

INFORMATION PACK

FOR

DEVELOPMENT LAND

88 FULL TITLE STANDS

PROPOSED TOWNSHIP BOPHELONG EXT 24, VANDERBIJLPARK



ON SITE AUCTION – TUESDAY, 31 MAY 2022 @ 11H00
Pieter Nel | 084 8800 165 | pieter@bideasy.co.za
www.bideasy.co.za

Property Details

Title Deed Information

PORTION 146 OF FARM ZUURFONTEIN 591, VANDERBIJLPARK, GAUTENG – IQ

Known As: PROPOSED TOWNSHIP BOPHELONG EXT 24
PORTION 146 FARM ZUURFONTEIN 591, VANDERBIJLPARK

Title Deed: T89641/2007

Extent: 4.7588Ha

Local Authority: EMFULENI LOCAL MUNICIPALITY

Registration Division: IQ

Province: GAUTENG

VAT Status: The seller is NOT registered for VAT

THE PROPOSED TOWNSHIP OF BOPHELONG EXT 24 IS APPROVED FOR 88 FULL TITLE RESIDENTIAL STANDS

The property is a suburb in Vanderbijlpark situated in the jurisdiction of the Emfuleni Local Municipality, which is part of the Sedibeng District Municipality.

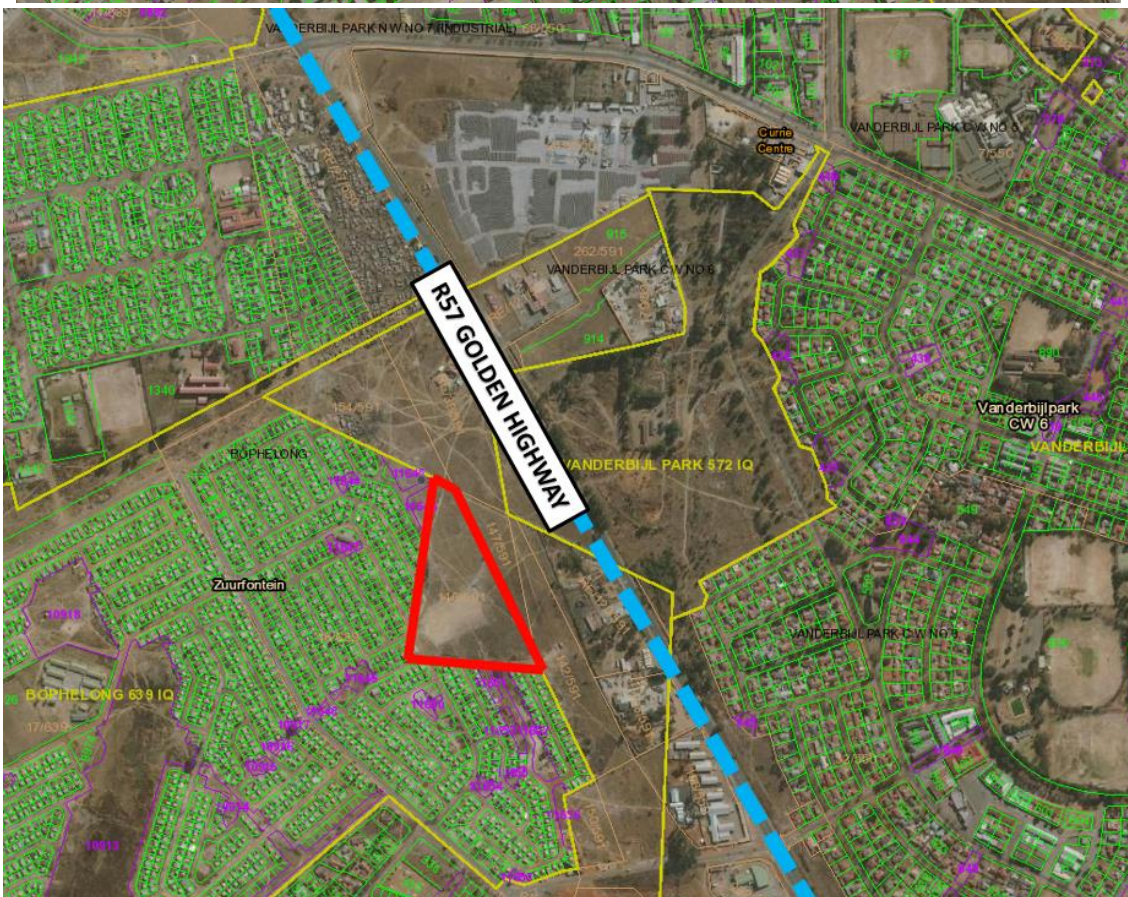
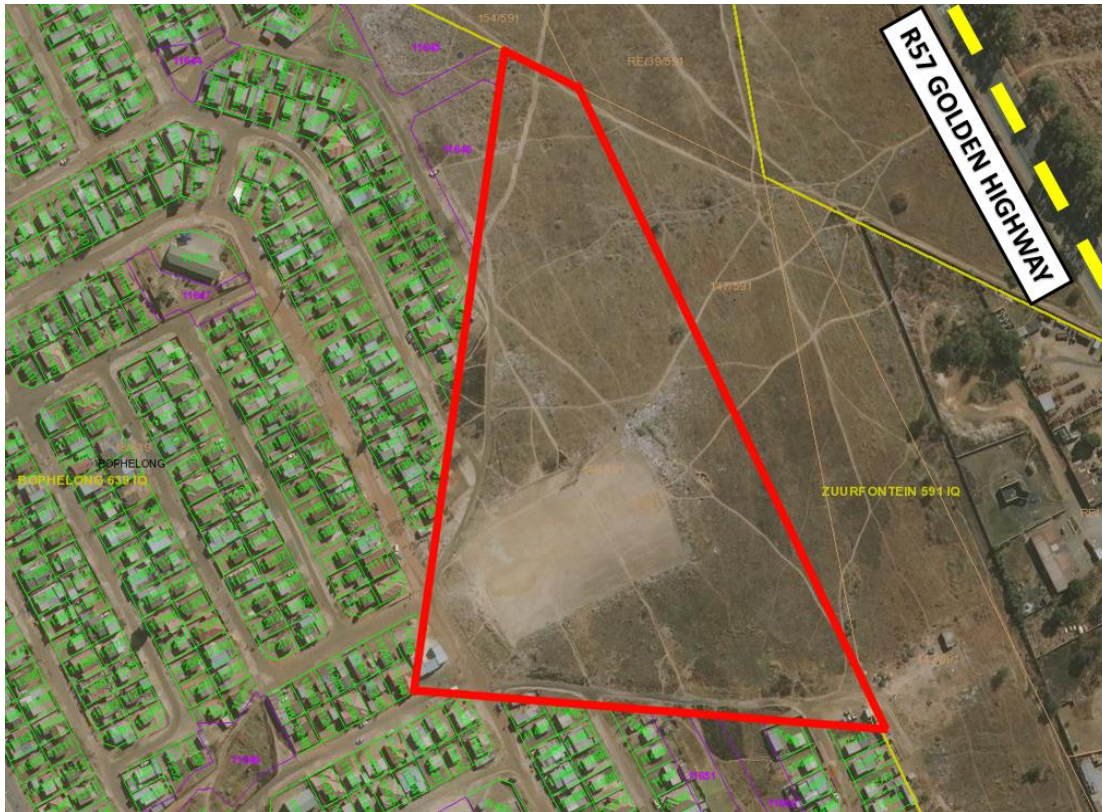
Emfuleni is a largely urbanized municipality, with high population concentrations and density compared to other municipalities making up the Sedibeng District. The municipality houses around 80% of the 794 000 population in Sedibeng District (9001 Census) of which 220 102 reside in Vanderbijlpark and 400 000 in Vereeniging, both of which are within easy reach of the property. Residents can easily commute to both towns. Sasolburg and Parys are just outside the Sedibeng District with a combined population of 170 000, which is also within easy reach of the property.

The ROD for development was issued in 2009, and has subsequently lapsed due to the development not proceeding within the specified time frame. However, on application, a new ROD may be obtained.

In the application that has lapsed, studies by the Emfuleni Local Municipality for development had been completed, and council had provisionally approved the township.

Additional documentation available on request.

CSG Layout



Map



GPS Coordinates – 26°41'50.7"S 27°48'19.4"E
-26.697427, 27.805377

Photos



SG Diagram

ONDERVERDELINGSKAART

SYE Meter	RIGTINGS- HOEKE	KOÖRDINATE		
		Y	Stelsel	Lo. 27 X
AB	39,72	295.43.20	A	0,00 +2900 000,00
BC	359,57	334.30.00	B	80 210,44 + 54 060,58
CD	18,39	349.03.50	C	80 246,22 + 54 077,82
DE	245,64	94.54.30	D	80 401,01 + 54 402,36
EA	342,58	188.30.20	E	80 404,50 + 54 420,41
		Ver 120	▲	80 159,76 + 54 399,39
		Ver 142	▲	79 299,29 + 52 768,48
			▲	78 414,56 + 54 707,15

L.G. No. A

7274/71

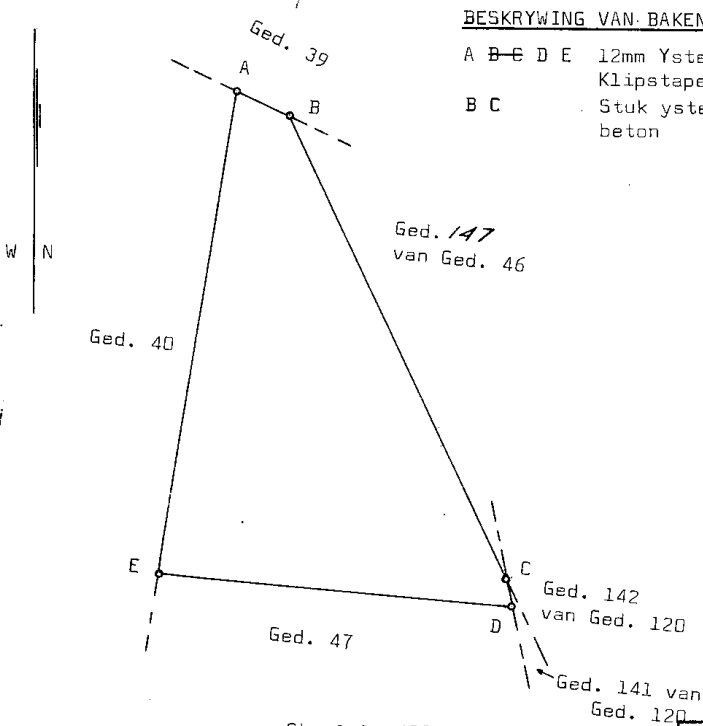
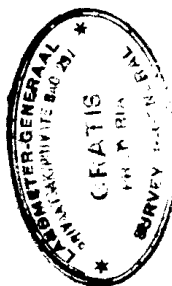
Goedgekeur

nms. Landmeter-
Generaal.

81-12-1971

BESKRYWING VAN BAKENS

A B C D E 12mm Ysterpen en
Klipstapel
B C Stuk ysterpaal in
beton



Skaal 1: 4000

A B C D E

ORD. No. 20/1957

Artikel 2/2

Die figuur

stel voor

4,7588 Hektaar

grond synde

Gedeelte 46 (n Gedeelte van Gedeelte 46)

van die plaas

ZUURFONTEIN No. 591-IQ

Provinsie Transvaal

Opgemeet in Maart 1944 en Julie 1945

deur my Landmeter

en in November 1971 deur my

Landmeter.

Hierdie kaart is geheg aan

Die oorspronklike kaart is

No.
ged.
t.g.v.

T 56520/1986

No. 13733/45

Transport 7883/46
Grondbrief

Lêer

M.S. No.

Komp.

140

1927/71

1060-12/
1060-17A

Registrateur van Aktes.

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:

Pieter Nel

084 8800 165

pieter@bideasy.co.za

Disclaimer

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