

INFORMATION PACK

FOR

MOOIPLAATSIE WEDDING VENUE & ACCOMMODATION PRETORIA EAST

LOCK, STOCK & BARREL

R104, Old Bronkhorstspuit Road, Plot 361, Mooiplaats, Pretoria East



On Site Auction Date – Thursday, 8 August 2019 @ 11:00

Contact: Pieter Nel – 084 8800 165

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Property Information

Title Deed Information –

PORTION 361 (RE) OF THE FARM MOOIPLAATS 367, JR, GAUTENG

Known As: R104, Old Bronkhorstspuit Road, Plot 361, Mooiplaats, Pretoria East

Title Deed: T76327/1993

Extent: 5.7804H

Local Authority: KUNGWINI LOCAL MUNICIPALITY

Registration Division: JR

Province: Gauteng

Registered Owner: ARAUNA LOUW FAMILIE TRUST (2487/1992)

VAT Status: Seller is NOT Registered for VAT

Zoning: Agricultural Holding

Map

GPS Co-Ordinates 25°45'29.5"S 28°25'16.8"E
-25.758204, 28.421321



Property Information:

Mooiplaatsie Country Estate & Function Venue is a Successful Rustic Wedding Venue and Guesthouse, started in 2010, and situated on the Old Bronkhorstspuit Road, just outside Pretoria East, approximately 7km from Silver Lakes.

There are 2 Guest Houses, 2 Separate Bachelor Flats, 1 Studio, 2 Luxury Suites (Honeymoon Suites) and 4 Innibos Chalets. The Guesthouses can accommodate a total of 44 overnight guests, and the Venue can accommodate weddings and functions from 80 – 150 guests.

Only one of the three boreholes are currently in use as it delivers sufficient water for all domestic usage including the filling of dams and for irrigation purposes. The other two boreholes need only be used in case of an emergency.

Future Development in the Area

Within a 5-year period, there are a few upcoming exciting developments. Primarily consisting of the approved Phase 2 Gautrein via Hatfield towards Hazeldean about 1KM from Mooiplaatsie, a National Road close by which links the N4 route to OR Tambo International Airport. As well as a huge shopping mall in the Hazeldean Project.

This Property Offers:

- 320 m² Venue Hall
- Custom-Made Wooden Stack-Up Folding Doors
- 15 Custom-Made Oregon Pine Wooden Tables (1,2m x 2.4m)
- 150 Steel Custom Designed Chairs
- Granite Counter Bar
- Buffet Area
- DJ Area
- Main Kitchen has a Walk-In Fridge and Freezer
- Industrial Steel Tables
- Wash-Up Area
- Ovens and Stove
- Office
- Two Empty 12-meter Storage Containers
- Liefieland, a tin roof, Open Woodland Garden Function Area and Boma and Braai
- Farm Tractor, Bakkie, Rusted Farm Implements and a Vintage Chevy

4 X BUSH CHALETS

- Rustic Accommodation – 4 Guests Each
- Braai Area
- Patio
- Wrought Iron Table and Four Chairs
- Microwave
- Fridge
- Kettle
- All Bedding, Towels and Furniture

1 X STUDIO

- Small Wash-Up Area
- TV
- Separate Shower
- 1 Bedroom (2 x Single Beds)
- Large Carpet
- Small Dining Room Table with 4 Chairs

FARM-STYLE GUESTHOUSE

- 4 Bedrooms
- Lounge
- Large TV
- Kitchen
- Sliding Door Open onto a Large Patio
- Various Tables and Chairs Overlooking the Lapa Breakfast Area
- All Bedding, Towels, Decor and Furniture are Included

2 X BACHELOR FLATS

- Self-Catering
- 1 Bedroom
- Seating Area
- TV
- Full Bathroom
- Small Kitchenette (Oven, Microwave Oven, Fridge, Kettle and all Bedding, Décor, Towels and Furniture)

2 x HONEYMOON SUITES

- Bar Fridge, Kettle and all Bedding, Towels and Furniture

OWNER/MANAGER'S HOUSE

- 1 Bedroom
- 1 Bathroom
- Patio
- Kitchen
- Lounge
- Dining area
- Office
- Storeroom

MAIN GUEST HOUSE

- 5 Bedrooms
- Reception Area
- Glass Fridge and Furniture
- Bridal Suite (Make-Up Area, Outside Covered Patio, Dressing Area)
- 2 Large Dining Room Tables
- Fully Equipped Main Kitchen (Microwave Oven, Large Fridge)
- Scullery
- Washing and Ironing Room
- Including all Bedding, Towels, Décor and Furniture

BREAKFAST LAPA AREA

- Granite Countertop
- 5 Wooden Tables
- 30 Different Wooden Chairs



GENERAL

- Dependent on Borehole Water Only
- 3 Boreholes
- 4 x 5000 Liter JoJo Tanks
- 1 x Round Storage Dam for Irrigation Purposes
- Main Kitchen - 80 kVA Diesel Generator
- Main Guesthouse - 100 kVA Diesel Generator with fully Automated Switchover, which can supply the whole plot's load
- Secured with 3 Energizers
- Electrical Fencing
- 3 Meter Pre-Cast Cement Wall (Back and Halfway on the Eastern Side of Property)
- 33 Robo-Guard Beams on property
- 2 x Control Units – monitoring daily
- 2 Fully Automated Steel Sliding Gates

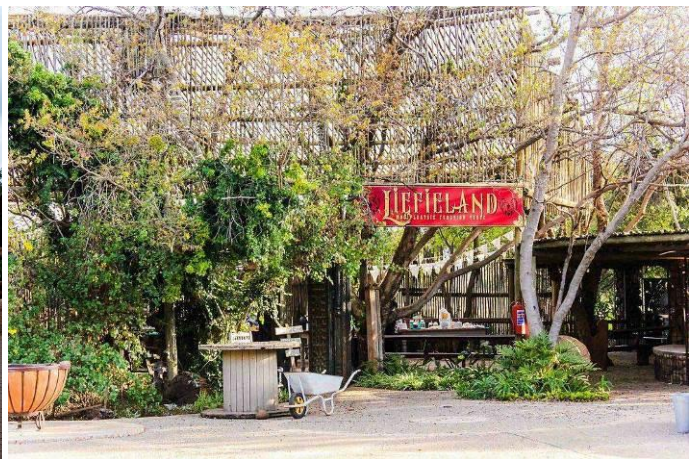
OUTBUILDINGS:

- Brick and Roof Lock-Up Storeroom
- Cleaning Staff Room (Bed, Shower and Toilet Area as well as a Small Kitchen Area)
- Outside Gardener Toilet and Shower
- 2 Wooden and 2 Zink Storage Sheds
- Wooden, Zink Roof Gazebo
- Wrought Iron Garden Structures, Tables & Chairs

Directions



Photos











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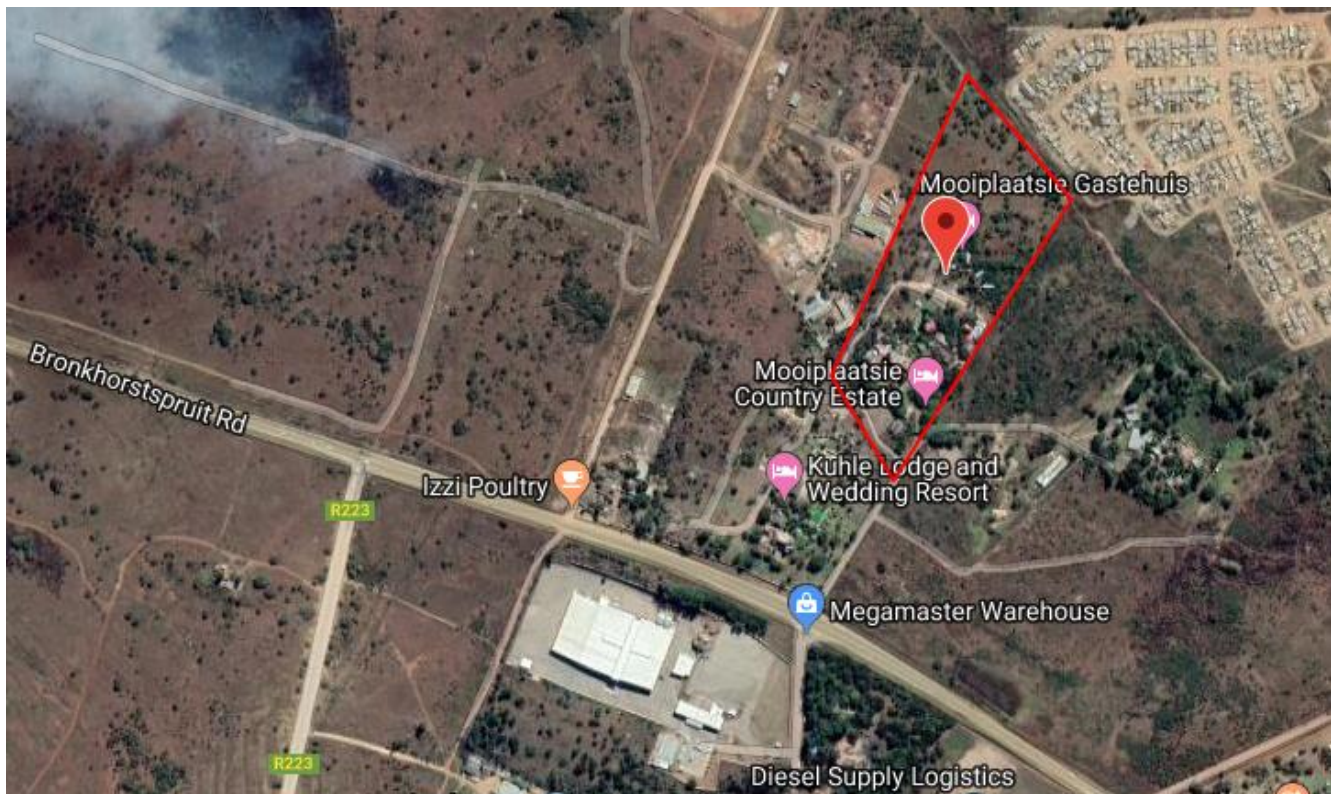
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Valid Until

31 March 2015

Aerial View



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.

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