

INFORMATION PACK

FOR

25.3 HA COMMERCIAL PROPERTY WITH HIGH EXPOSURE

Portion 47 of the Farm Rietfontein, Metsimaholo, Free State



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

Date – Wednesday, 28 August 2019 @ 12:00

Contact: Pieter Nel – 084 8800 165

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

Property Information

Title Deed Information –

PORTION 47(PORTION OF PORTION 8 (RE)) OF FARM RIETFontein 251, PARYS RD, SASOLBURG NU, FREE STATE

Known As:	Portion 47 of the Farm Rietfontein 251, Sasolburg, Free State
Rezoned to:	Sasolburg Ext 75
Title Deed:	T10837/1999
Extent:	25.3158 HA
Local Authority:	METSIMAHOLO LOCAL MUNICIPALITY
Registration Division:	PARYS RD
Province:	Free State
Registered Owner:	DRAKENSBERG DEELTITELKOMPLEKS PTY LTD (99/00761/07)
VAT Status:	Seller is NOT registered for VAT
Zoning:	Commercial

Property Information

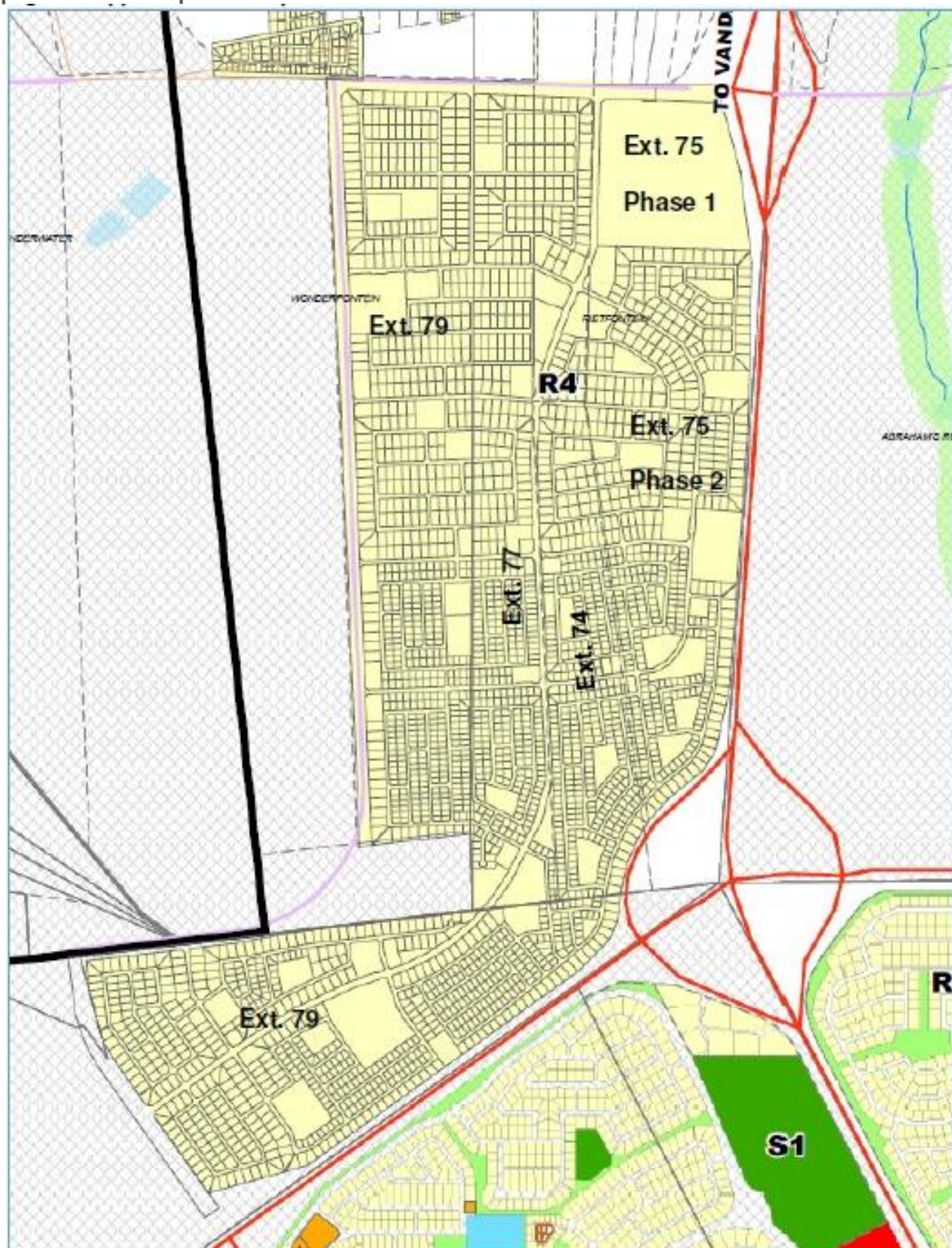
This excellent commercial opportunity is seldom presented to the market. Already zoned with Business land use rights, this property is ideal for a Regional Shopping Centre of 3 storeys. Other land use potential suitable to this property may include rezoning to High Density Residential,

This property is on a major intersection and is enclosed in a new approved Human Settlements Development of Sasolburg Ext's, with a residential and commercial development plan, approved by council.

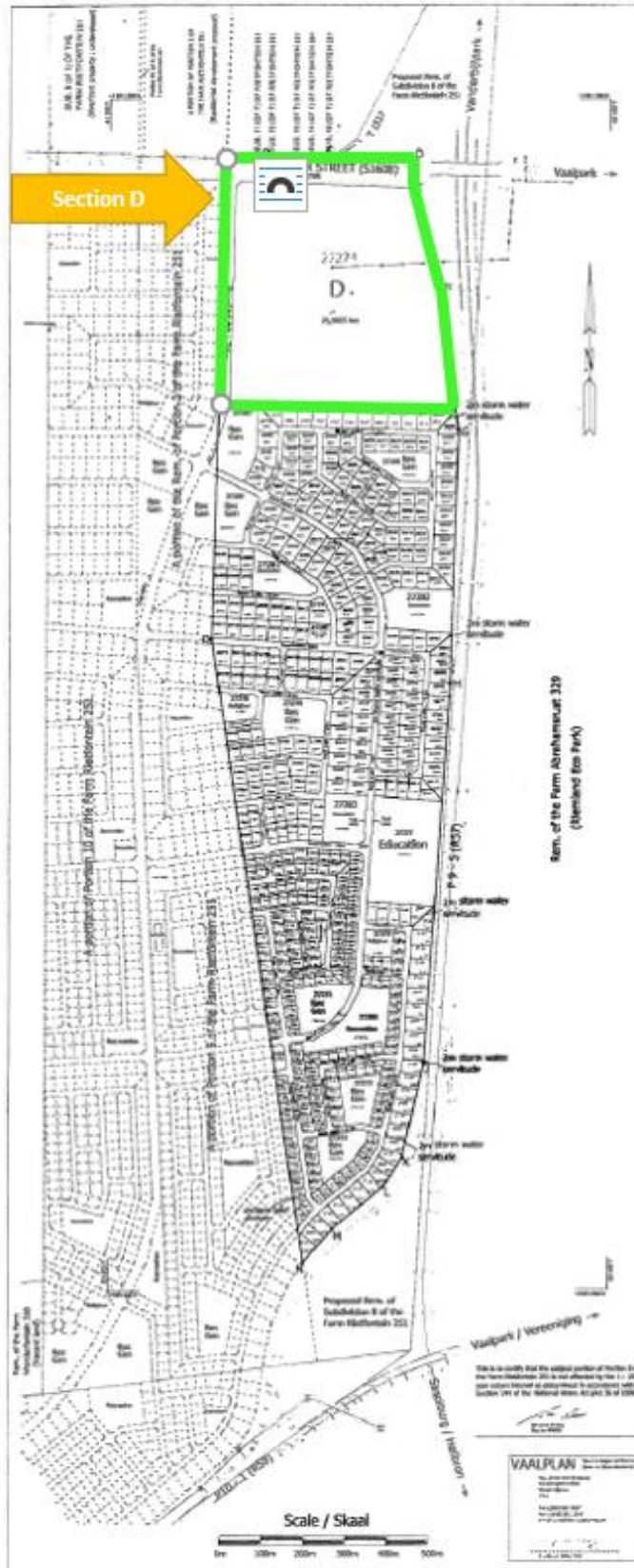
Click on the link to view the Integrated Development Plan:

<https://sahris.sahra.org.za/sites/default/files/additionaldocs/SASOLBURG%20MEMO.pdf>

Approved Township Extensions



Site Layout



PROPOSED TOWNSHIP : SASOLBURG EXTENSION /
VOORGESTELDE DORP : SASOLBURG UITBREIDING 75

SITUATED ON : A PORTION OF PORTION 8 OF THE FARM RETFOONTEN 251
GELEE OP : 'n GEDEELTE VAN GEDEELTE 8 VAN DIE PLAAS RETFOONTEN 251

LOCAL AUTHORITY : METSIMAHOLO LOCAL MUNICIPALITY
PLAASLIKE BESTUUR : METSIMAHOLO PLAASLIKE BESTUUR



NOTES / NOTAS

Figure A B C D E F G H J K L M N O represents the land which is the subject matter of this application and is approximately 118,4299 hectares in extent;

- Note 1. The subject property is not affected by the 1975 year flood line;
2. No undevelopable areas;
3. Layout is drawn to be included in a proposed surrounding development as indicated on adjacent properties.
4. Minimum width of roads : 13,5m

ERVEN / ERWE

HIGHEST SIZE OF ERVEN
HOOGSTE GROOTTE VAN ERWE

800m²

HIGHEST GRADIENT
HOOGSTE HELLING

1:50

RESIDENCE SIZE OF ERVEN
RESIDENSIE GROOTTE VAN ERWE

800m²

HIGHEST GRADIENT
HOOGSTE HELLING

1:50

AVERAGE SIZE OF RESIDENTIAL ERVEN
GEMIDDELDSE GROOTTE VAN RESIDENSIELE ERWE

1200m²

TOTAL
TOTAAL

km

LAND USE TABLE / GRONGBEGRUUKSTABEL

USE ZONE / GEBRUIKSGONE	COLOUR	NR. OF ERVEN	AREA (HA)	% OF TOWNSHIP	ERF NUMBERS
RESIDENTIAL SPECIAL		478	55,3749	47%	26789 - 27266
RESIDENTIAL GENERAL		7	8,3062	7%	27267 - 27273
BUSINESS (TYPE D)		1	25,5055	21,5%	27274
BUSINESS : GENERAL		1	0,1775	0,25%	27275
EDUCATIONAL (PRIVATE)		2	4,325	3,5%	27276 & 27277
RELIGIOUS		2	1,035	1%	27278 & 27279
COMMUNITY		1	0,2676	0,25%	27280
RECREATION		5	5,7422	5%	27281 - 27285
ROADS		5	17,686	15%	27286 - 27290
TOTAL		502	118,4299 ha	100%	

AMENDMENTS/WYSEGINGS

DATE	DESCRIPTION

VAALPLAN

TOWN- & REGIONAL PLANNERS

H.L. Jansen van Rensburg
43 Livingstone Blvd, Vanderbijlpark, 1960
Tel : (016) 981 9507 Fax (016) 931 1342
E-mail : vaalplan1@telkom.net

DATE	SCALE	NR.
01/08/2008	1 : 5 000 (A1)	1045 (9 Korthof)

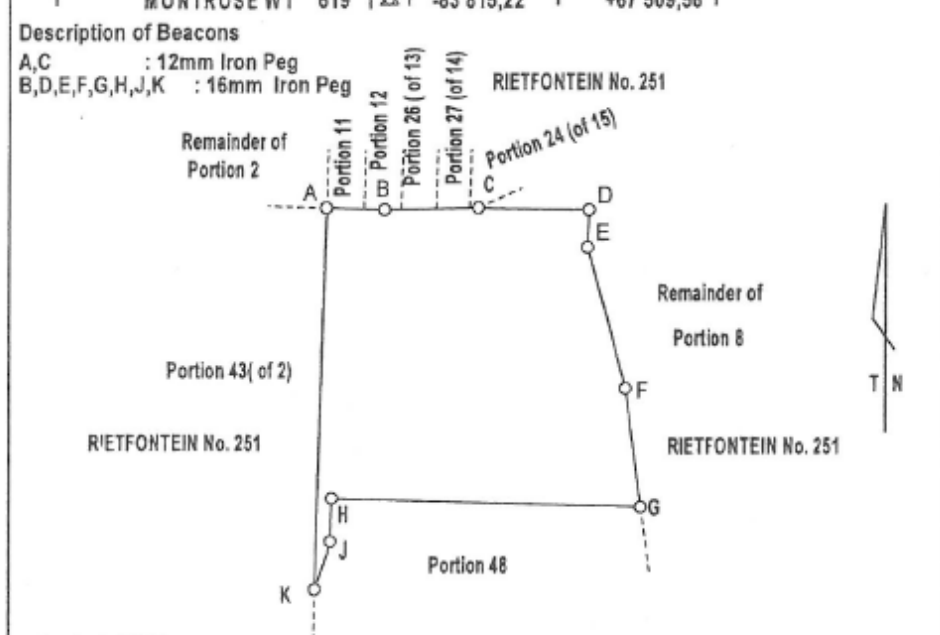
Surveyor General Diagram

SUBDIVISIONAL DIAGRAM

REGISTRATION COPY

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System: WG 27° X		S.G. No. 499/2016 Approved for SURVEYOR- GENERAL 6 May 2016
		Constants:	± 0,00	+2 900 000,00	
AB	99,06	271 46 40	A	-81 484,24	+61 335,63
BC	160,15	268 57 40	B	-81 583,25	+61 338,70
CD	187,55	271 09 10	C	-81 743,37	+61 335,80
DE	63,85	2 09 10	D	-81 930,89	+61 339,58
EF	250,39	344 48 50	E	-81 928,49	+61 403,38
FG	205,05	352 44 20	F	-81 994,08	+61 645,03
GH	526,30	91 39 00	G	-82 020,00	+61 848,44
HJ	73,86	1 39 00	H	-81 493,92	+61 833,28
JK	83,10	18 26 10	J	-81 491,79	+61 907,11
KA	650,58	181 39 00	K	-81 465,51	+61 985,94
WELGELEGEN 532		Δ		-84 819,89	+64 181,58
MONTROSE WT 619		Δ		-83 815,22	+67 509,56

Description of Beacons
A,C : 12mm Iron Peg
B,D,E,F,G,H,J,K : 16mm Iron Peg



Scale 1:10000

The figure represents 25,3158 hectares of land being Portion 47 (of 8) of the farm RIETFontein No.251

ADMINISTRATIVE DISTRICT : PARYS
Province of Free State
Surveyed in OCTOBER 2010, NOVEMBER 2014 AND MARCH 2016 by me

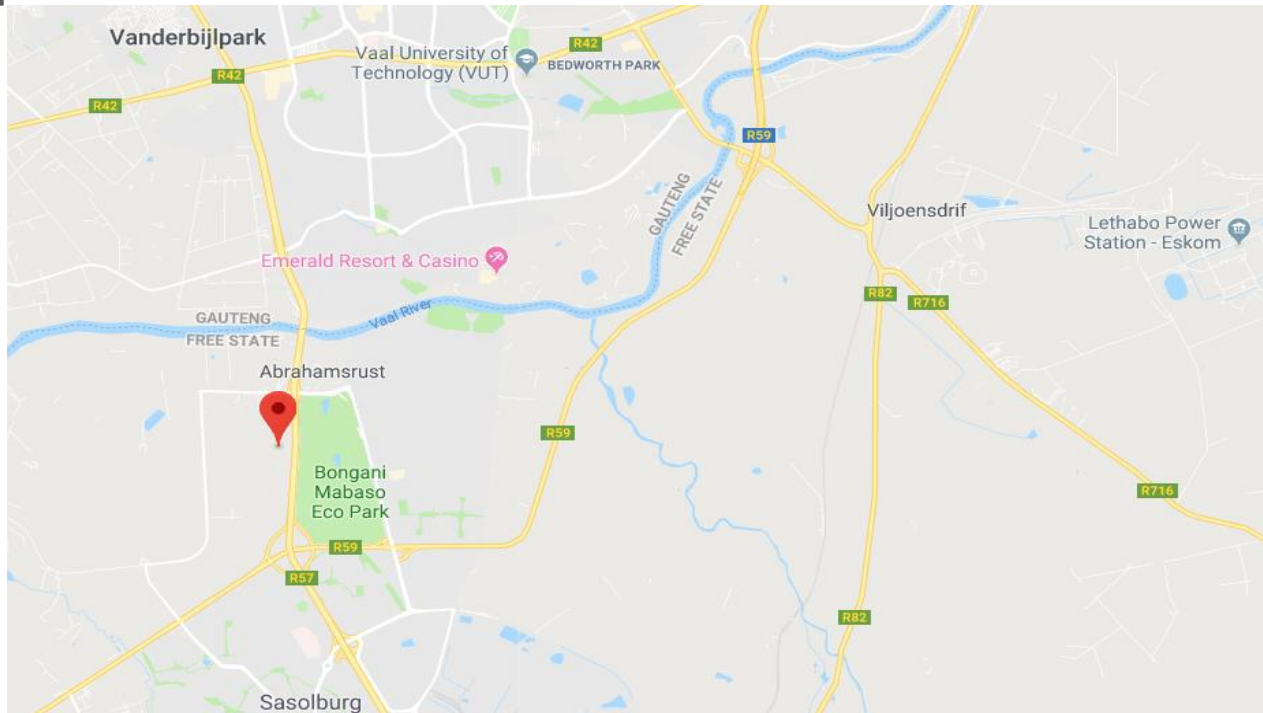
E. JOYNT
Professional Land Surveyor
Registration Number PLS 0912

This diagram is annexed to No. d.d.: i.f.o. BLOEMFontein Registrar of Deeds	The original diagram is S.G. No. : 1265/1986 Transfer No. T2571/1987	File : PARYS 251 S.R. : 188/2016 Comp. : IQ-8B-2 DD. 9-12-2015 A12H/21130
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Photos



Map



GPS Co-Ordinates 26°46'11.1"S 27°49'20.6"E
-26.769744, 27.822397

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

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