

# INFORMATION PACK

FOR

## SIMSTONE CEMENT MANUFACTURING PLANT AND PROPERTY

**\*\*\*LOCK, STOCK & BARREL\*\*\***

15 Dutton Street & 459 Hoy Street, Meyerton



**ON SITE AUCTION – Thursday, 3 February 2022 @ 11h00**

**Pieter 084 8800 165 | Dehan 073 154 1745**

**[pieter@bideasy.co.za](mailto:pieter@bideasy.co.za) | [www.bideasy.co.za](http://www.bideasy.co.za) | [dehan@bideasy.co.za](mailto:dehan@bideasy.co.za)**

## Property Information

### Title Deed Information –

**ERF 1064/1 (RE), MEYERTON EXT 3, GAUTENG – IR**

**Known As:** 15 DUTTON STREET, MEYERTON, GAUTENG

**Extent:** 1.2247 Ha

**Title Deed:** T2942/1997

**ERF 1064/2, MEYERTON EXT 3, GAUTENG – IR**

**Known As:** 15 DUTTON STREET, MEYERTON, GAUTENG

**Extent:** 4126 m<sup>2</sup>

**Title Deed:** T94773/2013

**ERF 459/0, MEYERTON EXT 3, GAUTENG – IR**

**Known As:** 459 HOY STREET, MEYERTON CENTRAL, GAUTENG

**Extent:** 8484 m<sup>2</sup>

**Title Deed:** T49711/2014

**Local Authority:** MIDVAAL LOCAL COUNCIL

**Registration Division:** IR

**Province:** GAUTENG

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

**Zoning:** INDUSTRIAL

## Property Information

Well-established cement manufacturing business situated centrally in Meyerton with high main road exposure.

Selling both the business and properties, to be taken over as a going concern.

These properties will be sold separately and / or collectively.

**Erf 459** – Advanced Concrete Manufacturing Plant

**Erf 1064 / PTN 1** – Storage, Warehouse, Office and Kitchen (Corner stand with **high exposure!**)

**Erf 1064 / PTN 2** – Ready Mix Plant

Consisting of advanced concrete technology and manufacturing a wide range of civil engineering precast products, specialized non-standard and custom-made products. Wide range of high-quality designer range which include pavers, cobbles, flagstones, copings, wall cladding and landscaping products.

The ratio between the offices on the property and complete plant is ideal.

3 Phase Electricity

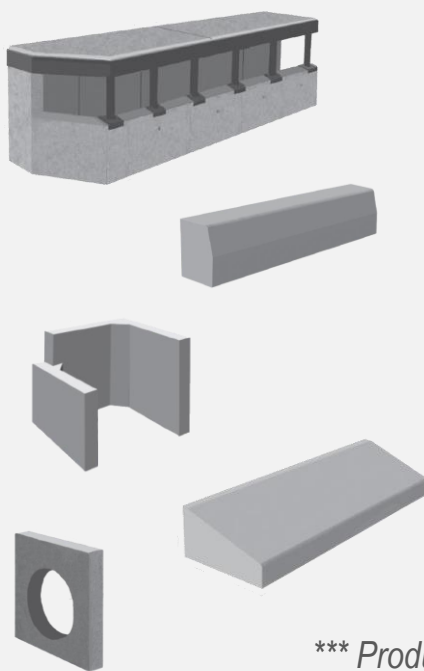
Rates & Taxes: ±R15 135.00 p/m



Simstone is a Manufacturer of a Wide Range of Civil Engineering Precast Products, Specialized Non-standard and Custom-Made Products.

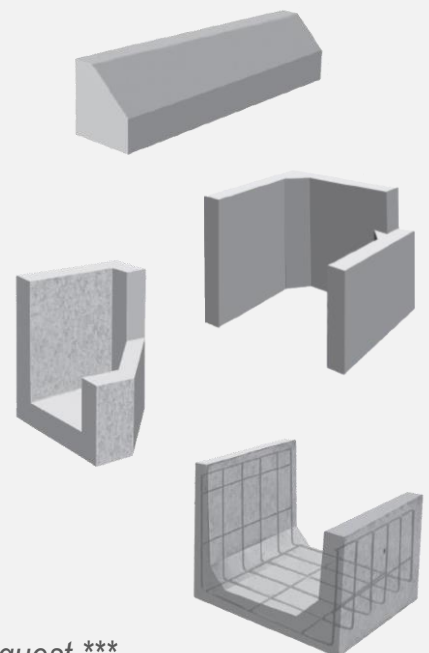
Landscaping products are manufactured from precast concrete, mixed with inorganic oxide pigment for evenly distributed color and durability. No slag is used in the concrete mix and dolomite aggregate is added for corrosion resistance.

The products are manufactured to exceed the South African national standards.



## PRODUCTS

Athletic Track Kerbstone  
Catchpit  
Normal Duty Cover Slab  
Heavy Duty Cover Slab  
End Plate  
End Plate with Opening  
U-Section  
U-Section Left Outlet  
U-Section Right Outlet

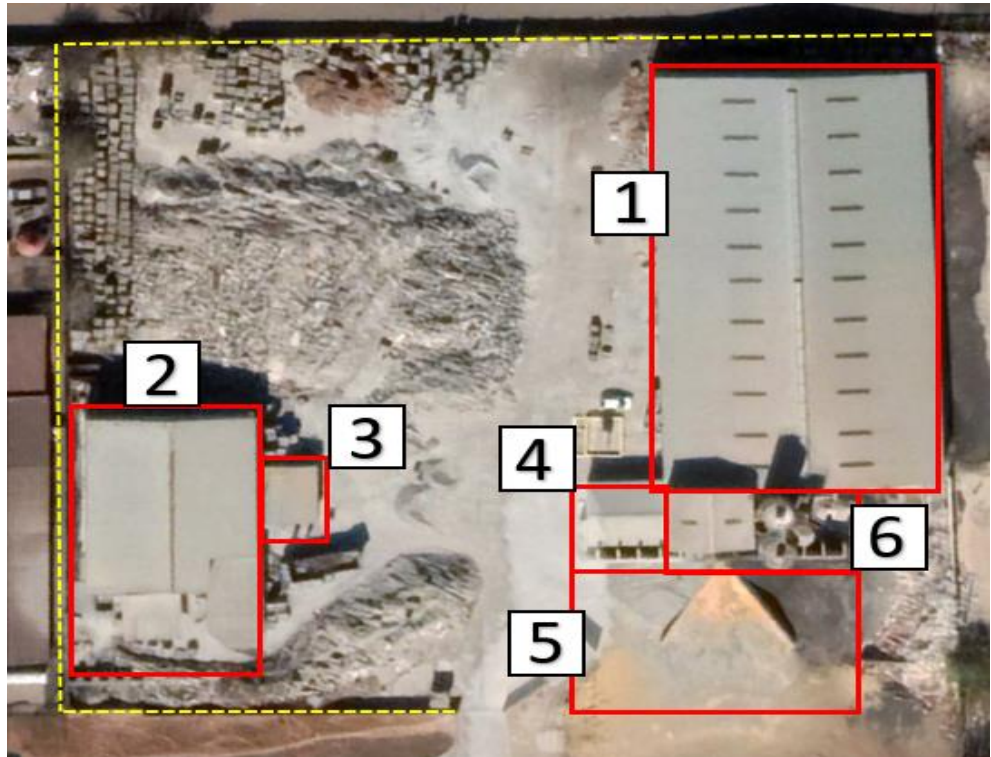



<http://www.simstone.co.za/>

\*\*\* Product catalogue can be provided on request \*\*\*

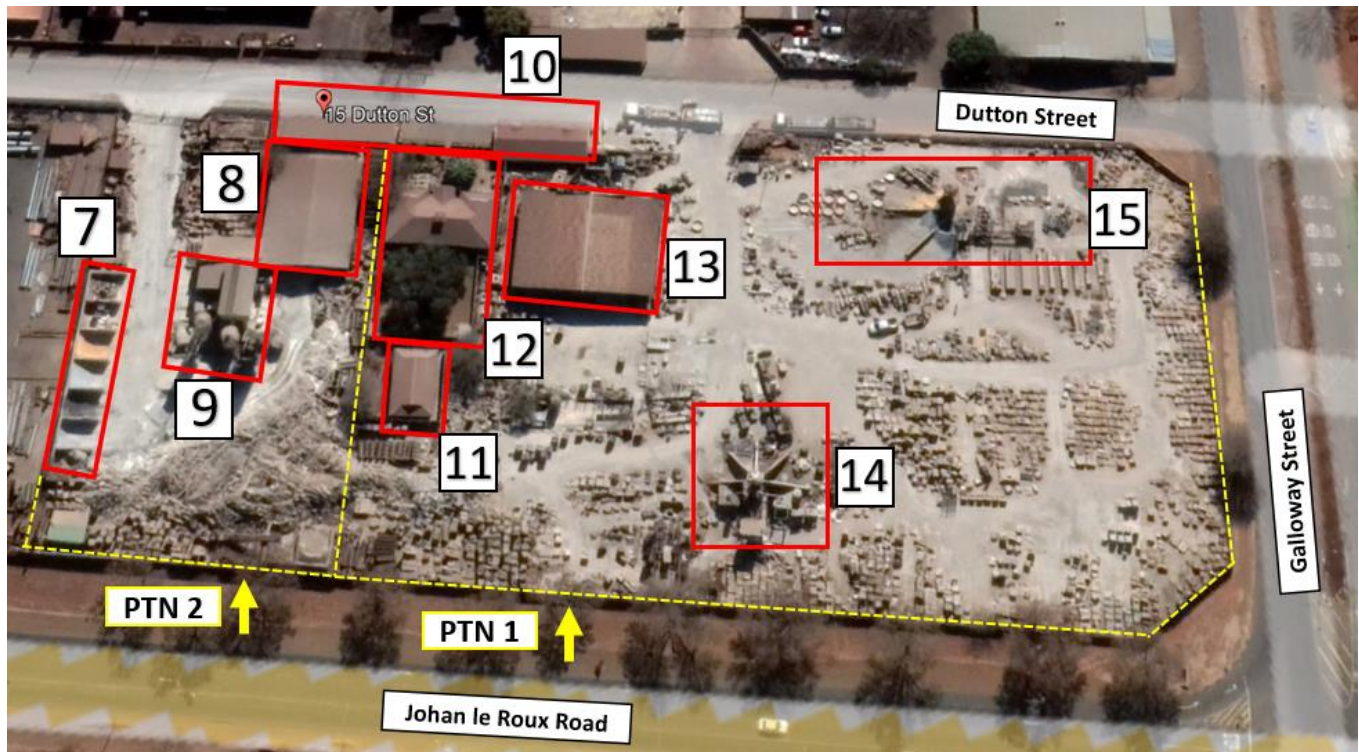


Property Details:  
PTN 459



1.	<ul style="list-style-type: none"> <li>Large warehouse (73m x 46m = 3358m<sup>2</sup>)</li> <li>3 x Single Station Mass Wet Press Machines 1000KG</li> <li>Ablution (13m x 7m = 91m<sup>2</sup>)</li> <li>Ample storage space for pressed concrete blocks</li> <li>2 x 3 Ton Manitou Forklifts Forklifts</li> </ul> <p><i>**Replacement value for these wet press machines vary from R40Mil – R50Mil**</i></p>	
2.	<ul style="list-style-type: none"> <li>Large warehouse (21m x 21m = 441m<sup>2</sup>)</li> <li>2 x Offices inside warehouse</li> <li>2 Ton Overhead Crane</li> <li>Roller shutter doors</li> <li>Concrete compression tester machine</li> </ul>	
3.	<ul style="list-style-type: none"> <li>Precast Portable Office</li> </ul>	
4.	<ul style="list-style-type: none"> <li>Electrical Control Room</li> <li>Generator 250 kVA</li> </ul>	
5.	<ul style="list-style-type: none"> <li>Raw Material storage</li> <li>Boom Scraper</li> </ul>	
6.	<ul style="list-style-type: none"> <li>Silo's with raw materials (with filters)</li> <li>PMSA Batching Plant (1000kg Mixer) - equipment that combines various ingredients to form concrete.</li> </ul>	

## Property Details: PTN 1 AND 2



7.	—	Raw material separation area
8.	—	Large warehouse (27m x 13m = 351m <sup>2</sup> )
9.	—	<b>Ready Mix Plant (Karoo Batching Plant)</b>
	—	3 x 100 Ton Silo's
	—	Truck loading zone
10.	—	Parking (Shaded and Open)
11.	—	Staff Ablution (12m x 7m = 94m <sup>2</sup> )
12.	—	5 x Offices
	—	Kitchen
	—	Male & Female Toilets
13.	—	Double volume workshop and warehouse (21m x 16m = 336m <sup>2</sup> )
	—	Concrete compression tester machine
14.	—	Boom Scraper (not in use)
15.	—	Wet cast concrete plantation
	—	Concrete mold station

\*\*\* all building sizes are based on estimations \*\*\*



Photos

ERF 459 (LARGE PLANT) – ADVANCED CONCRETE MANUFACTURING PLANT







NR 10 (Large Warehouse)





## PTN 2 (READY MIX PLANT)



## PTN 1 (WET PLANT)





## Offices



## SG DIAGRAM

PTN1 & 2



PTN 459





## CSG and AERIAL





**FAW**  
**2013**  
(with papers)



**Nissan Diesel**  
**2006**  
(with papers)



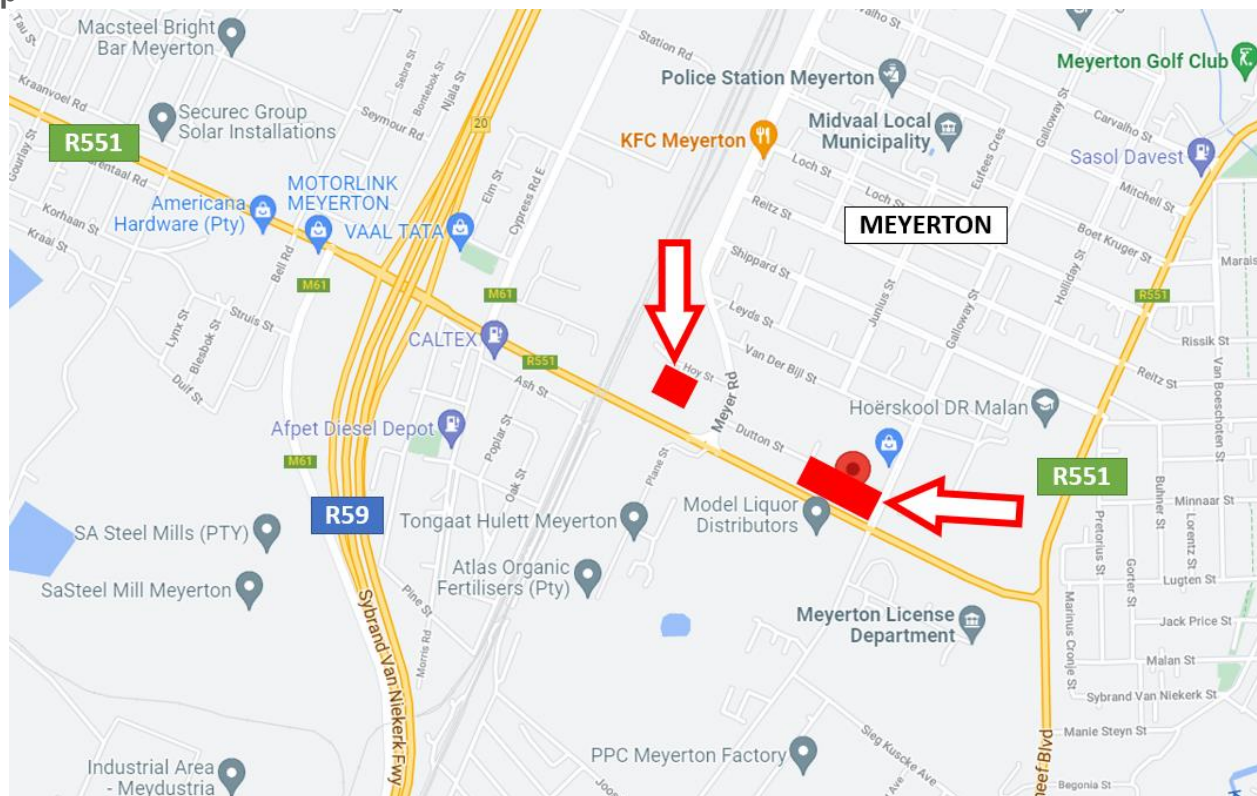
**3 TRAILERS:**  
Henred Frueauf  
2006 Model  
(with papers)

Henred Frueauf  
2006 Model  
(with papers)

Kearney's Truck & Trailer  
2005 Model  
(with papers)



## Map



**GPS Co-Ordinates 26°33'60.0"S 28°00'47.9"E**  
**-26.566661, 28.013305**

## 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:**

**Pieter Nel**

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