

# INFORMATION PACK

FOR

# 2.8Ha PLOT

## 5 BED FAMILY HOME & 2 FLATS

### ARABLE FARMLAND

22 BICKLE ROAD, HELDERBLOM, KRUGERSDORP



**ON SITE AUCTION – Thursday, 19 March 2026 @ 11h00**

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## Property Information

Title Deed Information –

### HOLDING 22 OF HELDERBLOM AGRICULTURAL HOLDINGS, GAUTENG – IQ

Title Deed:	T76021/2001
Known As:	22 BICKLE ROAD, HELDERBLOM, KRUGERSDORP
Extent:	2.8130 Ha
Local Authority:	MOGALE CITY LOCAL MUNICIPALITY
Registration Division:	IQ
Province:	GAUTENG
VAT Status:	The Seller is NOT Registered for VAT
Zoning:	AGRICULTURAL

## Property Description

This well-developed  $\pm 2.8$  Ha smallholding is located in Helderblom – Tarlton, Krugersdorp, with convenient access to the R24 (Rustenburg Road) and just 10.5 km (approximately 11 minutes) from Krugersdorp CBD. The property combines peaceful country living with excellent connectivity, offering a versatile opportunity for lifestyle buyers, investors, or small-scale farming.

The property offers **multiple residential dwellings, established infrastructure, and significant agricultural opportunities.**

Approximately  $\pm 2$  Ha of open land provides excellent potential for grazing, crop cultivation, orchards, tunnels, or other small-scale farming ventures. The established gardens feature spacious lawns, mature trees, and landscaped surroundings, creating an attractive and functional outdoor environment.

Practical outbuildings and infrastructure enhance both residential comfort and farming functionality, including:

- Garage for 4 vehicles
- Carport parking for approximately 5 vehicles
- 2 x Storerooms
- Garden shed
- Wendy house
- Livestock pen

The property is equipped with a borehole water supply and a water pump to meet modern living requirements.

Currently, the property **generates rental income of approximately  $\pm R12,750$  per month**, adding immediate investment value.

## Main Residence

The main home is generously proportioned and designed for flexible living. It offers 5 bedrooms, 2 bathrooms, two living areas, an open-plan dining area, a spacious kitchen with ample cupboard space, and a separate laundry room.

The layout allows the residence to function either as one large family home or to be configured into two separate living sections, providing excellent versatility for extended family accommodation or rental income.

## Cottage 1

The first garden cottage comprises 3 bedrooms, 2 bathrooms, an open-plan lounge and dining area, and a spacious kitchen. This dwelling is ideal for extended family, guest accommodation, or rental income generation.

## Cottage 2

The second cottage, partially integrated with the main residence, offers 1.5 bedrooms, 1 bathroom, a lounge, a kitchen, and a private garden area. This additional unit further enhances the property's multi-dwelling appeal and income-producing potential.

### Main House

- 5 Bedrooms
- 2 Bathrooms
- Kitchen
- 2 Lounges
- Dining Room
- Separate Laundry Room

### **Garden Cottage 1** (partially integrated with the main residence)

- 3 Bedrooms
- 2 Bathrooms
- Open-plan Lounge and Dining Area
- Spacious Kitchen

### **Garden Cottage 2**

- 1.5 Bedrooms
- 1 Bathroom
- Lounge
- Kitchen
- Private Garden Area

### **Outbuildings & Infrastructure**

- Garage accommodating 4 vehicles
- Carport parking for ±5 vehicles
- 2 x Storerooms  
(one indoor, one freestanding)
- Garden Shed
- Wendy House
- Livestock pen
- Enclosed Vegetable Garden with Netting
- Water Pump
- Borehole

## Aerial Photos



Photos – Main House





Photos – Cottage 1





Photos – Cottage 2





Photos – Livestock Pen & Farmland

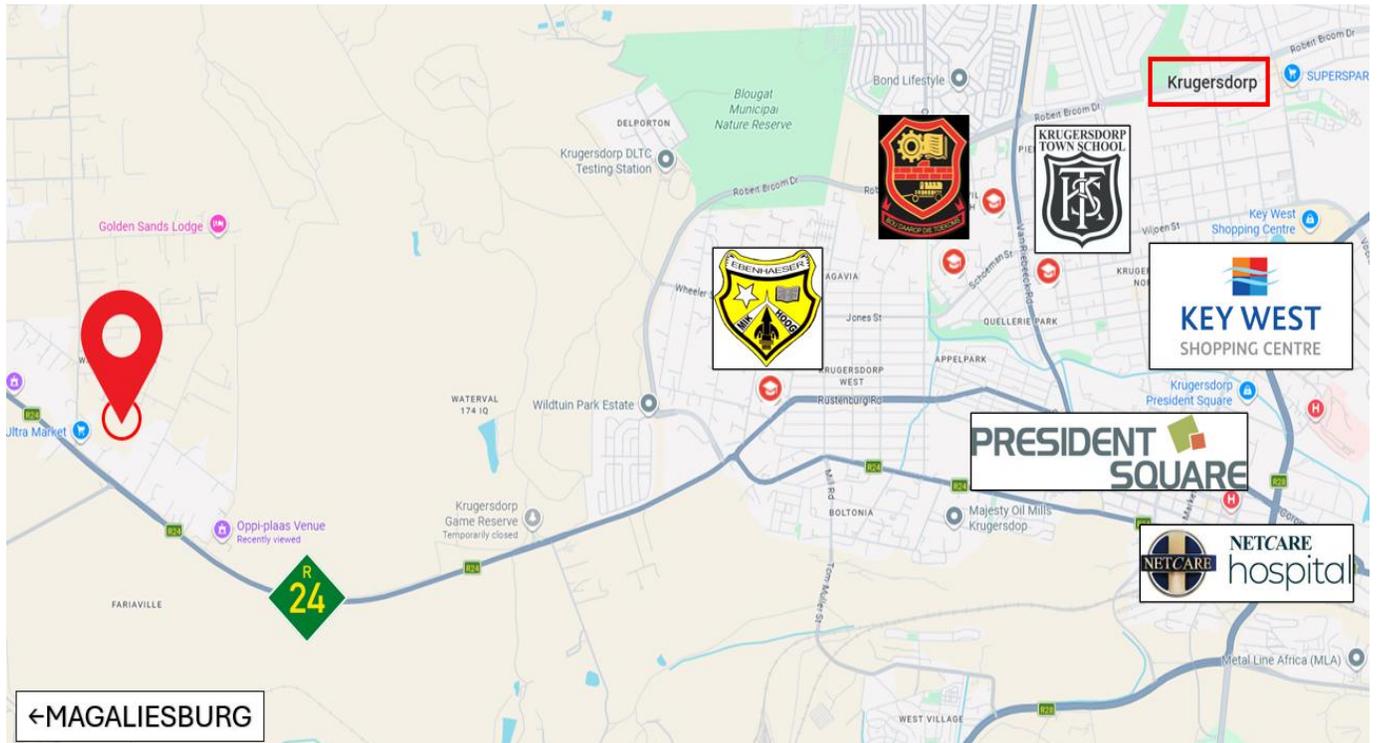




Map



GPS Co-Ordinates 26°05'55.3"S 27°41'36.7"E  
-26.098699, 27.693527



## 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**

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