

# INFORMATION PACK

FOR

# 5 SPACIOUS STANDS

# SEBOKENG

VENUE: 60798 MISSISSIPPI STR, BEVERLY HILLS, SEBOKENG



ON SITE AUCTION – Friday, 3 December 2021 @ 11h00

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

## Property Information

### Title Deed Information –

**ERF 60845/0, SEBOKENG EXT 15, VEREENIGING DISTRICT, GAUTENG – IQ**

**Known As:** 60845 MONTANA STREET, SEBOKENG, BEVERLY HILLS,  
VEREENIGING DISTRICT, GAUTENG

**Extent:** 2163m<sup>2</sup>

**Zoning:** COMMUNITY FACILITY

**ERF 6090/0, SEBOKENG EXT 15, VEREENIGING DISTRICT, GAUTENG – IQ**

**Known As:** 60909 NEW ORLEANS STREET, BEVERLY HILLS, SEBOKENG,  
GAUTENG

**Extent:** 1771m<sup>2</sup>

**Zoning:** RESIDENTIAL

**ERF 60939/0, SEBOKENG EXT 15, VEREENIGING DISTRICT, GAUTENG – IQ**

**Known As:** 60939 MISSISSIPPI STREET, BEVERLY HILLS, SEBOKENG,  
VEREENIGING DISTRICT, GAUTENG

**Extent:** 2325m<sup>2</sup>

**Zoning:** RESIDENTIAL

**ERF 61079/0, SEBOKENG EXT 15, VEREENIGING DISTRICT, GAUTENG – IQ**

**Known As:** 61079 PHILADELPHIA STREET, BEVERLY HILLS, SEBOKENG,  
VEREENIGING DISTRICT, GAUTENG

**Extent:** 2137m<sup>2</sup>

**Zoning:** COMMUNITY FACILITY

**ERF 60719/0, SEBOKENG EXT 15, VEREENIGING DISTRICT, GAUTENG – IQ**

**Known As:** 60719 MISSISSIPPI STREET, BEVERLY HILLS, SEBOKENG,  
VEREENIGING DISTRICT, GAUTENG

**Extent:** 2299m<sup>2</sup>

**Zoning:** COMMUNITY FACILITY

**Title Deed:** T4146/1994

**Local Authority:** EMFULENI LOCAL MUNICIPALITY

**Registration Division:** IQ

**Province:** GAUTENG

**VAT Status:** The seller IS registered for VAT

## Property Information

5 Separate stands located in Sebokeng. near numerous schools, shopping centres and main roads.  
**Only minutes from Evaton Mall.**

There are no formal leases in place for these stands.

**\*\* THESE STANDS WILL BE SOLD SEPERATELY \*\***

## Summary:

Stand Number on Map	Erf no	Size	Zoning	Address
Stand 1	60719	2299 m <sup>2</sup>	Community Facility	60719 Mississippi Street
Stand 2	60845	2163 m <sup>2</sup>	Community Facility	60845 Montana Street
Stand 3	60909	1771 m <sup>2</sup>	Residential	60909 New Orleans Street
Stand 4	60939	2325 m <sup>2</sup>	Residential	60939 Mississippi Street
Stand 5	61079	2137 m <sup>2</sup>	Community Facility	61079 Philadelphia Street

## Community Facility Zoning Described:

Zoning	: "Community Facility"
Permitted uses	: Places of public worship, places of instruction, social halls, sports and recreational purposes, institutions.
Uses permitted only with the consent of the local authority:	Residential buildings, special purposes.
Coverage	: 70%.
Height	: Three storeys, including ground storey.
Parking	: To the satisfaction of the Local Authority.
Building Line	: To the satisfaction of the Local Authority (Unless otherwise stipulated in the Title Deed.







Photos – STAND 2







Photos – STAND 3





Photos – STAND 4

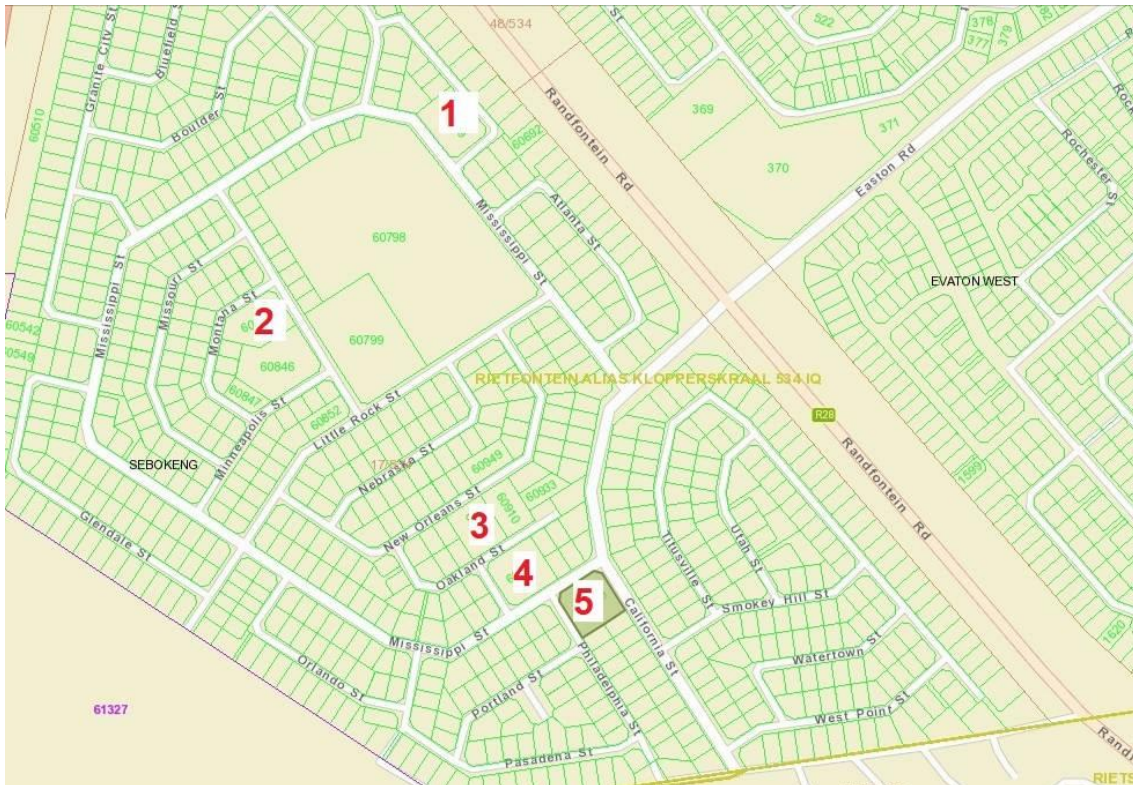


Photos – STAND 5



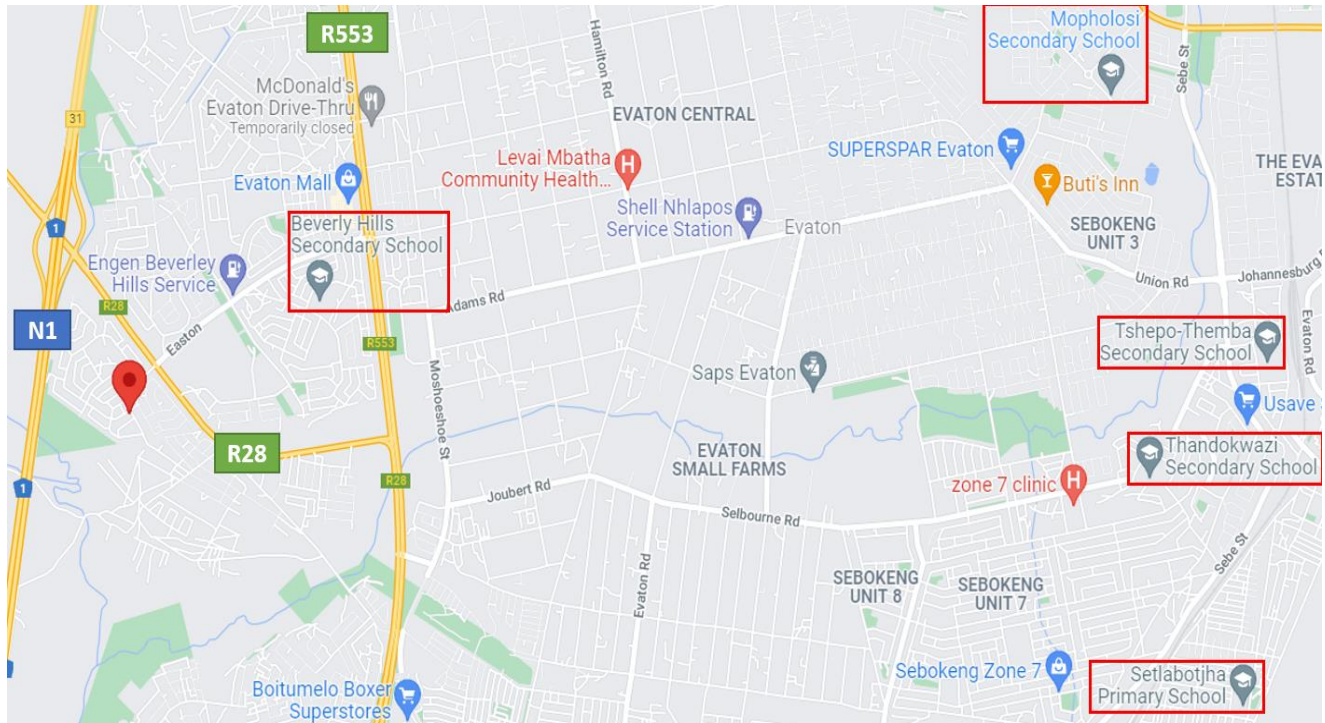


CSG





## Map



**GPS Co-Ordinates 26°32'32.9"S 27°48'46.0"E**  
**-26.542464, 27.812781**





**AUCTION VENUE: 60798 Mississippi Str, Beverly Hills, Sebokeng**



### 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 Day Confirmation Period.

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

**Dehan Engelbrecht**

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### Disclaimer

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