

INFORMATION PACK

FOR

1.25Ha MEDIUM TO HIGH DENSITY RESIDENTIAL DEVELOPMENT LAND IN URBAN HUB

194 SEVENTH ROAD, CARLSWALD AGRICULTURAL HOLDINGS



On Site Auction Date – Wednesday, 19 June 2019 @ 11h00

Contact: Pieter Nel – 084 8800 165

pieter@bideasy.co.za / www.bideasy.co.za

Property Information

Title Deed Information –

Portion 1 of Erf 110, CARLSWALD AGRICULTURAL HOLDINGS

Known As: 194 Seventh Road, Carlswald Agricultural Holdings, Midrand

Title Deed: T28470/2016

Extent: 1.25 ha

Local Authority: CITY OF JOHANNESBURG

Registration Division: JR

Province: Gauteng

Registered Owner: K T INSTITUTE OF EDUCATION PTY LTD (201533036707)

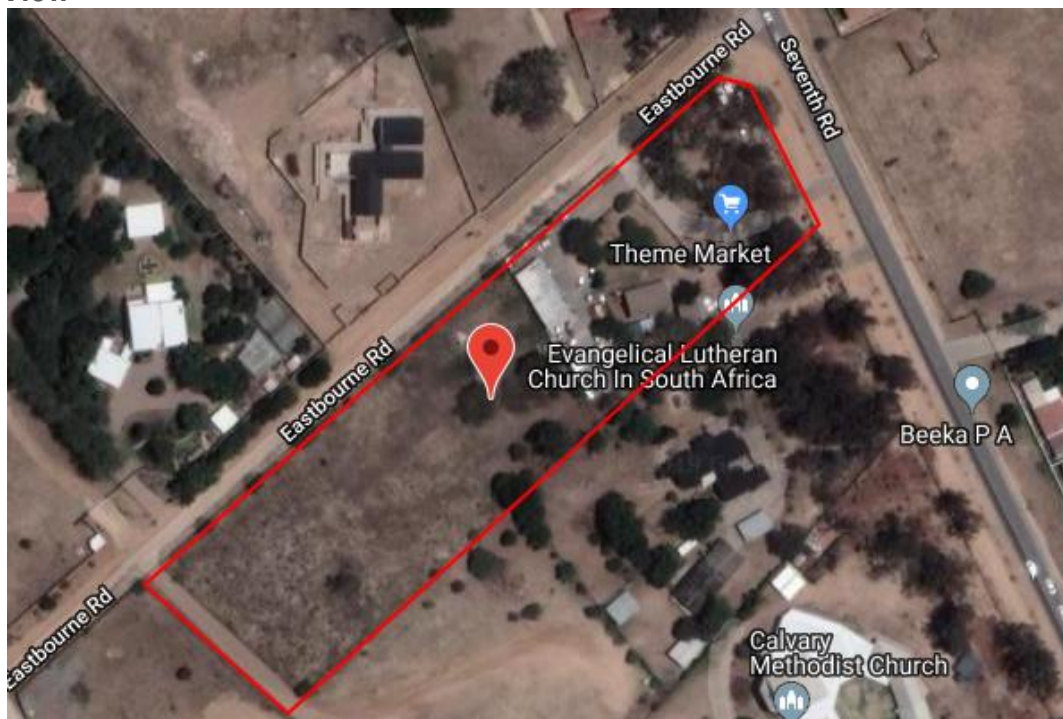
VAT Status: The seller is registered for VAT

Zoning: Agricultural Holding

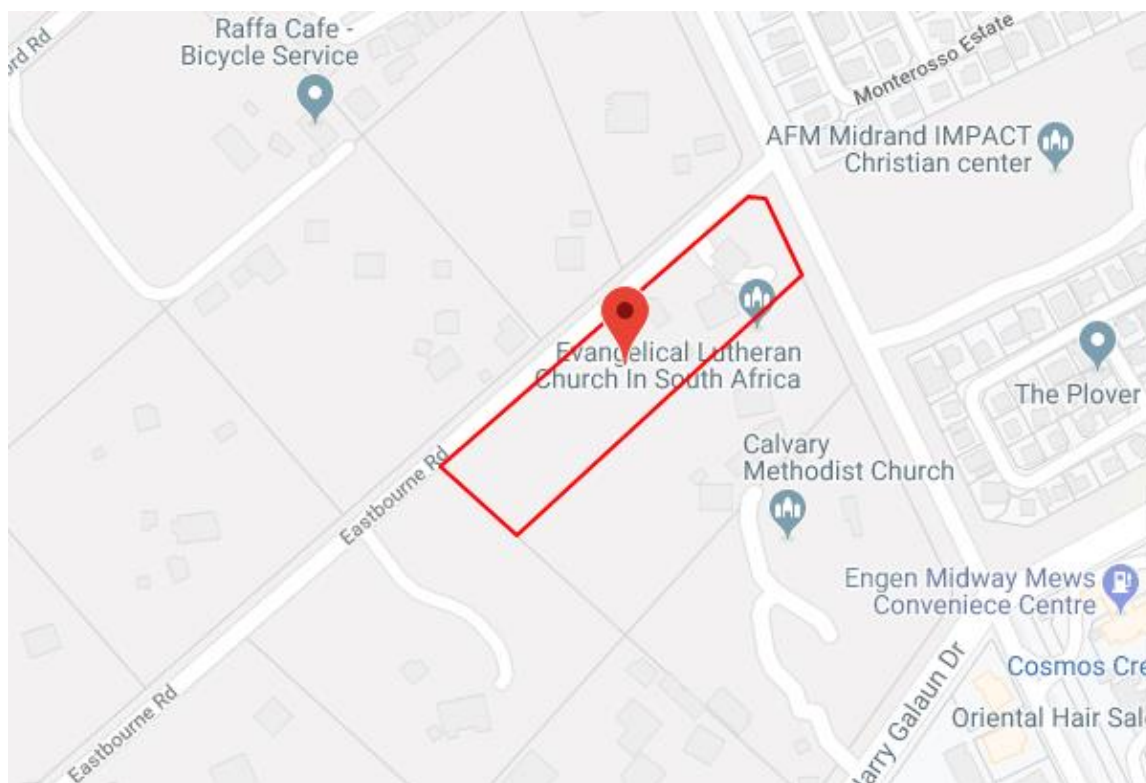
1.25Ha Development Land for medium to high density development land in the Urban Hub of Midrand. The land falls on a main road and is the next available land for development in the area. Being on a corner, the property offers multiple option for entry and exit.

This property has easy access to the M1 via New Road and Allandale Road, and is surrounded by Schools, Residential Estates, Mall and Businesses.

Aerial View



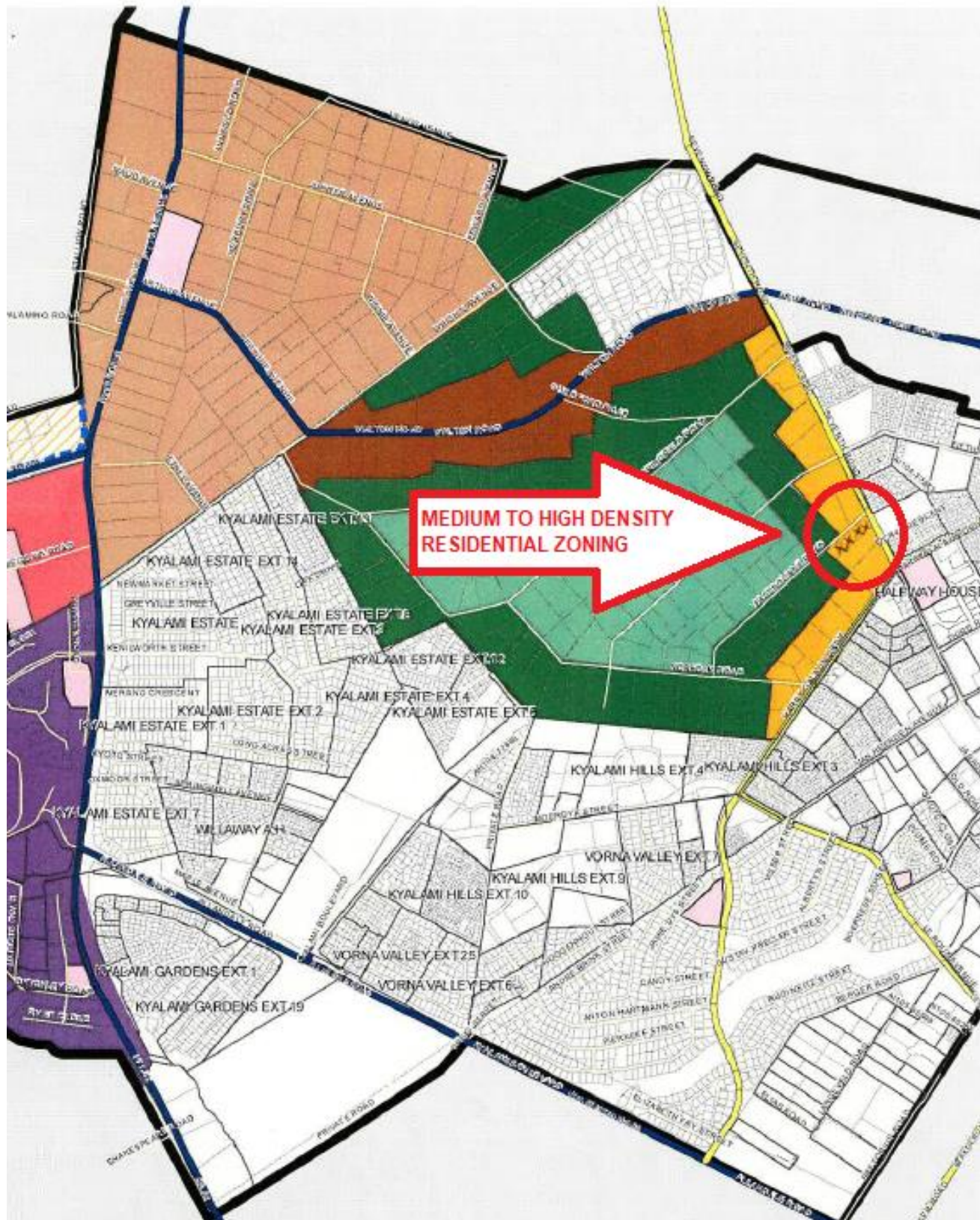
Map



GPS Co-Ordinates 25°59'07.1"S 28°06'34.8"E
-25.985296, 28.109672



Spatial Development Framework Plan



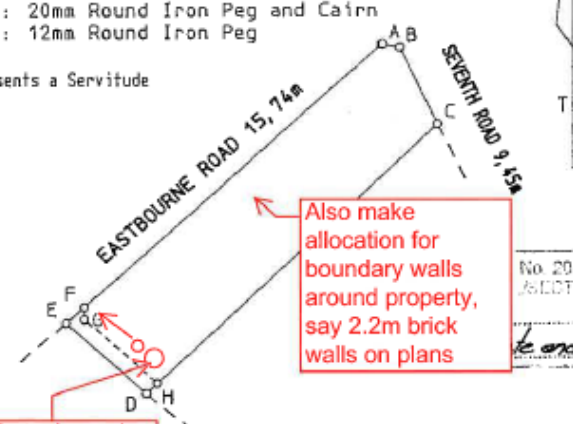
SG Diagram

R. R. RENEW ASSOCIATES - PROFESSIONAL LAND SURVEYORS HALFWAY HOUSE SUBDIVISION DIAGRAM

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES Y System: LO 29° X	S. G. No.
	Constants:	+ 0,00 +2800 000,00	6187/1997
AB 9,56	281 03 50	A + 89 055,96 + 75 117,44	Approved <i>J. S. Viljoen</i> 1997-08-26 for SURVEYOR-GENERAL
BC 46,71	333 39 40	B + 89 046,58 + 75 119,28	
CD 216,05	47 09 50	C + 89 025,85 + 75 161,14	
DE 57,98	131 44 30	D + 89 184,29 + 75 308,03	
EA 229,22	228 28 00	E + 89 227,55 + 75 269,43	
SERVITUDE DATA			
EF 13,06	228 28 00	F + 89 217,78 + 75 260,77	
FG 6,64	0 06 10	G + 89 217,79 + 75 267,42	
GH 52,80	311 44 30	H + 89 178,39 + 75 302,57	
HD 8,04	47 09 50		
LEEUNKOP 122	Δ	+ 94 258,56 + 77 164,11	
HALFWAY HOUSE W.T. 467	Δ	+ 88 137,23 + 74 585,17	

Description of Beacons
 A, E : Iron Standard
 B, C, D : 20mm Round Iron Peg and Cairn
 F, G, H : 12mm Round Iron Peg

Servitude Note:
 The figure EFGHDE represents a Servitude Right of Way



Also make allocation for boundary walls around property, say 2.2m brick walls on plans

Septic tanks and french drains here bottom of property

Scale 1:3000

The figure A B C D E represents 1,2450 hectares of land being Portion 1 of Holding 110 CARLSWALD AGRICULTURAL HOLDINGS Province of Gauteng

Surveyed in JUNE 1997 by me *B. S. Viljoen*

B. S. VILJOEN PLS 0768 Professional Land Surveyor

This diagram is annexed to No. d. d. i. f. o. Registrar of Deeds	The original diagram is S. G. No. A 6147/1954 Transfer 51963/1969 Grant	File S. R. 2878/1997 G. P. A 8439/1949 Comp. JRSV - 263 43 JR 7C 25A T. P. 1494 DEEDS Pta
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EXAMINATION FEES PAID
J. S. Viljoen
for SURVEYOR-GENERAL

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, or to pre-register for the auction, please contact:

Pieter Nel

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Email pieter@bideasy.co.za

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