

INFORMATION PACK

FOR

RESIDENTIAL & COMMERCIAL DEVELOPMENT 8 STANDS

To be sold individually and / or collectively

Sasolburg Ext 65, Sasolburg, Free State



Auction Venue: Emerald Resort & Casino, 777 Frikkie Meyer BLVD, VDB

Date: Wednesday, 28 August 2019 @ 11:00

Contact: Pieter Nel – 084 8800 165

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

Property Information

Title Deed Information –

Erf 25684, SASOLBURG EXT 65, PARYS RD, SASOLBURG, FREESTATE

Known As: Stand 25684, HF Verwoerd Road, Sasolburg Ext 65

Title Deed: T26353/2004

Extent: 9601.0000SQM

Erf 25685, SASOLBURG EXT 65, PARYS RD, SASOLBURG, FREESTATE

Known As: Stand 25685, HF Verwoerd Road, Sasolburg Ext 65

Title Deed: T26353/2004

Extent: 8420.0000SQM

Erf 25686, SASOLBURG EXT 65, PARYS RD, SASOLBURG, FREESTATE

Known As: Stand 25686, HF Verwoerd Road, Sasolburg Ext 65

Title Deed: T26353/2004

Extent: 8770.0000SQM

Erf 25687, SASOLBURG EXT 65, PARYS RD, SASOLBURG, FREESTATE

Known As: Stand 25687, HF Verwoerd Road, Sasolburg Ext 65

Title Deed: T26353/2004

Extent: 7460.0000SQM

Erf 25688, SASOLBURG EXT 65, PARYS RD, SASOLBURG, FREESTATE

Known As: Stand 25688, HF Verwoerd Road, Sasolburg Ext 65

Title Deed: T26353/2004

Extent: 1.0181H

Erf 25689, SASOLBURG EXT 65, PARYS RD, SASOLBURG, FREESTATE

Known As: Stand 25689, HF Verwoerd Road, Sasolburg Ext 65

Title Deed: T26353/2004

Extent: 7429.0000SQM

Erf 25690, SASOLBURG EXT 65, PARYS RD, SASOLBURG, FREESTATE

Known As: Stand 25690, HF Verwoerd Road, Sasolburg Ext 65

Title Deed: T26353/2004

Extent: 7918.0000SQM

Erf 25691, SASOLBURG EXT 65, PARYS RD, SASOLBURG, FREESTATE

**Known As: Huistoe Kroeg & Restaurant, Stand 25691, HF Verwoerd Rd,
Sasolburg Ext 65**

Title Deed: T26353/2004

Extent: 7918.0000SQM

Local Authority: METSIMAHOLO LOCAL MUNICIPALITY
Registration Division: PARYS RD
Province: FREESTATE
Registered Owner: RICHACRES INVESTMENT 2 PTY LTD (200300774707)
CAPENSIS BELEGGINGS 276 PTY LTD (200001150507)
FORUM SA TRADING VENNOOTSKAP
VAT Status: Seller is NOT registered for VAT
Zoning: Residential

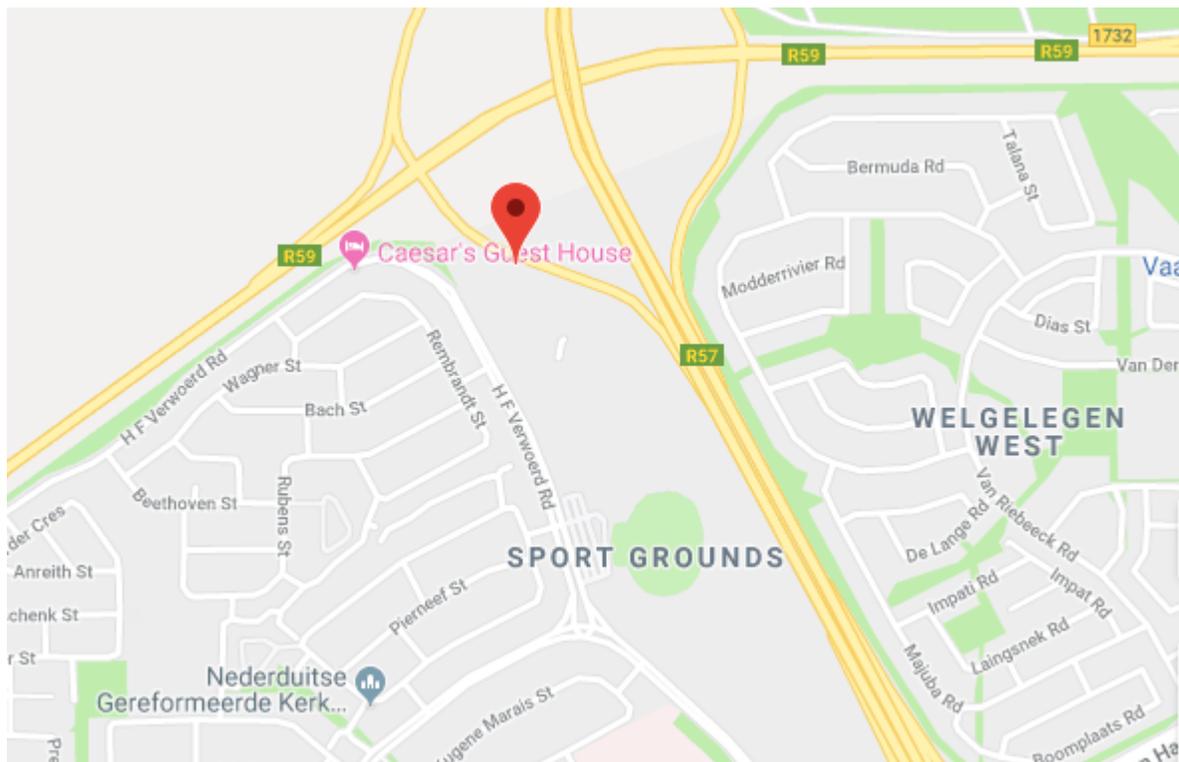
Property Information:

The 8 stands are located just off the R57/R59 and H F Verwoerd Road, 7 minutes from the nearest shopping Centre and an 8 minute walk to the Sasolburg Sport Grounds.

The development consists of 8 stands, of which 7 are zoned for Residential use and 1 is zoned for Sports use - Huistoe Kroeg & Restaurant operates on that stand - stand 25691.

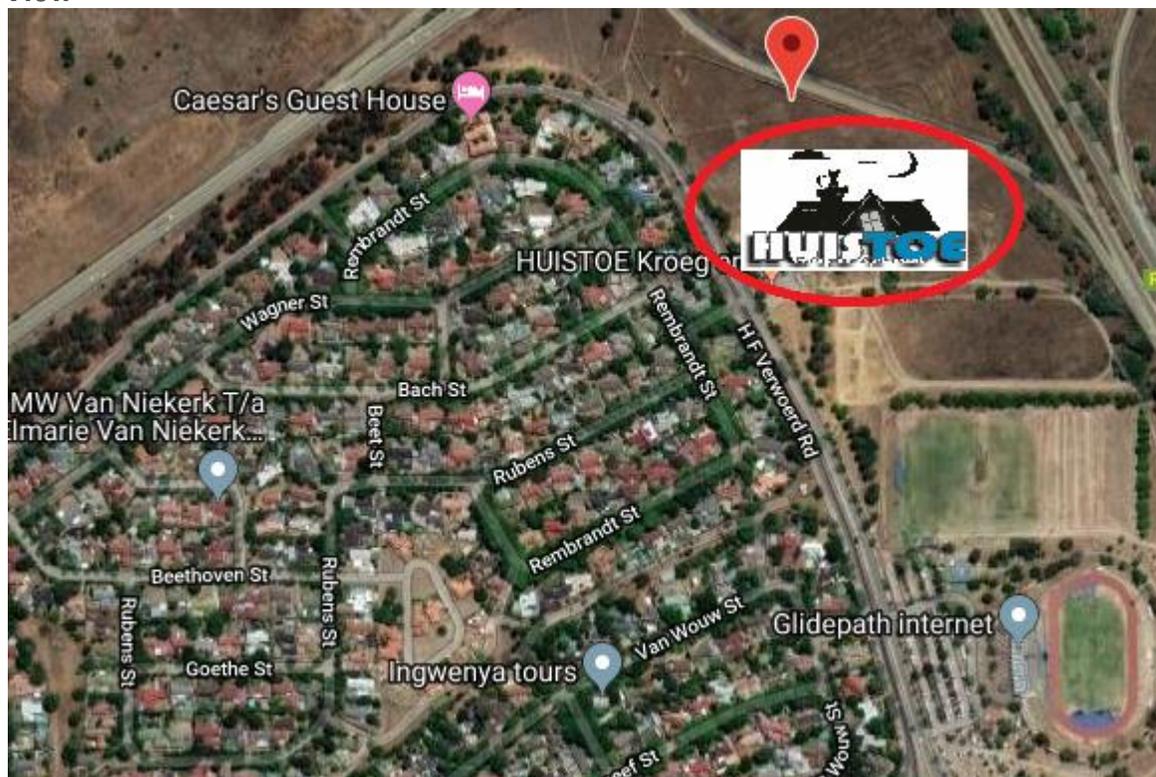
The combined size of the development is 7.1099Ha. The rezoning to High Density Residential use a possibility on some of the residential stands.

Map



GPS Co-Ordinates 26°47'21.8"S 27°49'23.7"E
-26.789375, 27.823248

Aerial View



SG

SG No. 1334/2006
 APPROVED: [Signature]
 for SURVEYOR GENERAL
 (PROV. O.D.)

GENERAL PLAN
 OF THE TOWNSHIP OF
SASOLBURG EXTENSION 65
 COMPRISING 8 BIVENS NUMBERED 25684 TO 25691 AND THE STREETS
 SITUATED ON PORTION 53 OF THE FARM
 HEREMARDE NO. 409
 VIDE DIAGRAM S.G. No. 1359/2001; DEED OF TRANSFER No.
 ADMINISTRATIVE DISTRICT: FAYIS
 PROVINCE: FREE STATE
 SCALE 1:750

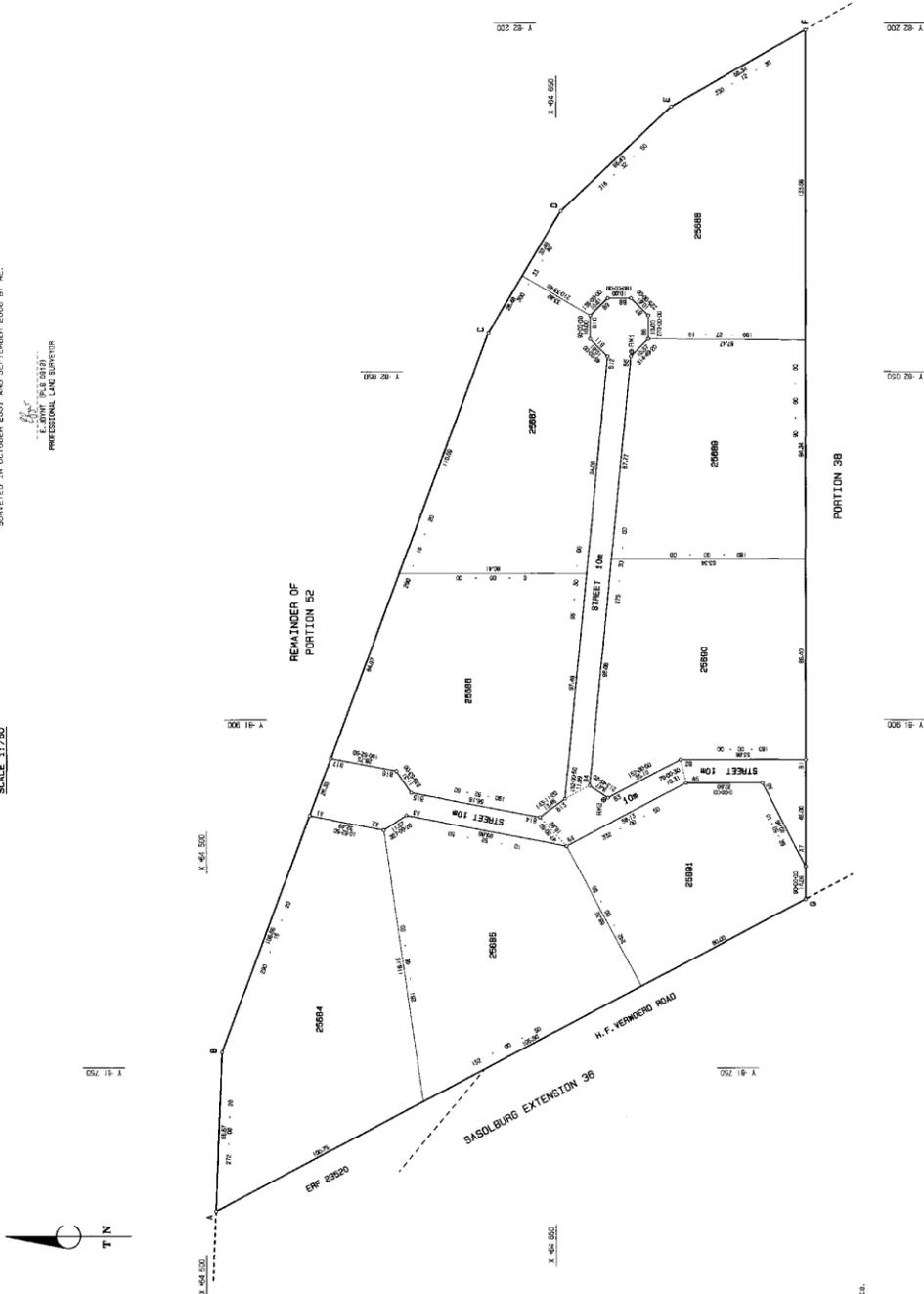
SURVEYED IN OCTOBER 2001 AND SEPTEMBER 2006 BY ME.

[Signature]
 L. M. S. 2532/01
 PROFESSIONAL LAND SURVEYOR

AREA	LAND PARCEL INDICATOR
F0250003	

MAIN FIGURE DATA (1)	CO-ORDINATES
SURV. (Meters)	Corner X Y Meter X
A	41 688.18 44 670.84
B	41 706.70 44 606.60
C	42 000.70 44 600.00
D	42 000.70 44 600.00
E	42 000.70 44 600.00
F	42 000.70 44 600.00
G	42 000.70 44 600.00
H	42 000.70 44 600.00
I	42 000.70 44 600.00

BLK. CORNERS	REFERENCE MARKS
A1 41 688.18 44 670.84	41 688.18 44 670.84
A2 41 706.70 44 606.60	41 706.70 44 606.60
A3 42 000.70 44 600.00	42 000.70 44 600.00
A4 42 000.70 44 600.00	42 000.70 44 600.00
A5 42 000.70 44 600.00	42 000.70 44 600.00
A6 42 000.70 44 600.00	42 000.70 44 600.00
A7 42 000.70 44 600.00	42 000.70 44 600.00
A8 42 000.70 44 600.00	42 000.70 44 600.00
A9 42 000.70 44 600.00	42 000.70 44 600.00
A10 42 000.70 44 600.00	42 000.70 44 600.00
A11 42 000.70 44 600.00	42 000.70 44 600.00
A12 42 000.70 44 600.00	42 000.70 44 600.00
A13 42 000.70 44 600.00	42 000.70 44 600.00
A14 42 000.70 44 600.00	42 000.70 44 600.00
A15 42 000.70 44 600.00	42 000.70 44 600.00
A16 42 000.70 44 600.00	42 000.70 44 600.00
A17 42 000.70 44 600.00	42 000.70 44 600.00
A18 42 000.70 44 600.00	42 000.70 44 600.00
A19 42 000.70 44 600.00	42 000.70 44 600.00
A20 42 000.70 44 600.00	42 000.70 44 600.00



FILE No. 2/05 Sasolburg
 SURVEY RECORDS No. 710/2006
 COMPILATION: 10-08-76; 7/2
 02/11/09
 00120/09/2006

DESCRIPTION OF BEACONS:
 RH1 to RH8: ...
 All the other beacons: ...

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

Cell: 084 8800 165

Email pieter@bideasy.co.za

Disclaimer

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