

INFORMATION PACK

FOR

PRIME PROPERTY

OLIFANTSFONTEIN ROAD - MIDRAND

55 OLIFANTSFONTEIN ROAD, GLEN AUSTIN, MIDRAND



ON SITE AUCTION – Wednesday, 3 June @ 11h00

Pieter Beukes 082 5757 302 | pbeukes@bideasy.co.za

Property Information

Title Deed Information –

PTN 1, HOLDING 264, GLEN AUSTIN AGRICULTURAL HOLDINGS EXT 1, GAUTENG – JR

Known As:	55 OLIFANTSFONTEIN ROAD, GLEN AUSTIN,
Title Deed:	T5274/2025
Extent:	8566m²
Local Authority:	CITY OF JOHANNESBURG
Registration Division:	JR
Province:	GAUTENG
Zoning:	AGRICULTURAL HOLDING
VAT Status:	The seller IS registered for VAT

Property Information

PRIME LOCATION – ENDLESS POSSIBILITIES

This 8,566m² agricultural holding is strategically **positioned on Olifantsfontein Road** in Glen Austin, in the heart of Midrand, offering **excellent visibility and accessibility**. Ideally located with easy access to major routes, including the N1, R101, and R21, the property ensures convenient connectivity to both Johannesburg and Pretoria.

Situated within one of Gauteng's most central and high-demand nodes, the property enjoys close proximity to key amenities, including the Midrand CBD, the Waterfall City precinct, and the Mall of Africa, as well as nearby hospitals and established schools. Its prominent position along a well-trafficked road ensures high exposure, while ongoing development and surrounding infrastructure further enhances its long-term appeal.

Subject to the necessary council approvals, the property offers excellent development potential, presenting a versatile opportunity for both investors and developers.

Current improvements include a large main warehouse, complemented by a spacious storeroom, staff accommodation, and additional secondary structures located toward the rear of the property. The remainder of the site comprises a generous open yard area, partially prepared for access, parking, or operational use. The property is fully enclosed and benefits from direct access off the main road.

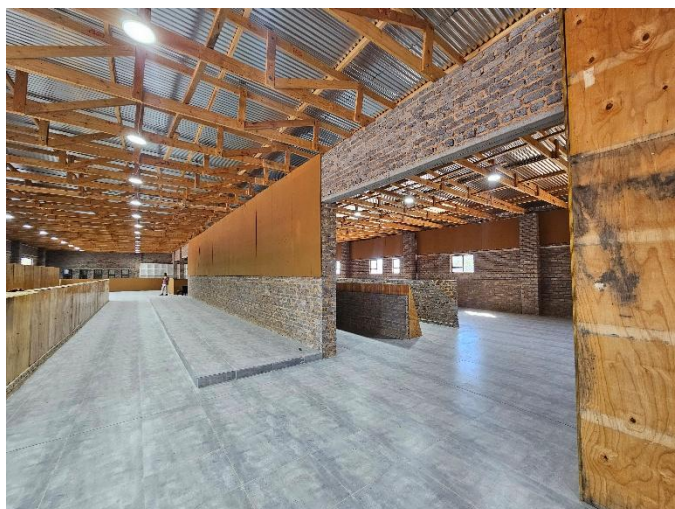
Overall, the existing infrastructure provides a solid foundation, allowing a purchaser to complete the interior fit-out and further develop or tailor the property to suit specific operational or investment requirements.

Aerial





Photos





SG Diagram

ONDERVERDELINGSKAART

SYE Meter	RIGTINGS- HOEKE	KOORDINATE			
		Y	Stelsel L.O. 29°	X	
	Konstante	±	0,00	+2800 000,00	
AB	87,24	271.40.30	A	+ 84 425,33	+ 72 072,62
BC	96,88	1.40.30	B	+ 84 338,13	+ 72 075,17
CD	12,95	82.27.00	C	+ 84 340,96	+ 72 172,02
DE	74,47	92.48.20	D	+ 84 353,80	+ 72 173,72
EA	97,49	181.40.30	E	+ 84 428,18	+ 72 170,07
	Brakfontein (9)	▲		+ 83 599,38	+ 68 187,20
	Sterkfontein (70)	▲		+ 72 059,51	+ 71 568,90

L.G. Nr. A
3144/85

Goedgekeur

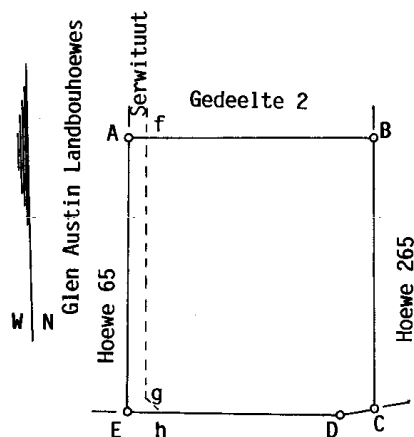
C. J. J. J. J.

nms. Landmeter-
generaal
1985 -05-22

Bakenbeskrywing

- A, B, E : 20mm x 600mm Ysterpenne
- C : N-kant van ronde ysterhoekdraadpaal
- D : 20mm. Gat in beton

ORD. No. 19/1973
P.B. 4-13-4-600 (264)
1985-02-22



Serwituutnota

Die figuur AfghEA stel
voor 'n Serwituut van
Reg van Weg
Volgens Kaart L.G. No A 3146/85
Serwituutakte No K1814/1986s.

Skaal: 1/2000

Olifantsfonteinweg 31,49m

Die figuur A B C D E A

stel voor 8566 Vierkante meter
GEDEELTE 1 van HOEWE 264
GLEN AUSTIN LANDBOUHOEWES UITBREIDING 1

grond synde

Provinsie Transvaal

Opgemeet in Maart 1985
Oktober - November 1984

deur my

J. J. J. J.
J.J. Snyman Landmeter.

Hierdie kaart is geheg aan

No. T. 22 807 / 1986
ged.
t.g.v.

Die oorspronklike kaart is S.G.

No. A 1365/54

Transport 26 894 / 1955

Grondbrief

Lêer

M.S. No. 1169/85

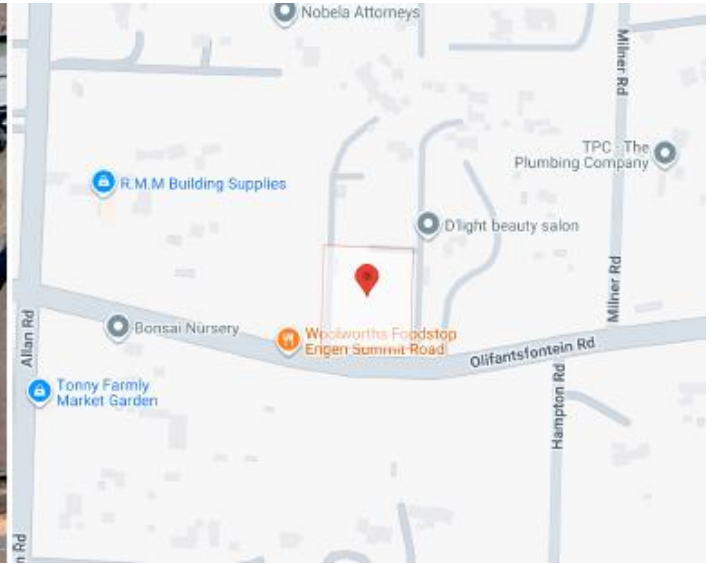
AP T.P. 2366

Komp. JRSV - 42

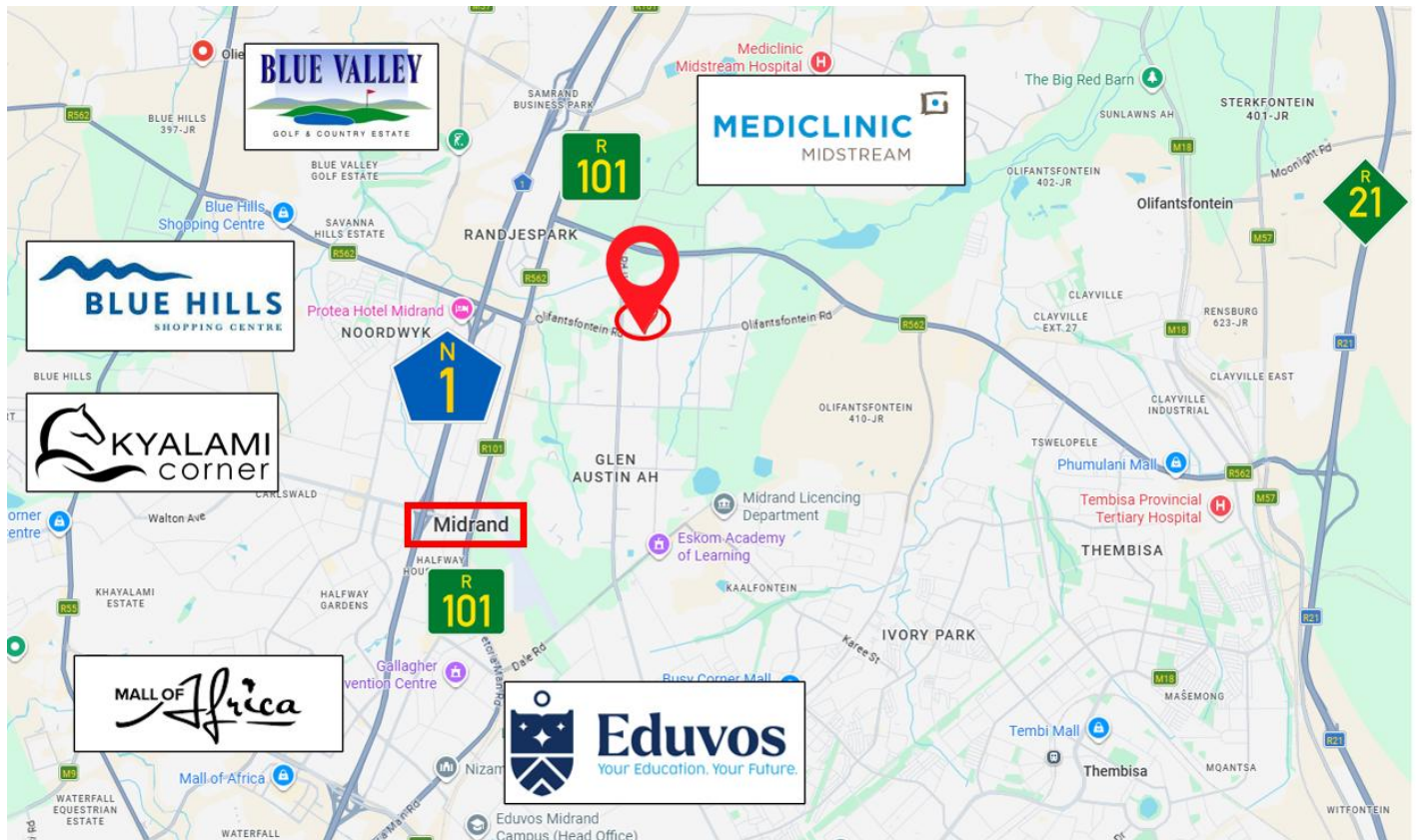
Registrateur van Aktes.

Gedruk deur DIE MORESTER DRUKKERY Posbus 220 Ladanna, Pietersburg.

Map



GPS Co-Ordinates 25°57'27.7"S 28°09'26.0"E
 -25.957685, 28.157211



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

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