

INFORMATION PACK

FOR

2389m² VACANT STAND WITH SEA VIEWS

STAND 105 SPRINGERBAAI ECO ESTATE, MOSSEL BAY, WESTERN CAPE



On Site Auction Date – Thursday, 20 December 2018 @ 11h00

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Property Information

Title Deed Information –

PORTION 105 OF THE FARM KLIPFONTEIN 249 MOSSEL BAY RD

Known As: Stand 105, Springerbaai Eco Estate, Mossel Bay, Western Cape

Title Deed: T73257/2008

Extent: 2389.0000SQM

Local Authority: OUTENIQUA DC

Registration Division: MOSSEL BAY RD

Province: Western Cape

Registered Owner: RACHEL WICKWAR (ID: 5609150118084)

VAT Status: The seller IS NOT Registered for VAT

Proposed Zoning: “Residential”

Property Information

2389m² Vacant Stand with Sea Views located in the Springerbaai Eco Security Estate. This stand is a 1st Line property from the shore line. It has a magnificent 180degree view from Pinnacle Point (on the Left) to Fransmanshoek (on the Right).



Springerbaai is only 7km from the N2 turnoff, 15kms from Mosselbay CBD, and 45 minutes' drive from George Airport. The Estate overlooks Vleesbaai and has private, gated Boardwalks that gives you access to the beach.

The stands in this Estate are full title and the estate has an established Home Owners' Association.

The estate is a nature sensitive and is a home to a variety animals and bird life.

R & T: R520.00 per month

Levy: R19 240.00 per annum



Springerbaai

Your African Coastal Eco Getaway

<http://www.springerbaai.co.za/>

Springerbaai is a magnificent coastal property situated in the heart of the Garden Route on South Africa's Southern Cape coastline - one of the most picturesque areas in the world.

The appropriately-named 200km-long stretch of Indian Ocean coastline offers beautiful and diverse flora and fauna, mountain ranges and a mild Mediterranean-like climate. Along with being the golfing mecca of South Africa, the area offers a wide variety of things to do, from exploring meandering hiking trails to swimming, boating, and fishing in the surrounding ocean, lakes and rivers.

Springerbaai is an eco-friendly coastal development of approximately 438 hectares in extent – comprising 264 hectares of pristine, seaward facing Gouritz vegetation, and 174 hectares of rehabilitated farm land which is used for grazing wildlife.

With its idyllic setting, Springerbaai is an enchanting destination for those who appreciate peace and tranquility; a getaway for families longing for a coastal holiday and an escape from the bright lights and noises of city life.

Springerbaai is the perfect home for anyone who longs to be at one with nature.

The Development

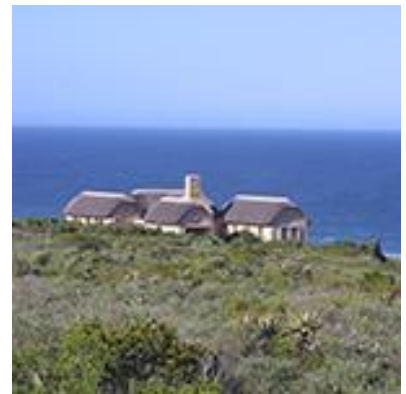
The farm on which the development is located has five plateau areas, separated by beautiful deep valleys, form the basis of the development consisting of 117 stands – 54 of which have been developed by their owners who are both local and international. A number of secure gated, scenic boardwalks provide access to the approximately 2,5km stretch of unspoilt beach front.

Each dwelling has splendid uninterrupted views over Vleesbaai with its virtually undisturbed beach, and surf with seasonal sightings of whales and dolphins. The stands on the estate are full title but the home owners have acquired the farm from the developers. The Home Owners' Association owns the farm and all the common land between the houses. Thus, no further development can take place on the common property without the consent of a majority of home owners.

Architecture

Springerbaai Coastal Eco-estate is a unique residential Eco-estate in magnificent natural indigenous coastal surroundings. Due to the environmental sensitivity of the development, it is important for the architecture to be in harmony with the estate by adding value not only to the residential dwellings, but also through protecting the ecosystem. This demands a "design-with-nature" approach from all who value and cherish the privilege of owning a piece of this real estate. Development must conform to the fundamental intention of establishing an environment that is in harmony with nature and surrounding property.

The architectural style adopted for the estate is Cape Vernacular. The style is required to be maintained throughout the estate. Hipped-end / Wolfent ("wolweneus") gables are the preferred style for the development.



Infrastructure

Road network:

In keeping with its eco-friendly, ethos, Springerbaai's roads are generally gravel however certain sections have been tarred and dusted due to steep slopes and drainage difficulties.

Power:

Springerbaai does not make use of the national electricity power grid. Energy needs are drawn exclusively from solar power, gas and silenced generators.

Communication:

No Telkom lines are provided. Cellular connections for mobile phone and the internet are excellent. Satellite television signals are strong.

Water:

Vleesbaai Dienste supply water in bulk from the Wolwedans Dam to a reservoir on the estate. Water usage is metered at each dwelling.

Location

Springerbaai is located approximately 7 kms from the N2 turnoff, and a mere 15km West of Mossel Bay, in the Western Cape. It offers private and provincial hospitals, excellent educational institutions, shopping centres and supermarkets, cultural and social venues, various sporting, sailing and fishing amenities and two golf courses. Further afield, the rapidly developing town of George with its extremely convenient domestic airport is an easy 45-minute drive.

The estate overlooks Vleesbaai with its craggy Fransmanshoek outcrop to the South and shares the coastline with residents of the nearby towns of Vleesbaai, Boggomsbaai and Danabaai.

Climate

This region enjoys a moderate coastal climate with mild winters and low rainfall.

Ecology

Springerbaai is a nature lover's paradise. Golden beaches combined with a nature reserve surround makes this a very unique experience. Use the links to the left to discover the wildlife diversity of this African eco-coastal development.

VARIOUS TREES & PLANTS

Bome/trees;

Milkwood-Melkhout.

Grewia Occidentalis-Kruisbessie.

Candlewood-Kersiehout.

Rhus lucida-Taaibos;

Rhus crenata-Duinekraaibessie;

Wild Olive-Wilde Olienhout;

Camphor tree-Kamferboom;

Plante/plants;

Strawflowers-Strooibloem;Blomtyd Julie-November;

Septemberbos-Blomtyd Julie-Desember;

Everlasting-Kooigoed-Blomtyd Januarie@Februarie;November@Desember;

Minaret flower-Wildedagga-Blomtyd Januarie-Julie,November-Desember;

Cluster stinkweed-Stinkkruid(knoppiesbos);Blomtyd September-Desember;

Salvia Africana-lutea-Strandsalie;Blomtyd Julie-Desember;

Wild rosemary-Kapokbos;Blomtyd Januarie-November;

Drosanthemum-Douvygie Blomtyd Januarie,September-Desember;

Doll's rose-Poprosie Blomtyd Julie-Oktober;

Large quaking grass-Klokkiesgras Blomtyd Junie-Desember;

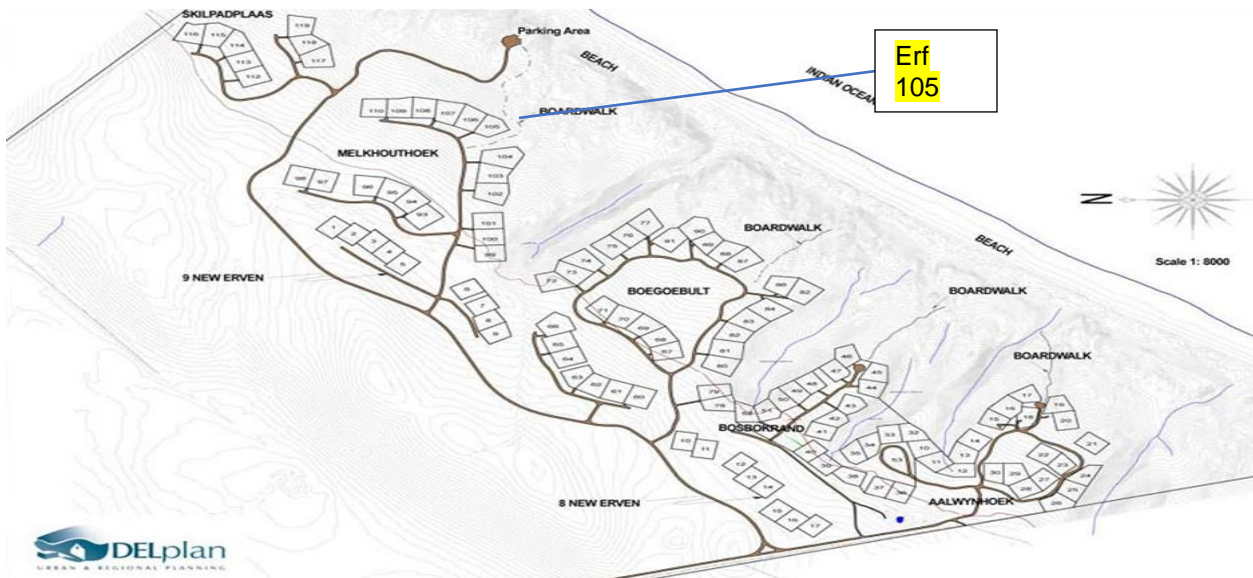
VARIOUS BIRD SPECIES:

Jackass Penguin	Brilpikkewyn
Dabchick	Kleindobbertjie
Shy Albatross	Bloubekalbatros
Sooty Shearwater	Malbaartjie
Manx Shearwater	Swartbekpylstormvoel
Cape Gannet	Witmalgas
White-Breasted Cormorant	Witborsduiker
Cape Cormorant	Trekduiker
Reed Cormorant	Rietduiker
African Darter	Afrikaanse slanghalsvoël
Grey Heron	Bloureier
Black-Headed Heron	Swartkopreier
Little Egret	Kleinwitreier
Cattle Egret	Veereier
White Stork	Witooievaar
African Spoonbill	Lepelaar
Hadedda Ibis	Hadedda
Glossy Ibis	Glansibis
African Sacred Ibis	Skoorsteenveer
Spur-Winged Goose	Wildemakou
Egyptian Goose	Kolgans
South African Shelduck	Kopereend
Yellow-billed Duck	Geelbekeend

Cape Shoveler	Kaapse Slopeend
Cape Teal	Teeleend
Martial Eagle	Breekoparend
African Fish-Eagle	Visarend
Osprey	Visvalk
Jackal Buzzard	Rooiborsjakkalsvoël
Steppe Buzzard	Bruinjakkalsvoël
Black Harrier	Witkruisvleivalk
Black-Shouldered Kite	Blouvalk
Lanner Falcon	Edelvalk
Lesser Kestrel	Kleinrooivalk
Rock Kestrel	Kransvalk
Cape Francolin	Kaapse Fisant
Red-Winged Francolin	Rooivlerkpatrys
Helmeted Guineafowl	Gewone Tarentaal
Blue Crane	Bloukraanvoël
Secretarybird	Sekretarisvoël
Stanley's Bustard	Veldpou
African Black Oystercatcher	Swarttobie
Common Ringed Plover	Ringnekstrandkiewiet
Kittlitz's Plover	Geelborsstrandkiewiet
White-Fronted Plover	Vaalstrandkiewiet
Crowned Lapwing (Plover)	Kroonkiewiet
Blacksmith Lapwing	Bontkiewiet
Grey Plover	Grysstrandkiewiet
Curlew Sandpiper	Krombekstrandloper
Terek Sandpiper	Terekruiter
Common Greenshank	Groenpootruiter
Marsh Sandpiper	Moerasruiter
Common Whimbrel	Kleinwulp
Spotted Thick-Knee	Gewone Dikkop
Cape Gull	Grootswartrugmeeu
Caspian Tern	Reusesterretjie
Swift Tern	Geelbeksterretjie
Sandwich Tern	Grootsterretjie
Common Tern	Gewone Sterretjie
Speckled (Rock) Pigeon	Kransduif
Red-Eyed Dove	Grootringduif
Laughing Dove	Rooiborsduifie
Jacobin cuckoo	Bontnuwejaarsvoël
Cape Eagle-Owl	Kaapse Ooruil
Spotted Eagle-Owl	Gevlekte Ooruil
Fiery-Necked Nightjar	Afrikaanse Naguil
Alpine Swift	Witpenswindswael
Speckled Mousebird	Rooiwangmuisvoël
Giant Kingfisher	Reusevisvanger
Pied Kingfisher	Bontvisvanger
Brown Hooded Kingfisher	Bruinkopvisvanger
African Hoopoe	Hoephoe
Cardinal Woodpecker	Kardinaalspeg
Greater Striped Swallow	Grootstreepswael
Barn Swallow	Europese Swael
Black Cuckooshrike	Swartkatakoeroe
Cape BulBul	Kaapse Tiptol
Sombre Greenbul	Gewone Willie
Olive Thrush	Olyflyster
Capped Wheatear	Oenanthe pileata

Cape Robin-Chat	Gewone Janfrederik
Karoo Scrub-Robin	Slangverklipper
Cape Grassbird	Grasvoel
Bar-Throated Apalis	Bandkeelkleinjantjie
Fiscal Flycatcher	Fiskaalvlieëvanger
Common Fiscal	Fiskaallaksman
Karoo (Spotted) Prina	Karoolangstertjie
Cape White-Eye	Kaapse Glasogie
Cape Wagtail	Gewone Kwikkie
Southern Boubou	Suidelike Waterfiskaal
Southern Tchagra	Grysborstjagra
Bokmakierie	Bokmakierie
Common Starling	Europese Spreeu
Pied Starling	Witgatspreeu
Malachite Sunbird	Jangroentjie
Orange-Breasted Sunbird	Oranjeborssuikerbekkie
Greater Double Collared Sunbird	Grootrooibandsuikerbekkie
Lesser Double collared Sunbird	Kleinrooibandsuikerbekkie
House Sparrow	Huismossie
Cape Sparrow	Gewone Mossie
Southern-Masked Weaver	Swartkeelgeelvink
Cape Weaver	Kaapse Wewer
Southern Red Bishop	Rooivink
Yellow Bishop	Kaapse Flap
Pin-Tailed Whydah	Koningroobekkie
Cape Bunting	Rooivlerkstreepkoppie
Acacia Pied Barbet	Bont Houtkapper
Common Waxbill	

Estate Site Map

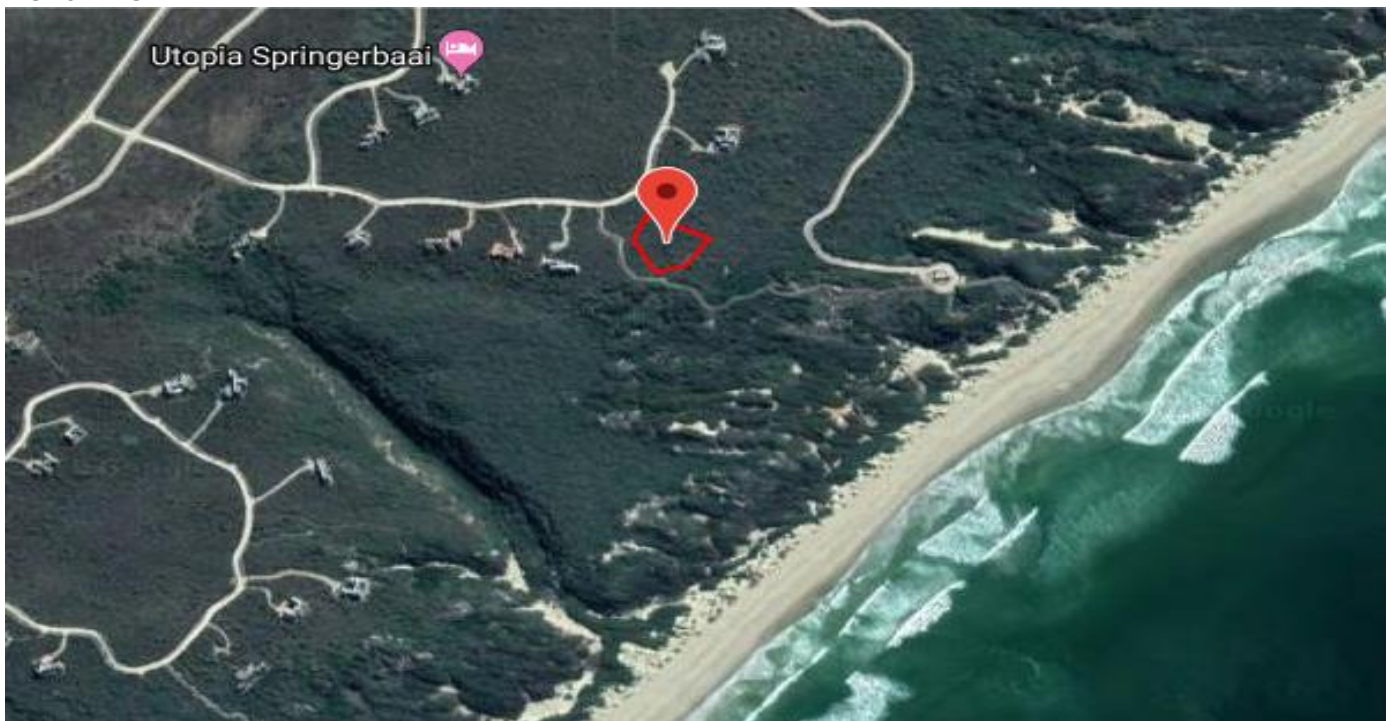


Map

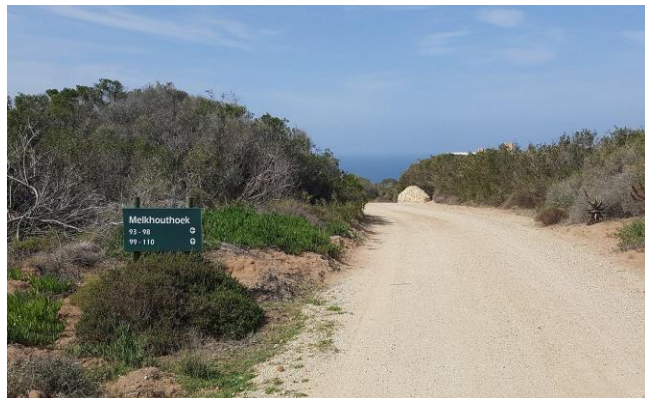


GPS Co-Ordinates 34°14'45.8"S 21°55'32.7"E
-34.246050, 21.925739

Aerial View



Photo's





Rooi Duiker (as seen from House no 7)



Bird hide



View from walkway to the beach alongside property



View from the road behind erf towards the beach



This cephalopod found on Springerbaai beach — animal such a octopuses, squid, nautilus and cuttlefish— is one of the most interesting and exotic species from the sea. It appears white with beautiful small red circles covering its body, almost like it was painted with great care.

The female lives in the shell, protecting the eggs from predator's attack until they hatch. They travel in free ocean water away from the bottom and near the surface and can be found in tropical and subtropical oceans.



Paper Nautilus, *Argonauta nouryi* is not a nautilus but is a member of the order Octopoda (which includes the octopuses) and the family Argonautidae. Argonauta shells are washed ashore globally, but the collection of an animal still resident in its shell is a very rare event. I have been so lucky to come across one during an early morning walk on the beach, but in an attempt to throw it back into the sea, the animal and the shell were separated. I could not find either of them again.



Some of our Zebras



New Zebra baby



The Bontebokkies roam freely through our properties



Early morning beach shots

Terms & Conditions

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.

For more information, please contact:

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