTION 664 & 671 OF THE FARM RIETFontein 375 – JR)

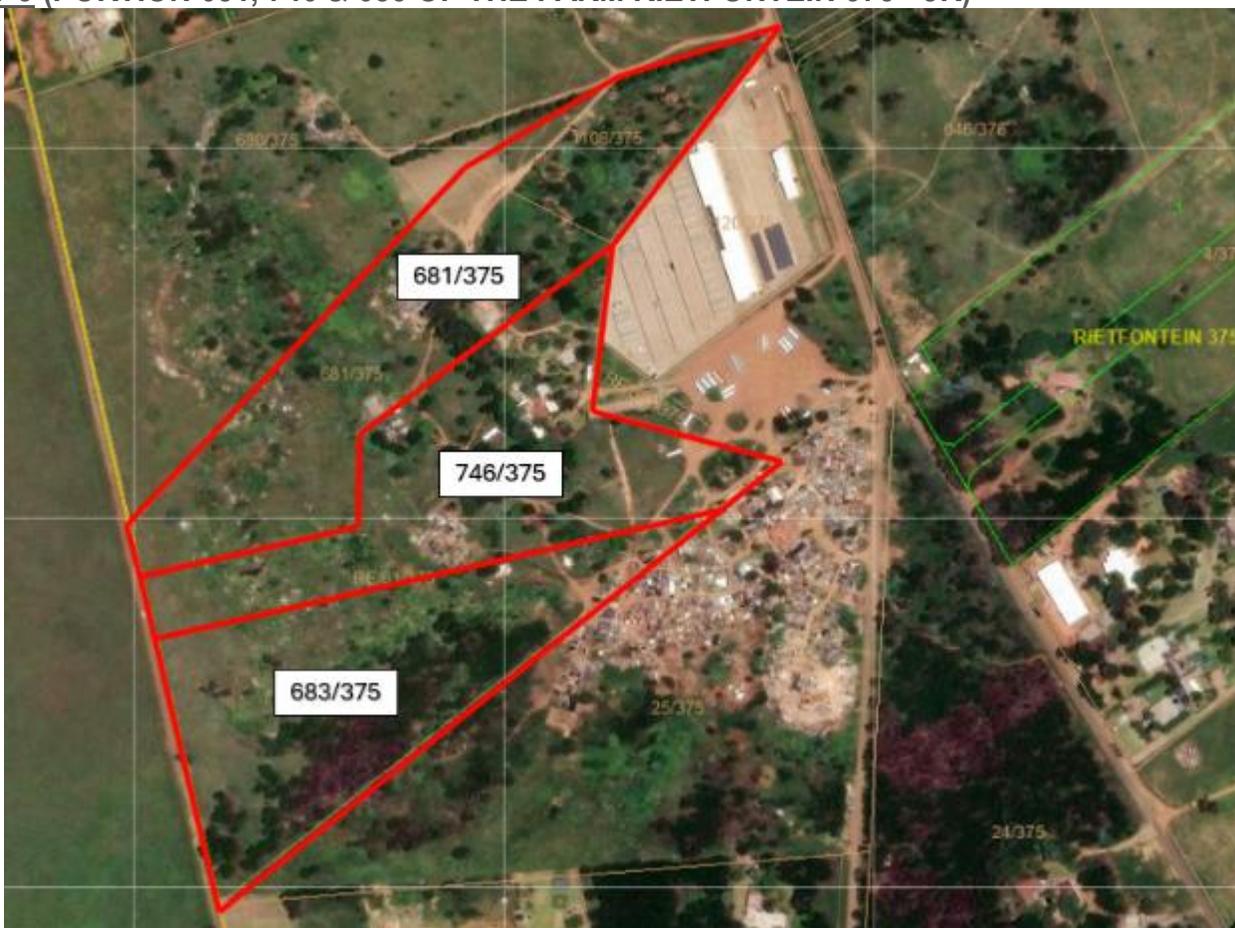


Aerial Photo



GPS Co-Ordinates 25°51'11.3"S 28°19'14.3"E
-25.853128, 28.320629

LOT 3 (PORTION 681, 746 & 683 OF THE FARM RIETFontein 375 - JR)



Aerial Photo



GPS Co-Ordinates 25°51'41.4"S 28°19'35.2"E
-25.861489, 28.326452

Map



GIS



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

Whilst all reasonable care has been taken to provide accurate information, neither BidEasy Auctions, nor the Seller/s guarantee the correctness of the information, provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to the negligence or otherwise of BidEasy Auctions or the Sellers or any other person. The Consumer Protection Regulations as well as the Rules of Auction and Conditions of Sale can be viewed at www.bideasy.co.za or at 105 Dely Rd, Ashlea Gardens, Pretoria, 0081.

The Rules of Auction and Conditions of Sale/ Deed of Sale contain the registration requirements if you intend to bid on behalf of another person or an entity. The above lots are all subject to a reserve price and the sale by auction is subject to a right to bid by or on behalf of the owner or auctioneer. All Terms & Conditions apply. BidEasy reserves right to remove / add assets / lots without notice before or on auction day.