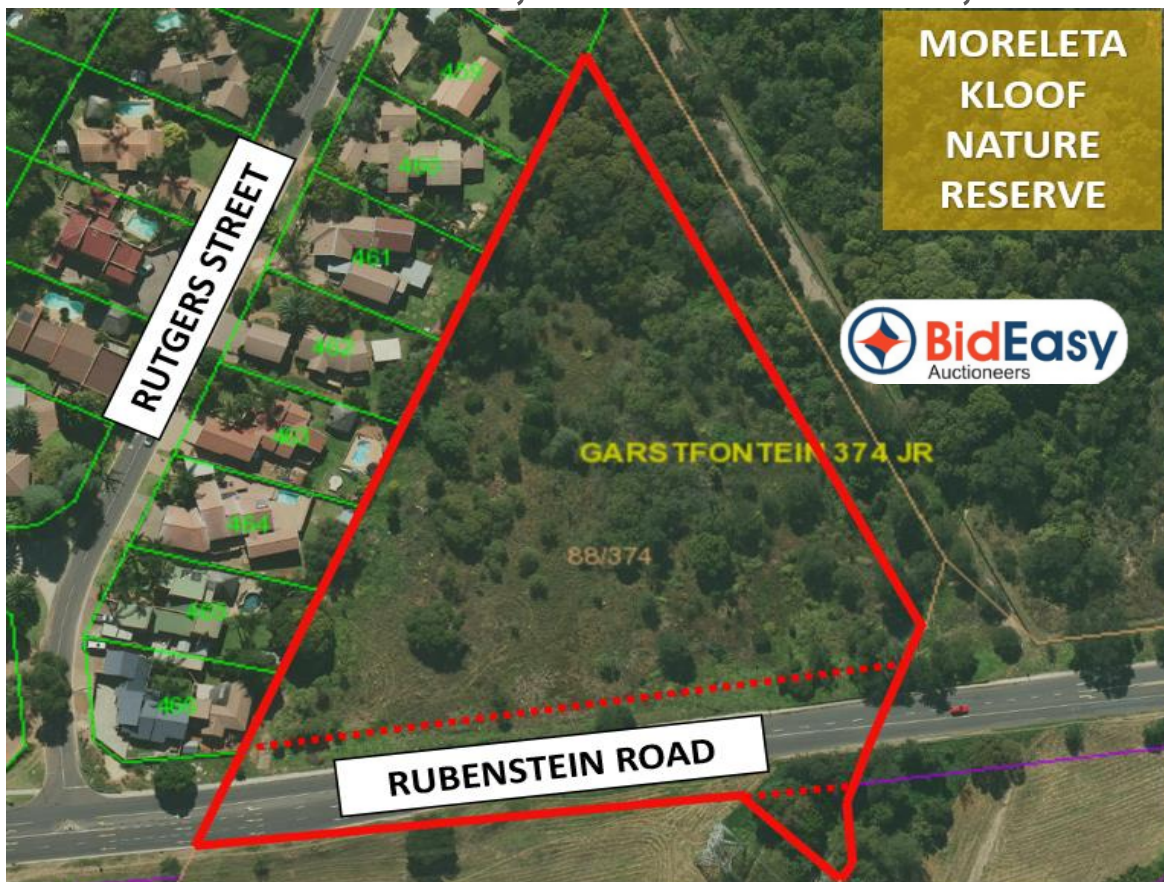


# INFORMATION PACK

FOR

# 1.8Ha PRIME PROPERTY MORELETA PARK

533 RUBENSTEIN DRIVE, MORELETA PARK, PRETORIA



ON SITE AUCTION – Tuesday, 12 October @ 11h00

Dehan | 073 154 1745 | [dehan@bideasy.co.za](mailto:dehan@bideasy.co.za)

[www.bideasy.co.za](http://www.bideasy.co.za)

## Property Information

### Title Deed Information –

**PORTION 88 (RE) OF THE FARM GARSFONTEIN 374, MORELETA PARK, GAUTENG – JR**

**Known As: 533 RUBENSTEIN DRIVE, MORELETA PARK, PRETORIA,  
GAUTENG**

**Title Deed: T2139/2016**

**Extent: 1.8014Ha**

**Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

**Registration Division: JR**

**Province: GAUTENG**

**VAT Status: The seller is NOT registered for VAT**

**Zoning: AGRICULTURAL**

## 1.8Ha PROPERTY – PRIME LOCATION!!!

1.8Ha Located on **Rubenstein Drive**, Moreleta Park.

Beautiful views overlooking the Moreleta Kloof Nature Estate with easy access onto N1. Close proximity to well-known restaurants, spa's, shopping centres / malls, and schools.

Rates & Taxes: ±R55.46 p/m

### **TSHWANE REGIONAL SPATIAL DEVELOPMENT FRAMEWORK**

#### **Growing Residential Areas:**

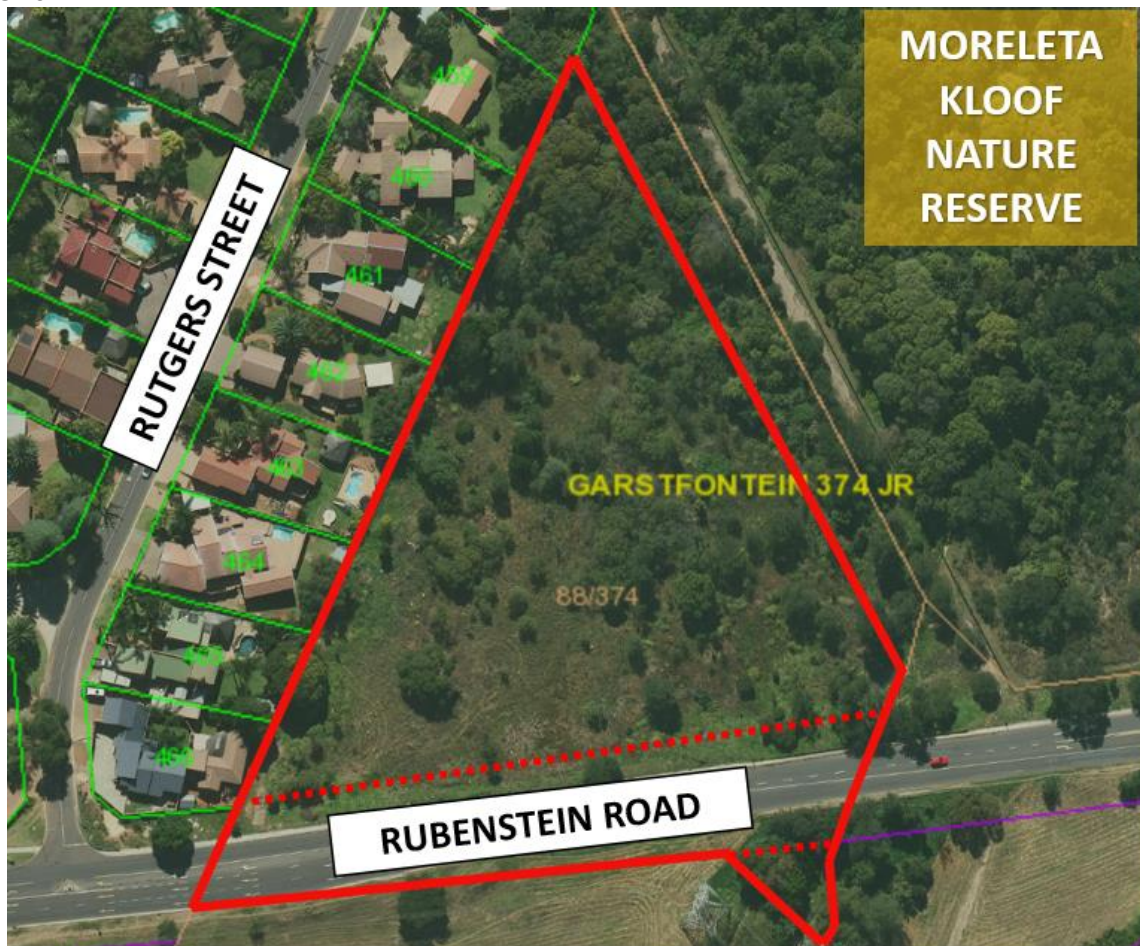
- *Equestria, Moreletapark, Pretoriuspark, Rietvalleirand, and Olympus area.*
- *More than 70% of the decentralized office space in the city is located in this area.*
- *The Menlyn Park node represents a strong first decentralized order node for Tshwane.*
- *This growth is also associated with hotels and entertainment.*

#### **The following places with tourist potential can be found in Region 6:**

- *Rietvlei Nature Reserve*
- *Faerie Glen Nature Area*
- *Moreleta Kloof Nature Reserve*



## CSG Aerial



## Aerial Footage

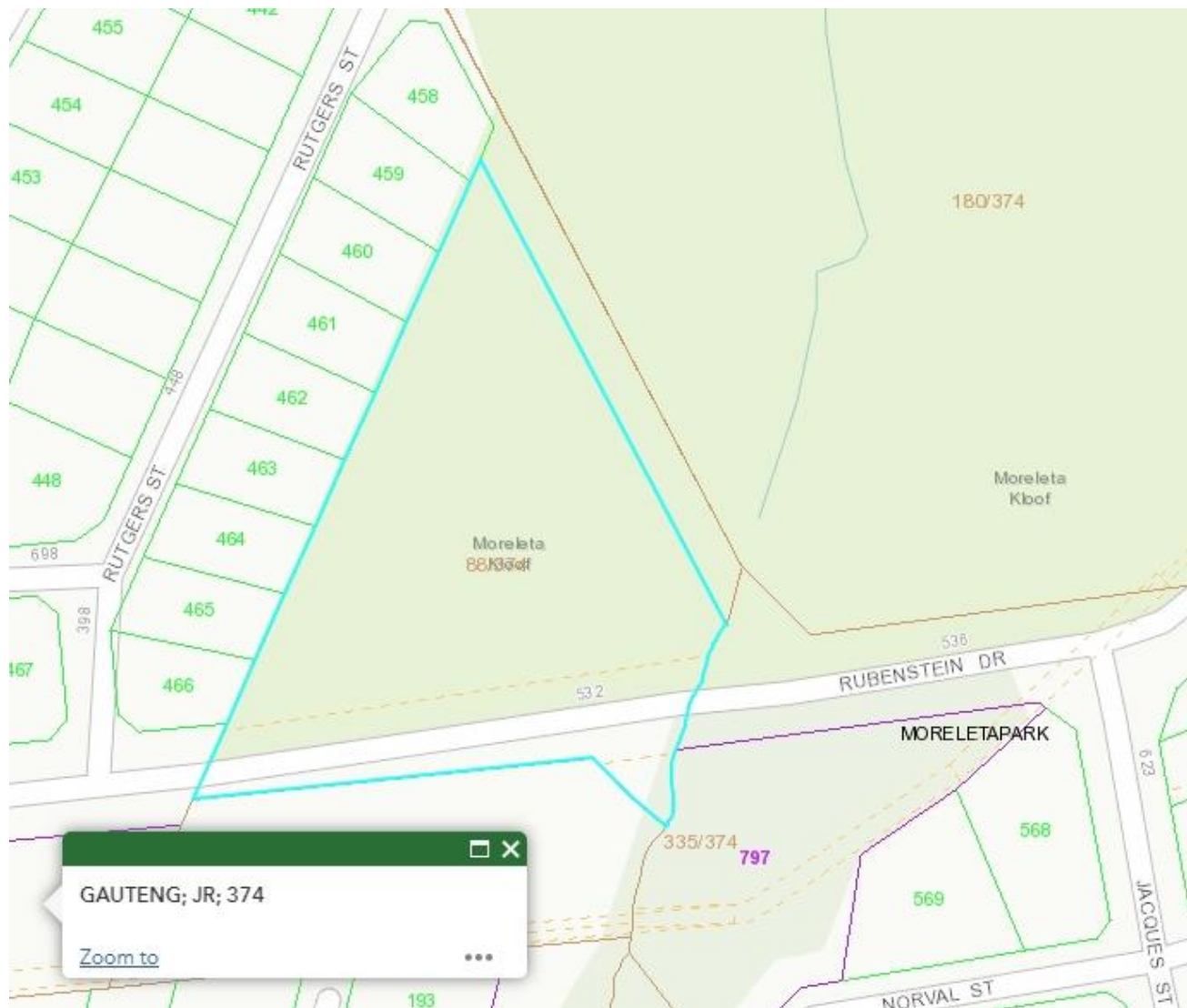








CSG



## Zoning Certificate



## Economic Development and Spatial Planning

Room 1-010 | Isivuno Building | 143 Lilian Ngoyi (Van der Walt) Street | Pretoria | 0002  
PO Box 3242 | Pretoria | 0001  
Tel: 012 358 7988  
Email: [geoinfoservice@tshwane.gov.za](mailto:geoinfoservice@tshwane.gov.za) | [www.tshwane.gov.za](http://www.tshwane.gov.za) | [www.facebook.com/CityOfTshwane](https://www.facebook.com/CityOfTshwane)

Generated by: TSHWANE\JanaN

Date 2021/09/08

### TO WHOM IT MAY CONCERN

### ZONING CERTIFICATE IN TERMS OF TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014)

PROPERTY KEY: 023200000/88/R  
ZONING KEY: 023200000/88/R  
SPLIT ZONING: A (1 of 2)

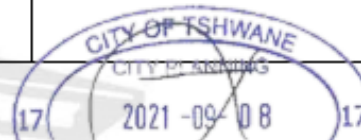
PROPERTY DESCRIPTION: Farm Portion Ptn R/88 GARSTFONTEIN 374-JR (Part A)

The following zoning information must be read with the Clauses and Schedules of the Tshwane Town-Planning Scheme, 2008 (Revised 2014).

#### A. USE ZONE 17: AGRICULTURAL

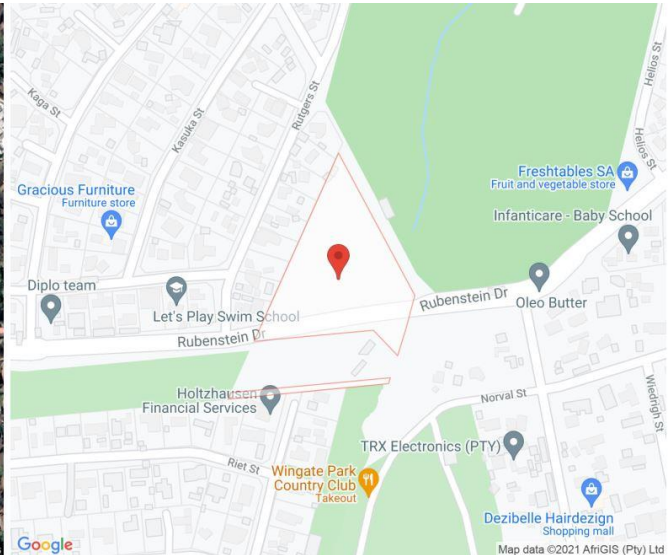
PURPOSES FOR WHICH LAND AND BUILDINGS MAY BE ERECTED AND USED IN TERMS OF TABLE B (COLUMN 3):	THE FOLLOWING LAND-USES MAY NOT BE ERECTED AND USED EXCEPT ONLY WITH THE CONSENT OF THE MUNICIPALITY IN TERMS OF TABLE B (COLUMN 4):	PURPOSES FOR WHICH LAND AND BUILDINGS MAY NOT BE ERECTED OR USED IN TERMS OF TABLE B (COLUMN 5):
Agriculture Farm Stall subject to Schedule 10 One Dwelling-house	Agricultural Industry Airfield Animal Boarding Place Camping Site Commune Equestrian School Flea Market Garden Centre Guest-house Institution Lodge Municipal Transitional Settlement subject to Schedule 27 Parking Site Petting Zoo Picnic Place Place of Child Care Place of Instruction Place of Public Worship Place of Refreshment Recreation Resort Social Hall Sports and Recreation Ground Sport and Recreation Club Wall of Remembrance in conjunction with a Place of Public Worship	Uses not in Columns 3 and 4

Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Beplanning • Lefapha la Tsweliso-pele ya Ikonomi le Polane ya Sebaka • UmNyango wezokuThuthuthukiswa kwezomNotho namaPlani weeNdawo • Kgoro ya Thabollo ya Ikonomi le Thulaganyo ya Mafelo • Mubasho wa Mveledziso ya Ekonomi na Vhupulani ha Fhethu • Ndawulo ya Nhluvukiso wa Ikonomi na Vhupulani bya Ndawu • Umnyango wezokuthuthukiswa Komnotho Nokuhlelwa Kwendawo

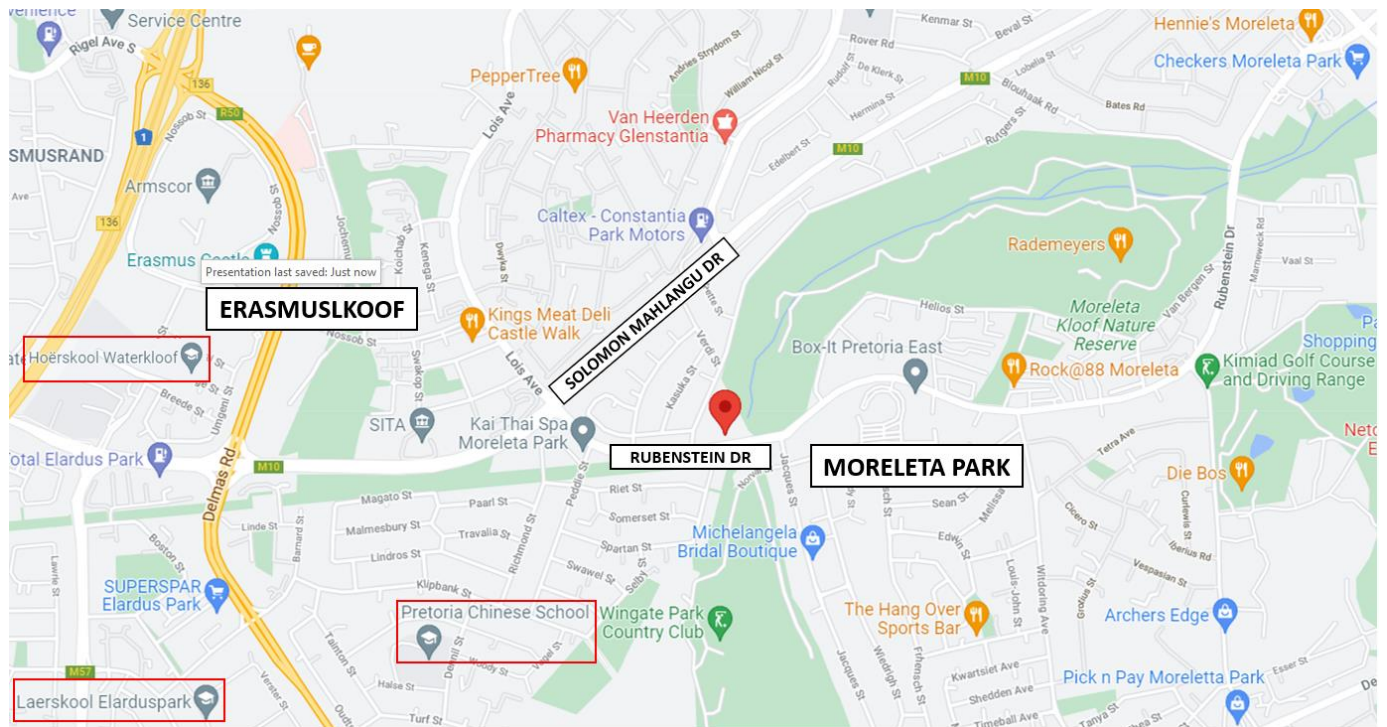




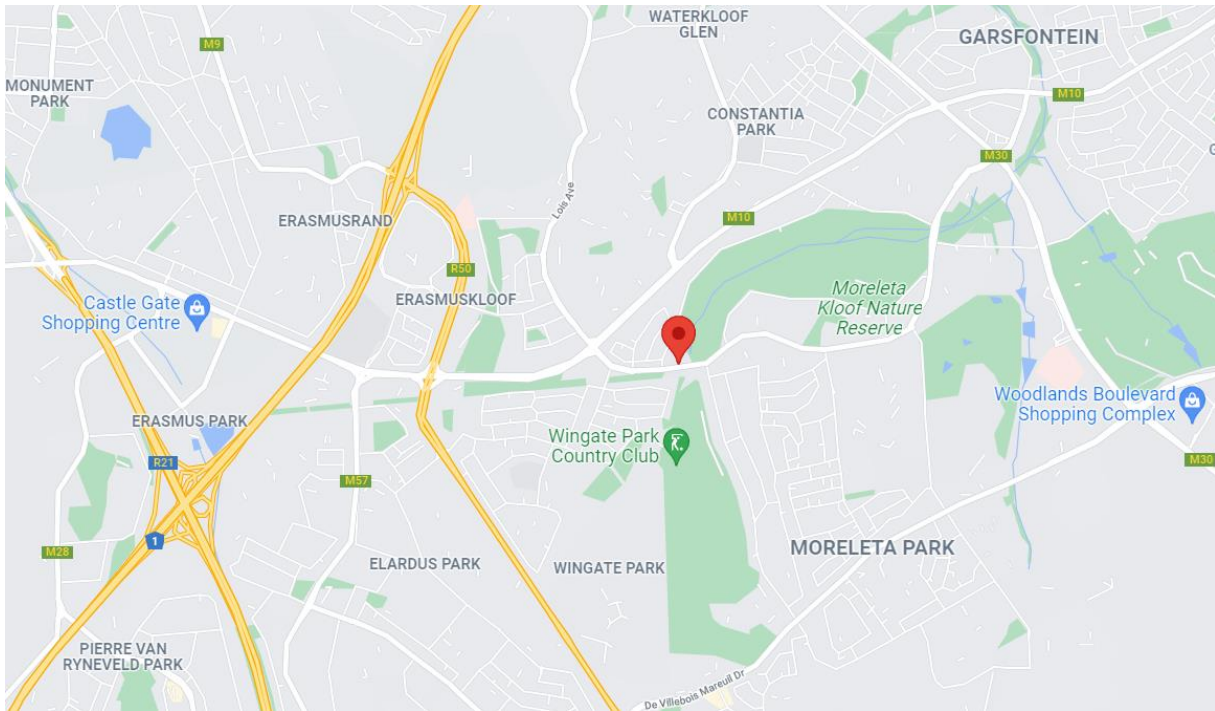
## Aerial / Map



## Map



**GPS Co-Ordinates 25°49'13.3"S 28°16'40.8"E**  
**-25.820359, 28.277985**



## 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.

7 Days Confirmation Period.

**For more information, or to pre-register for the auction, please contact:**

**Dehan Engelbrecht**

**073 154 1745**

**[dehan@bideasy.co.za](mailto:dehan@bideasy.co.za)**

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