

INFORMATION PACK

FOR

HARTBEESPOORT

RESIDENTIAL | STORAGE | COMMERCIAL
DEVELOPMENT POTENTIAL

R511 MAIN ROAD, IFAFI



ON SITE AUCTION – Wednesday, 25 March 2026 @ 11h00
Pieter Beukes 084 8800 165 | pbeukes@bideasy.co.za

Property Information

Title Deed Information –

PORTION 53 OF FARM SYFERFONTEIN 483, NORTH-WEST – JQ

Known As:	R511 MAIN ROAD, IFAFI
Title Deed:	T68931/2020
Extent:	9109m ²
Local Authority:	MADIBENG LOCAL MUNICIPALITY
Registration Division:	JQ
Province:	NORTH-WEST
VAT Status:	The seller is NOT registered for VAT
Zoning:	RESIDENTIAL

Property Information:

This exceptional 9,109m² investment property is ideally positioned in the sought-after Ifafi area of Hartbeespoort, offering outstanding proximity to the **R511 with excellent visibility and convenient access**.

Located along this key arterial route, the site benefits from strong passing traffic and strategic exposure, making it particularly attractive for commercial and income-generating development. Situated within a **rapidly growing node experiencing increasing residential expansion and commercial activity**, the property presents a **rare opportunity to secure a substantial development site in a high-demand area**.

Application for Township Establishment according to the provisions of part 3 chapter c of the town planning and townships ordinance, 1986, (ordinance 15 of 1986) for permission to establish a township on this property has been granted by the municipality of Madibeng as Gazetted in Mahikeng Gazette Vol: 265 on 13 September 2022 No: 8414, subject to Town Council provisions – **IFAFI EXTENTION 7**

The property improvements existing on the property include a showhouse and guard house, providing immediate infrastructure value, enhanced on-site security, and reduced initial setup costs for future development. These existing improvements allow for accelerated project timelines and offer a practical foundation for phased implementation or immediate rollout.

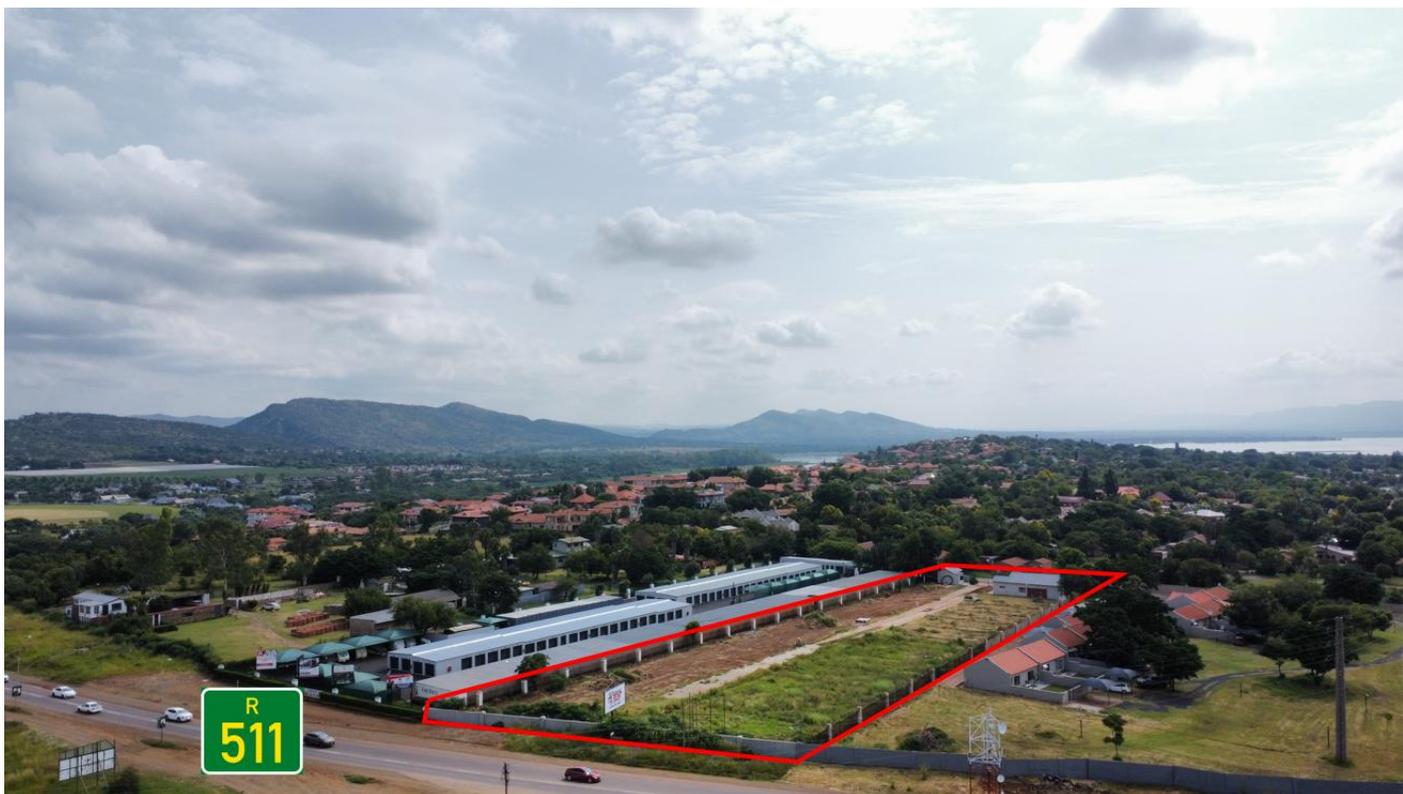
The site lends itself particularly well to **commercial development, a storage facility, or a mixed-use scheme combining residential and commercial components**, subject to approval from the council. Its position along the R511 ensures ease of access and strong visibility — key drivers for a successful storage or commercial operation. A proposed residential development for **21 Units – Greenleaf Park** has been earmarked for this property.

With sustained market demand in the greater Hartebeespoort area and limited supply of strategically positioned development land, this property supports excellent rental yield potential and long-term capital growth prospects.

The combination of generous stand size, prime location, existing infrastructure, approved development plans, and main road exposure makes this a strategic acquisition for investors and developers seeking a high-growth asset.

This is a rare opportunity to secure a high-visibility development site in one of the area's most active growth corridors — primed for development and positioned for strong returns.





SG Diagram

CONSOLIDATION DIAGRAM

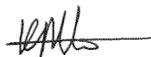
Components:

1. The figure AfgEA represents Erf 1163.
Vide General Plan S. G. No. 1733/2007.
Deed of Transfer. No. T
2. The figure fBCDgf represents Erf 1164
Vide General Plan S. G. No. 1733/2007.
Deed of Transfer. No. T

S. G. No.

1168/2015

Approved

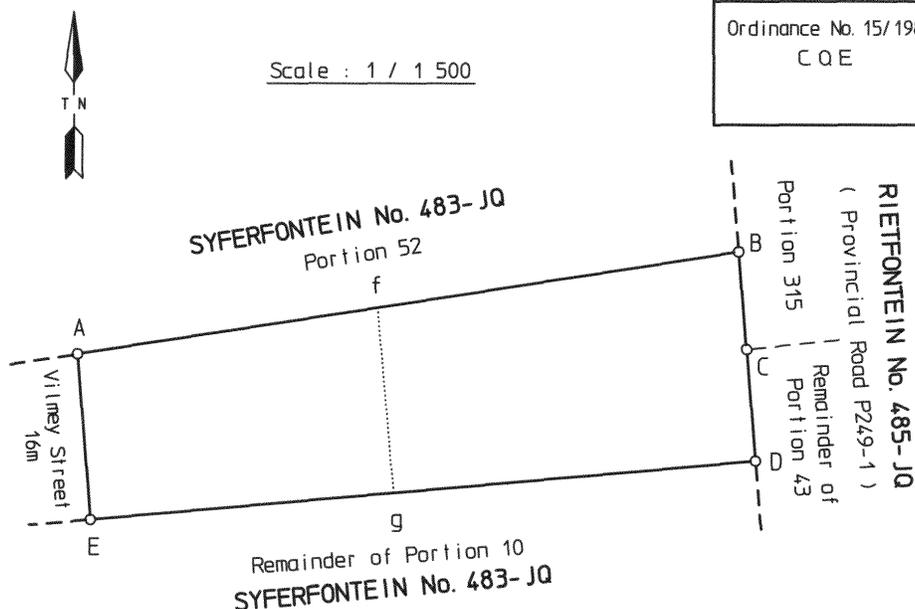


for
SURVEYOR-
GENERAL

2015-04-09

Ordinance No. 15/1986

C Q E



The figure
represents

ABCDEA
8428 square metres
Erf 1167

of land being
of the township

IFAFI EXTENSION 7

(and comprises components 1 and 2 as listed above)

Province : North West

Compiled in March 2015 by me



T. F. Dreyer PLS-1053
Professional Land Surveyor

This diagram is
annexed to
No.
d. d.
i. f. o.
Registrar of deeds
Pretoria

The original diagrams
are as listed above

File ERVEN
G. P. 1733/2007
Comp. JQSP-237

Proposed Residential Estate for Consolidated Erf 1167, Ifafi X7 Site Plan & Unit Layouts – GreenLeaf Park



Greenleaf PARK
SERENITY IN GREEN

A NEW HOUSING DEVELOPMENT BY WINVEST CONSTRUCTION (PTY) LTD IN 2021 ON IFAFI EXTENSION 7

CS.
schmitter architects

GATE HOUSE AND RECREATION ROOM

Greenleaf PARK
SERENITY IN GREEN

A NEW HOUSING DEVELOPMENT BY WINVEST CONSTRUCTION (PTY) LTD IN 2021 ON IFAFI EXTENSION 7

CS.
schmitter architects

UNIT 2A

AREAS:
HOUSE 78m²
GARAGE 21m²
PATIO 15m²
COVERED 2m²
TOTAL 116m²



AREAS:	
HOUSE	103m ²
GARAGE	25m ²
PATIO	13m ²
COVERED	1m ²
TOTAL	143m ²

UNIT 3A

Greenleaf **PARK**
SERENITY IN GREEN

A NEW HOUSING DEVELOPMENT BY WINVEST CONSTRUCTION (PTY) LTD IN 2021 ON IFAFI EXTENSION 7

CS.
Schmitter architects



AREAS:	
HOUSE	87m ²
GARAGE	25m ²
PATIO	13m ²
COVERED	1m ²
TOTAL	126m ²

UNIT 2B

Greenleaf **PARK**
SERENITY IN GREEN

A NEW HOUSING DEVELOPMENT BY WINVEST CONSTRUCTION (PTY) LTD IN 2021 ON IFAFI EXTENSION 7

CS.
Schmitter architects

Zoning Certificate



Madibeng

Local Municipality

P O Box 106
BRITS
0250
Tel: (012) 318 9100
Fax: (012) 318 9203
e-mail:
madibeng@icon.co.za

Reference	16/3/4
Contact Person	NP Raphala

Civic Centre 53 Van Velden Street BRITS

ZONING CERTIFICATE

1. PROPERTY DESCRIPTION:

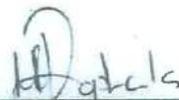
ERF	TOWN	STREET
1167	IFAFI	-

2. HAARTBESPOORT TOWN PLANNING SCHEME: 1993

USE ZONE	PERMITTED USES	USES PERMITTED ONLY WITH THE CONSENT OF THE LOCAL AUTHORITY	PROHIBITED USES
(1)	(2)	(3)	(4)
Residential 3	Dwelling Units attached or detached and Associated outbuildings	Other related uses	Any other use not under (2) and (3)

Consent Use Rights : None
 Maximum height : Shall not exceed 2 Storeys
 Maximum coverage : Shall not exceed 60%
 Building Lines : Building lines and building restriction areas to be determined in accordance with an approved SDP.
 Density : Shall not exceed 25 dwelling units per hectare

This is to certify that the above-mentioned information is a true interpretation of the Haartbespoort Town Planning Scheme: 1993.



Manager:
Town Planning

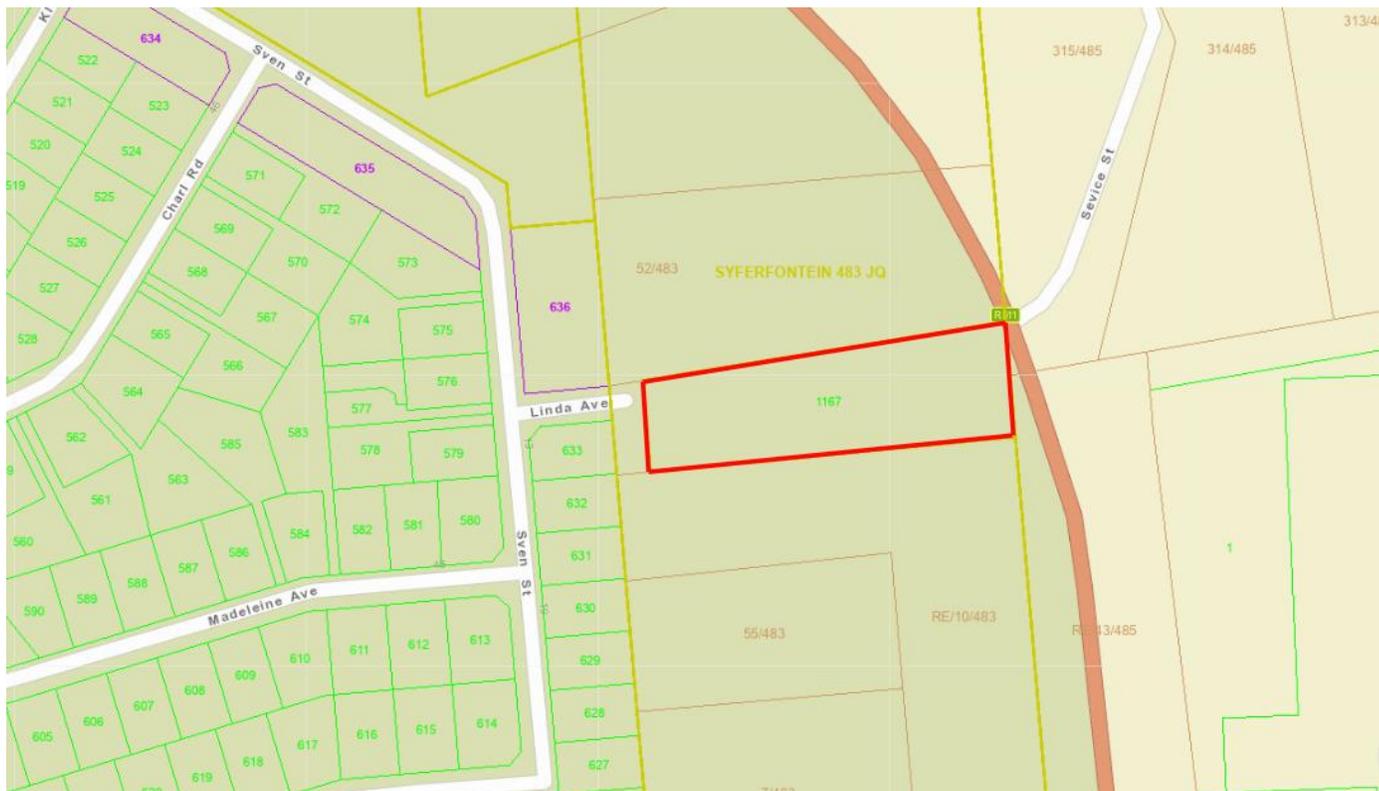
20 June 2022

DATE

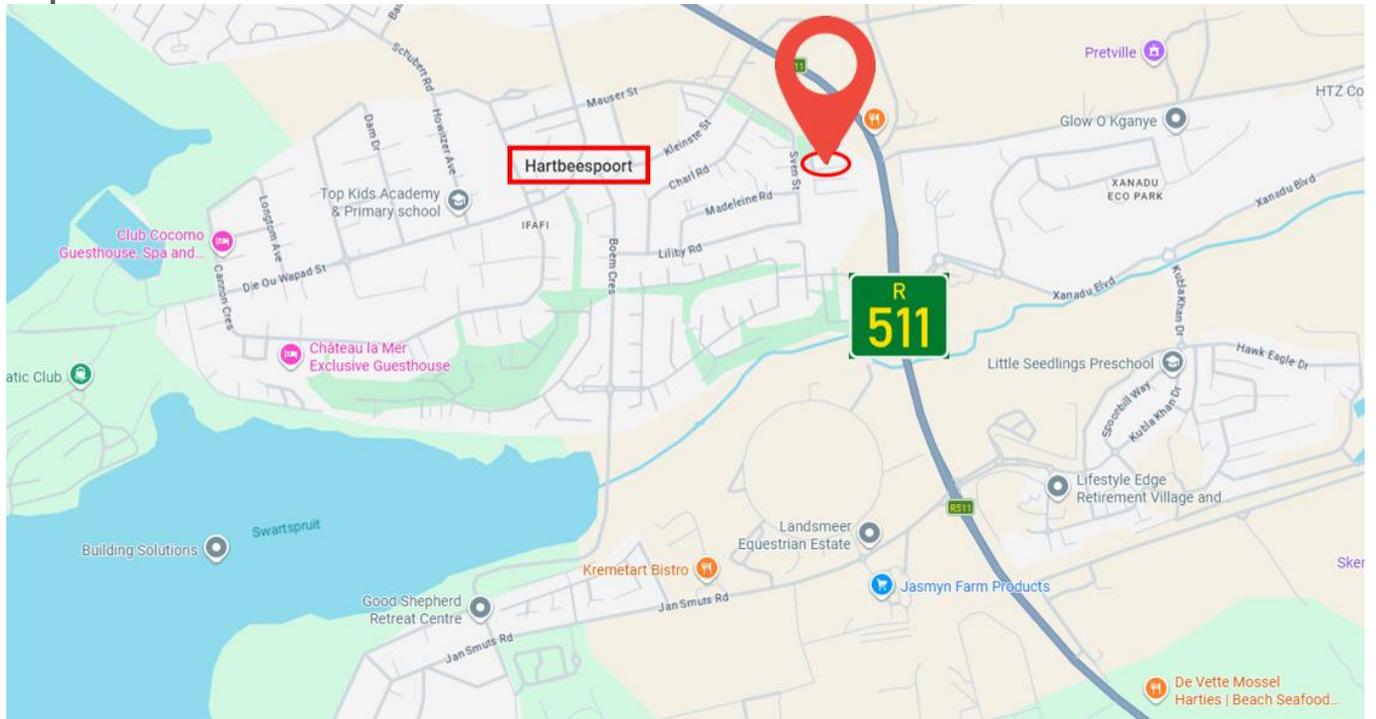
Disclaimer: Please note that the information contained therein shall remain true only at the time of issuing of such certificate, and that the zoning information may change at any time without notice of such changes served to a person whom the certificate was issued.

All correspondence to be addressed to the Municipal Manager

GIS



Map



**GPS Co-Ordinates 25°44'35.1"S 27°54'30.7"E
-25.743095, 27.908535**

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.

Pieter Beukes

082 5757 302 / pbeukes@bideasy.co.za

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