

INFORMATION PACK

FOR

9Ha PRIME PROPERTY ON ATTERBURY ROAD MOOIKLOOF / ZWAVELPOORT

PTN 115 & 556 OF THE FARM ZWAVELPOORT 373, PRETORIA



ON SITE & ONLINE & TELEPHONIC AUCTION:

Tuesday, 26 May 2026 @ 11h00

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

Property Information

Title Deed Information

PORTION 115 OF THE FARM ZWAVELPOORT 373, GAUTENG – JR

Known As: PTN 115 OF FARM ZWAVELPOORT 373, ZWAVELPOORT
Title Deed: T47106/2012
Extent: 4.3422Ha

&

PORTION 556 OF THE FARM ZWAVELPOORT 373, GAUTENG – JR

Known As: PTN 556 OF FARM ZWAVELPOORT 373, ZWAVELPOORT
Title Deed: T47106/2012
Extent: 4.6983Ha

Total Extent: 9.0405Ha
Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Registration Division: JR
Province: GAUTENG
Zoning: AGRICULTURAL
VAT Status: The seller is NOT registered for VAT

Property Information

Exclusive Development Opportunity on Atterbury Road, Zwavelpoort / Mooikloof

This premium 9Ha parcel of land represents one of the final **large-scale development footprints** in the high-growth Mooikloof corridor on Atterbury Road. Strategically positioned on Atterbury Road, these two adjoining portions offer developers a unique "blank canvas" for a **future eco development**, especially in the same line as the **Mooikloof Smart City** within Pretoria's most prestigious residential and commercial expansion node.

Benefiting from the Garsfontein Road lane-doubling and the K147 road which will link Atterbury directly to Delmas Road.

Large, adjoining portions on major roads like Atterbury are becoming increasingly rare as the city expands toward the Bronberg mountain range. This property has High Visibility and direct access to one of Pretoria East's primary arterial routes.

This property is surrounded by and bordering elite estates like Mooikloof Residential Estate and **Zwavel Nest**. It is minutes from **Reddford House The Hills** and other top-tier private schools. There is also convenient access to upmarket hubs including Woodlands Boulevard and Parkview Shopping Centre.

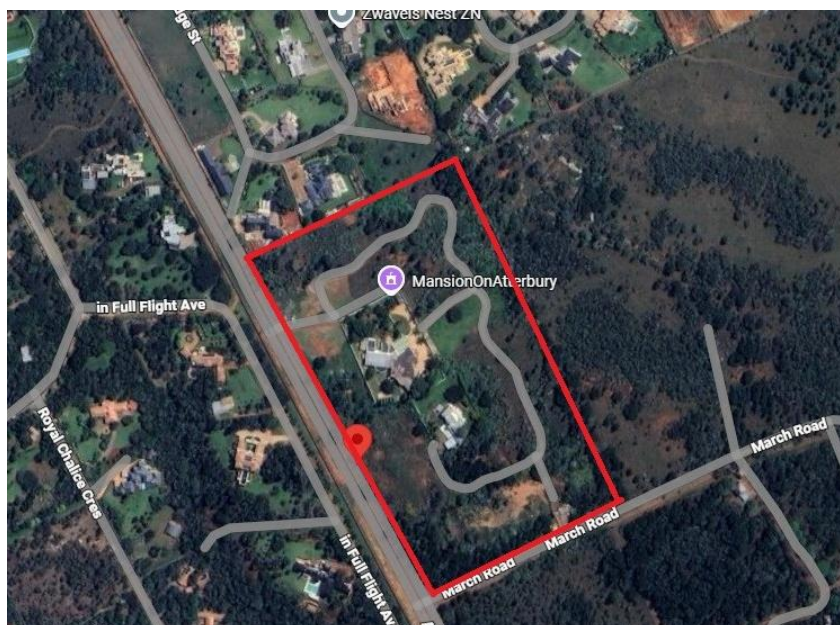
There are improvements on the property which include:

- Large House – leased to a Church month to month for a nominal rental per month
 - 4 Bedrooms all en-suite
 - 4 Bathrooms + Guest Toilets
 - 3 Very Large Living/Entertainment Areas
 - 2 Kitchens
 - Pajama Lounge
 - Large Undercover Patio with Indoor Pool
 - **Fully walled with 2 entrance gates and dual entrance**
- A Derelict House
 - 4 Bedrooms (main-en-suite)
 - 3 Bathrooms
 - 2 Living Rooms
 - Patio
- Wall around entire property

Previous Sub-Division application on the property, that has not been promulgated, applied to sub-divide the 2 sites with the improvements out of the property.

Previous Rezoning application on the property, that has not been promulgated, applied for a Residential Luxury Estate (see example below).

Rates & Taxes: ± R952.25 per stand per month



Previously Approved Development (never promulgated)

A previous residential development proposal was commissioned by the sellers for a Luxury Residential Estate.

A road servitude was approved for the development which either includes or excludes the 2 existing improvements on the site.

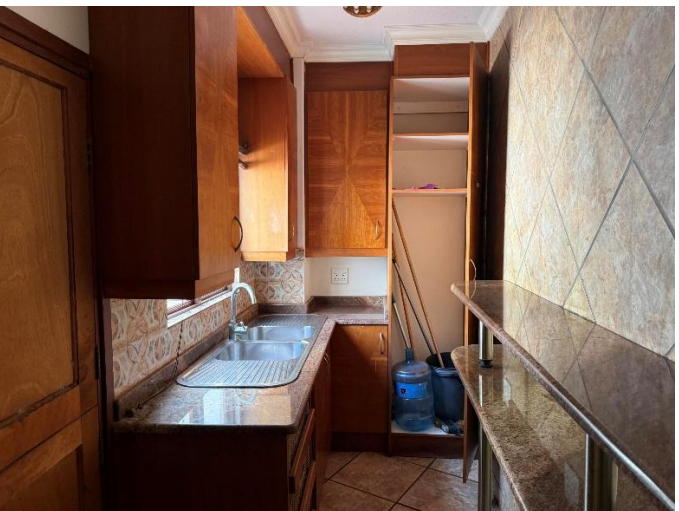


With 9Ha of relatively level land, the site is ideal for several **future** high-yield potential development opportunity configurations (**subject to approval by council and rezoning**):

- **Luxury Residential Estate** - Capitalize on the soaring demand for secure, upmarket lifestyle estates in the R2.5m – R5m+ price bracket.
- **Mixed-Use Hub** - Potential for a combination of retail, commercial office space, and a high-demand service station, mirroring nearby successful applications on adjacent portions.
- **Educational or Medical Facility** - The growing population in Mooikloof and Zwavelpoort creates a critical need for private healthcare and specialized schooling.

Photos









SG Diagram – Original Portion 115

S.G. OFFICE
 SUBD. DIAGRAM
 Sect. 27 (1), Act No. 9 of 1927

S.G. No. A. 1952/61

Approved

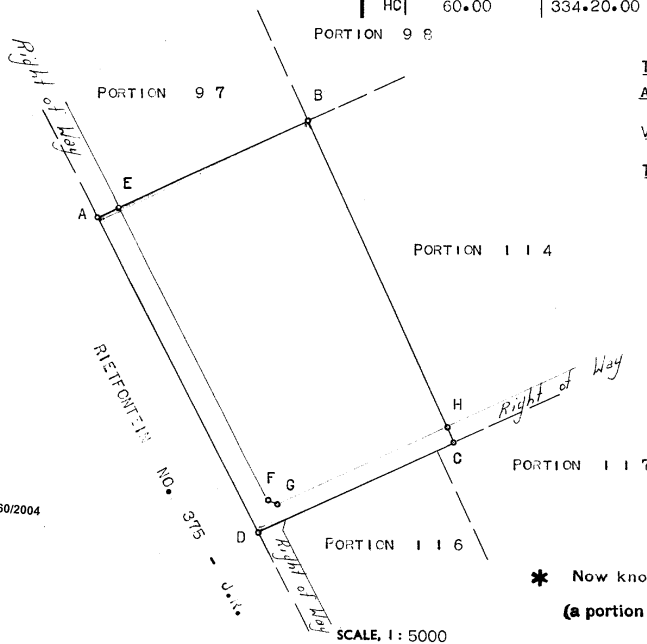
Surveyor-General.

26-7-1961

DESCRIPTION OF BEACONS

A B C D E F G H : 2' IRON STANDARD UNDER CAIRN

SIDES Cape Feet	ANGLES OF DIRECTION	CO-ORDINATES	
		SYSTEM Y LO.29	X
CONSTANTS		+ 150000.00	+ 9000000.00
AB 786.11	244.20.00	A + 58575.11 ^x	+ 78631.45
BC 1200.00	334.20.00	B + 56266.57	+ 78290.95
CD 733.78	64.20.00	C + 55746.80	+ 79372.54
DA 1201.14	151.50.10	D + 56408.18	+ 79650.37
SERVITUDE DATA			
AE 80.08	244.20.00	E + 56902.93	+ 78596.76
EF 1116.08	331.50.10	F + 56376.15	+ 79580.78 ^o
FG 36.12	288.05.00	G + 56341.82	+ 79591.91
GH 631.32	244.20.00	H + 55772.79	+ 79318.46
HC 60.00	334.20.00		



THE FIGURE A E F G H C D A REPRESENTS
 A SERVITUDE OF RIGHT OF WAY.

VIDE DIAGRAM S.G. NO. A 1933/61

TRANSFER NO. 329/61^s

* Now known as Portion 115
 (a portion of Portion 2)

The figure A B C D A

represents 10.5548

Morgen of land, being

* PORTION 115 (A PORTION OF PORTION)

of the farm W A V E L P O O R T No. 373 REGISTRATION DIVISION J.3.

situate in the DISTRICT of

P R E T O R I A

PROVINCE of T R A N S V A A L.

Surveyed in JUNE, 1960 - JANUARY, 1961 by me

Land Surveyor.

This diagram is annexed to Deed of No. <u>15645/66</u> dated In favour of	The original diagram is No. <u>A 827/99</u> annexed to <u>TRANSFER</u> No. <u>3014/99</u>	S.G. File No. <u>JR 373/4</u>
	Registrar of Deeds.	Survey Records No. <u>728/61</u>
		Compilation No. <u>JR-73C</u> <u>JR-78-18</u>

SG Diagram – Portion 556

KANTOOR KOPIE

ONDERVERDELINGSDIAGRAM

SYE meter		RIGTINGS- HOEKE	KOÖRDINATE Y Stelsel: WG 29° X		L.G. No.	
		Konstantes:	0,00	+2 800 000,00	5960/2004	
AB	66,16	243 45 00	A	+65 112,12	+58 907,06	Goedgekeur <i>H.C. Rademan / Landmeter</i> nms. LANDMETER- GENERAAL 2004. 08. 25
BC	41,44	261 44 40	B	+65 052,79	+58 877,80	
CD	134,83	238 50 10	C	+65 011,78	+58 871,85	
DE	204,56	334 20 00	D	+64 896,41	+58 802,08	
EF	231,03	64 20 00	E	+64 807,80	+58 986,45	
FA	203,56	151 50 10	F	+65 016,04	+59 086,52	
86 Zwavelpoort 205 Pre 53			Δ	+63 500,16	+57 184,94	
			Δ	+66 526,30	+55 895,62	

Beskrywing van bakens:

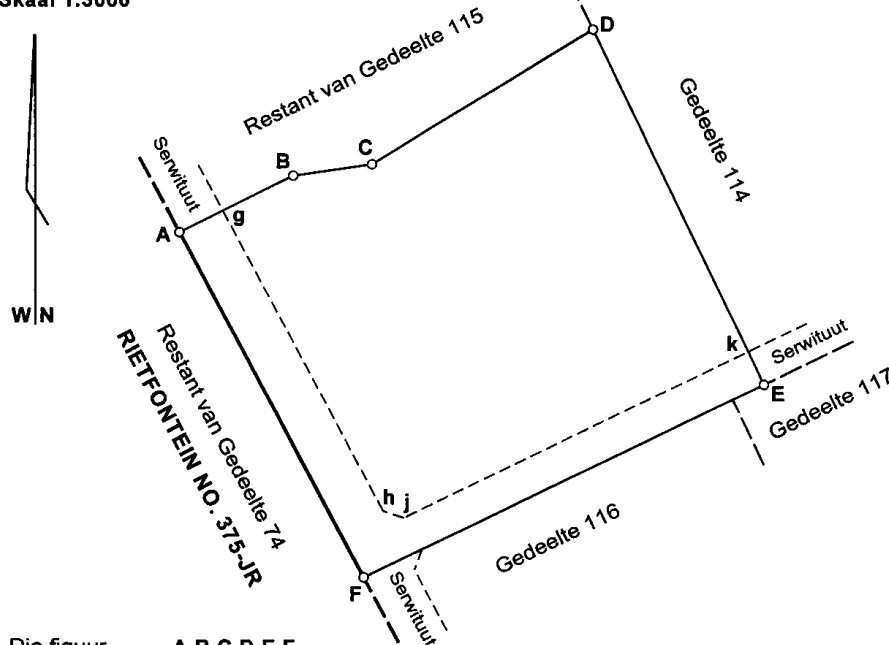
A B C D : 20mm Ysterpen
E : Standaard ysterpaal
F : 16mm Ysterpen

Ordinansie 20/1986
Artikel 18
Plan en Sertifikaat

Serwituutnota:

Die figuur A g h j k E F stel voor 'n Serwituut van Reg van Weg volgens Diagram L.G.No. A1933/1961, Serwituutakte No. 329/1964s

Skaal 1:3000



Die figuur A B C D E F
stel voor 4,6983 hektaar grond synde
Gedeelte 556 ('n gedeelte van Gedeelte 115) van die plaas
ZWAVELPOORT NO. 373-JR

Provinsie Gauteng

Opgemeet in Junie 2003 deur my

H.C. Rademan
H.C. RADEMAN (PLS 0990)
Professionele Landmeter

Hierdie diagram is geheg aan No. ged. t.g.v. Registrateur van Aktes Pretoria	Die oorspronklike diagram is L.G.No. A1952/1961 Transport T15645/1964 Grondbrief Aktes Pretoria	Lêer -/121 M.S. 2525/2004 A.P. No. Komp. JRSR-24
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Title Deed

1020

Delpont Van Den Berg Attorneys
Glen Manor Office Park
Building 5
138 Frikkie de Beer Street
Menlyn, Pretoria

SEELREG
STAMP DUTY R.
FOCI
FEES R 2000.00

Prepared by me


CONVEYANCER
RIVAS Y.

T 000047106/2012

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

ANTIONETTE ROELOFSE

appeared before me, REGISTRAR OF DEEDS at Pretoria, he the said Appearer being duly authorised thereto by a Power of Attorney signed at Pretoria on 11 MAY 2012 and granted to him by

The Liquidators of
NORTHERN LIGHTS TRADING 23 (PTY) LTD (IN LIQUIDATION)
Registration Number 2006/007520/07
Number T4939/2010

VIR VERDERE ENDOBSEMENTE SIE
FOR FURTHER ENDORSEMENTS SEE

MAGGY
2012-08-20

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And the Appearer declared that his said principal the **Liquidators of NORTHERN LIGHTS TRADING 23 (PTY) LTD (IN LIQUIDATION) Number T4939/2010** had truly and legally sold on 26 March 2012 and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

NYAT PROPERTIES (PTY) LTD
Registration Number 2012/037041/07

its Successors in Title or assigns, in full and free property

1. REMAINING EXTENT OF PORTION 115 (A PORTION OF PORTION 2) OF THE FARM ZWAVELPOORT 373, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG;

MEASURING 4,3422 (FOUR COMMA THREE FOUR TWO TWO) HECTARES

FIRST REGISTERED BY CERTIFICATE OF REGISTERED TITLE NO. T15645/1996 WITH DIAGRAM ANNEXED THERETO AND HELD BY DEED OF TRANSFER T107719/2007

SUBJECT to the following conditions:

- A. Gedeelte van die plaas ZWAVELPOORT voormeld, groot 1409,8574 hektaar ('n Gedeelte waarvan hiermee getranspoteer word) is onderhewig aan die volgende voorwaardes en serwitute:
 1. "SPECIALLY subject to the servitude of a dam and waterfurrow in favour of the owner of the remaining extent of the said farm, measuring as such 1398,6967 hectares, as held under Deed of Transfer 3015/1899, as will more fully appear from Deed of Transfer T3014/1899".
 2. "SUBJECT to Notarial Deed 203/1949S, in terms of which the right has been granted to the ELECTRICITY SUPPLY COMMISSION to convey electricity over the said property together with ancillary rights, and subject to the conditions contained in the said Deed".
 3. "SUBJECT to an Order of the Water Court (District 21 Pretoria) dated 27 June 1949, registered under 620/1949S".
 4. "By Notarial Deed 841/1959S the right has been granted to ELECTRICITY SUPPLY COMMISSION to convey electricity over the said property with ancillary rights and subject to the conditions


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as will more fully appear on reference to the said Notarial Deed and Diagram".

- B. Die eiendom hiermee getranspoteer is verder onderhewig aan die volgende voorwaardes:
1. "NO share or portion in the land may be sold, leased or disposed or in any way without the written approval of the Township Board".
 2. "Not more than one dwelling house, together with such outbuildings as are ordinarily required to be used in connection therewith, shall be erected on the land or any subdivision of the land approved in terms of clause 1, except with the approval of the Township Board.
 3. "The land shall be used for residential and agricultural purposes only and no store or place of business or industry whatsoever may be opened or conducted on the land without the written approval of the Township Board".
 4. "Provided that in the event of the land being laid out as a settlement or township or being included in an existing township, or being consolidated with other land, the conditions set out in clause 1 to 3 above shall with the written consent of the Townships Board lapse".

- D. (i) Die vorige Resterende Gedeelte van Gedeelte van gemelde plaas, groot as sulks 982,9182 hektaar ("n Gedeelte van waarvan hieronder getranspoteer word) soos gehou onder Aktes van Transport T12208/1952 gedateer 26 Mei 1952, en 12764/1948 gedateer 21 April 1948, is geregtig op die volgende serwituut oor Gedeelte 125 en 126 (synde gedeelte van gedeeltes van die gemelde plaas groot 10,15774 hektaar en 10,1574 hektaar en 10,9491 hektaar respektiewelik, soos gebou onder Transportakte 41925/1965, gedateer 17 November 1965, naamlik:

Dat die eienaars van gesegde restant groot 982,9182 hektaar as sulks, die ewigdurende en uitsluitlike reg sal hê om die tans bestaande watervore aan beide oewers van die Zwavelpoortspruit met hulle uitkeer walle te gebruik, te repareer en skoon en in stand te hou vir besproeiing en ander doeleindes sal hulle geregtig wees tot vrye en onbelemmerde toegang tot sulke watervore en uitkeerdamme en om soveel materiaal as wat daarvoor nodig mag wees van en op genoemde gedeeltes 125 en 126, gratis te gebruik.

- (ii) Die vorige Resterende Gedeelte van gemelde plaas groot as sulks 973,9286 hektaar ("n Gedeelte waarvan hiermee getranspoteer word) soos gehou onder aktes van Transport 12208/1952, gedateer 26 Mei 1952 en 12764/1948, gedateer 21 April 1948, is geregtig tot die volgende serwituut oor Gedeelte 121 van gemelde plaas soos gehou en meer volledig sal blyk uit Akte van Transport T4926/1965, gedateer 17 November 1965, naamlik:

Dat die eienaars van gesegde resterende gedeelte groot as sulks 973,9286 hektaar die ewigdurende en uitsluitlike reg sal hê om die tans bestaande watervore aan beide oewers van die

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Zwavelpoortspruit met hul uitkeerwalie te gebruik en te repareer en skoon en in stand te hou vir al die verskillende doeleindes sal hulle geregig wees tot vrye en onbelemmerde toegang tot sulke watervore en uitkeerdamme en om soveel materiaal as wat daarvoor nodig mag wees van en op genoemde gedeelte 121 gratis te gebruik.

- E. Die eiendom hiermee getranspoteer is onderhewig aan die voorwaardes ten gunste van die gesegde PAUL ADOLF LAESECKE en ERIC SEYMOUR ERNEST DE LA HARPE, dat geen handel van enige aard deur die transportnemer op die eiendom gedryf mag word nie, sonder die toestemming van die gesegde PAUL ADOLF LAESECKE en ERIC SEYMOUR ERNEST DE LA HARPE.
- F. "The property hereby transferred is subject to a right of way in favour of the General Public as indicated by the figure A E F G J C D A on diagram S.G. A1952/1961 attached to Certificate of Registered title T15645/1966, as will more fully appear from Notarial Deed of Servitude 329/64S.

AND FURTHER SUBJECT to such conditions as are mentioned or referred to in the aforesaid Deed/s.

2. PORTION 556 (A PORTION OF PORTION 115) OF THE FARM ZWAVELPOORT 373, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG;

MEASURING 4,6983 (FOUR COMMA SIX NINE EIGHT THREE) HECTARES

FIRST REGISTERED BY CERTIFICATE OF REGISTERED TITLE NO. T30251/2005 WITH DIAGRAM S.G. NO. 5960/2004 ANNEXED THERETO AND HELD BY DEED OF TRANSFER NO. T107718/2007

SUBJECT to the following conditions:

- A. Gedeelte van die plaas ZWAVELPOORT voormeld, groot 1409,8574 hektaar (n Gedeelte waarvan hiermee getranspoteer word) is onderhewig aan die volgende voorwaardes en serwitute:
- "SPECIALLY subject to the servitude of a dam and waterfurrw in favour of the owner of the remaining extent of the said farm, measuring as such 1398,6967 hectares, as held under Deed of Transfer 3015/1899, as will more fully appear from Deed of Transfer T3014/1899"
 - "SUBJECT to Notarial Deed 203/1949S, in terms of which the right has been granted to the ELECTRICITY SUPPLY COMMISSION to convey electricity over the said property together with ancillary rights, and subject to the conditions contained in the said Deed".
 - "SUBJECT to an Order of the Water Court (District 21 Pretoria) dated 27 June 1949, registered under 620/1949S".
 - "By Notarial Deed 841/1959S the right has been granted to ELECTRICITY SUPPLY COMMISSION, to convey electricity over

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the said property with ancillary rights and subject to the conditions as will more fully appear on reference to the said Notarial Deed and Diagram".

- B. Die eiendom hiermee getranspoteer is verder onderhewig aan die volgende voorwaardes:
1. "NO share or portion in the land may be sold, leased or disposed or in any way without the written approval of the Township Board".
 2. "Not more than one dwelling house, together with such outbuildings as are ordinarily required to be used in connection therewith, shall be erected on the land or any subdivision of the land approved in terms of clause 1, except with the approval of the Township Board.
 3. "The land shall be used for residential and agricultural purposes only and no store or place of business or industry whatsoever may be opened or conducted on the land without the written approval of the Township Board".
 4. "Provided that in the event of the land being laid out as a settlement or township or being included in an existing township, or being consolidated with other land, the conditions set out in clause 1 to 3 above shall with the written consent of the Townships Board lapse".

- D. (I) Die vorige Resterende Gedeelte van Gedeelte van gemelde plaas, groot as sulks 982,9182 hektaar ("n Gedeelte van waarvan hieronder getranspoteer word) soos gehou onder Aktes van Transport T12208/1952 gedateer 26 Mei 1952, en 12764/1948 gedateer 21 April 1948, is geregtig op die volgende servituut oor Gedeelte 125 en 126 (synde gedeelte van gedeeltes van die gemelde plaas groot 10,15774 hektaar en 10,1574 hektaar en 10,9491 hektaar respektiewelik, soos gebou onder Transportakte 41925/1965, gedateer 17 November 1965, naamlik:

Dat die eienaars van gesegde restant groot 982,9182 hektaar as sulks, die ewigdurende en uitsluitlike reg sal hê om die tans bestaande watervore aan beide oewers van die Zwavelpoortspruit met hulle uitkeer walle te gebruik, te repareer en skoon en in stand te hou vir besproeiing en ander doeleindes sal hulle geregtig wees tot vrye en onbelemmerde toegang tot sulke watervore en uitkeerdamme en om soveel materiaal as wat daarvoor nodig mag wees van en op genoemde gedeeltes 125 en 126, gratis te gebruik.

- (ii) Die vorige Resterende Gedeelte van gemelde plaas groot as sulks 973,9286 hektaar ('n Gedeelte waarvan hiermee getranspoteer word) soos gehou onder aktes van Transport 12208/1952, gedateer 26 Mei 1952 en 12764/1948, gedateer 21 April 1948, is geregtig tot die volgende servituut oor Gedeelte 121 van gemelde plaas soos gehou en meer volledig sal blyk uit Akte van Transport T4926/1965, gedateer 17 November 1965, naamlik:

Dat die eienaars van gesegde resterende gedeelte groot as sulks 973,9286 hektaar die ewigdurende en uitsluitlike reg sal hê om die

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tans bestaande watervore aan beide oewers van die Zwavelpoortspuit met hul uitkeerwalle te gebruik en te repareer en skoon en in stand te hou vir al die verskillende doeleindes sal hulle geregtig wees tot vrye en onbelemmerde toegang tot sulke watervore en uitkeerdamme en om soveel materiaal as wat daarvoor nodig mag wees van en op genoemde gedeelte 121 gratis te gebruik.

- E. Die eiendom hiermee getranspoteer is onderhewig aan die voorwaardes ten gunste van die gesegde PAUL ADOLF LAESECKE en ERIC SEYMOUR ERNEST DE LA HARPE, dat geen handel van enige aard deur die transportnemer op die eiendom gedryf mag word nie, sonder die toestemming van die gesegde PAUL ADOLF LAESCKE en ERIC SEYMOUR ERNEST DE LA HARPE.
- F. "The property hereby transferred is subject to a right of way in favour of the General Public as indicated by the figure A E F G J C D A on diagram S.G. A1952/1961 attached to Certificate of Registered title T15645/1966, as will more fully appear from Notarial Deed of Servitude 329/64S.

SUBJECT to such conditions as are mentioned or referred to in the aforesaid Deed/s.

WHEREFORE the Appearer, renouncing all right and title which the said

Liquidators of NORTHERN LIGHTS TRADING 23 (PTY) LTD (IN LIQUIDATION) Number T4939/2010

heretofore had to the premises, did in consequence also acknowledge them to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

NYAT PROPERTIES (PTY) LTD
Registration Number 2012/037041/07

its Successors in Title or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R10 260 000,00 (TEN MILLION TWO HUNDRED AND SIXTY THOUSAND RAND)



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IN WITNESS WHEREOF, I the said Registrar, together with the Apparer q.q.,
have subscribed to these presents and have caused the Seal of Office to be
affixed thereto.

THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at
Pretoria on 29.06'12



q.q.

In my presence



REGISTRAR OF DEEDS

29.06.2012



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[Signature]
THABITHA MAPONYA
REGISTRATEUR VAN AKTES
2024-12-17
REGISTRAR OF DEEDS

VA 00000001/12025

GESERTIFISEER 'N WARE AFSCRIF VAN DIE REGISTRASIEDUPLIKAAT IN TERME VAN REGULASIE 68
CERTIFIED A TRUE COPY OF THE REGISTRY DUPLICATE IN TERMS OF REGULATION 68

LAASIE 68 KRAGTENS DIE REGISTRASIE VAN AKTES WET, No. 47 VAN 1937, EN IS UIT-
UNDER THE DEEDS REGISTRIES ACT, No. 47 OF 1937, AND IS ISSUED TO TAKE THE PLACE

GERTIK OM TE DIEN IN DIE PLEK VAN DIE OORSPRONKLIKE
OF THE ORIGINAL

REGISTRASIEKANTOOR ASST.-REGISTRATEUR VAN AKTES
DEEDS REGISTRY ASST. REGISTRAR OF DEEDS

DATUM/DATE 07 01 25

Map



GPS Co-Ordinates 25°50'06.9"S 28°21'05.3"E
-25.835254, 28.351465

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

084 880 0165 | pieter@bideasy.co.za

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