

INFORMATION PACK

FOR

13Ha PRIME DEVELOPMENT LAND OVERLOOKING THE REST NATURE ESTATE

PORTION 301 OF THE FARM THE REST 454 – JT, NELSPRUIT



ON SITE AUCTION – Thursday, 14 July 2022 @ 11h00

Pieter | 084 8800 165 | pieter@bideasy.co.za

www.bideasy.co.za

Property Information

Title Deed Information –

PORTION 301 OF FARM THE REST 454 - JT

S.G.: 1525/2011

CONSOLIDATED FROM: RE OF PTN 16 (LG 7678/1954) & PTN 299 (LG 1524/2011)

IN EXTEND OF: 13.4370Ha

Local Authority: MBOMBELA METROPOLITAN MUNICIPALITY

Registration Division: JT

Province: MPUMALANGA

VAT Status: The seller is NOT registered for VAT

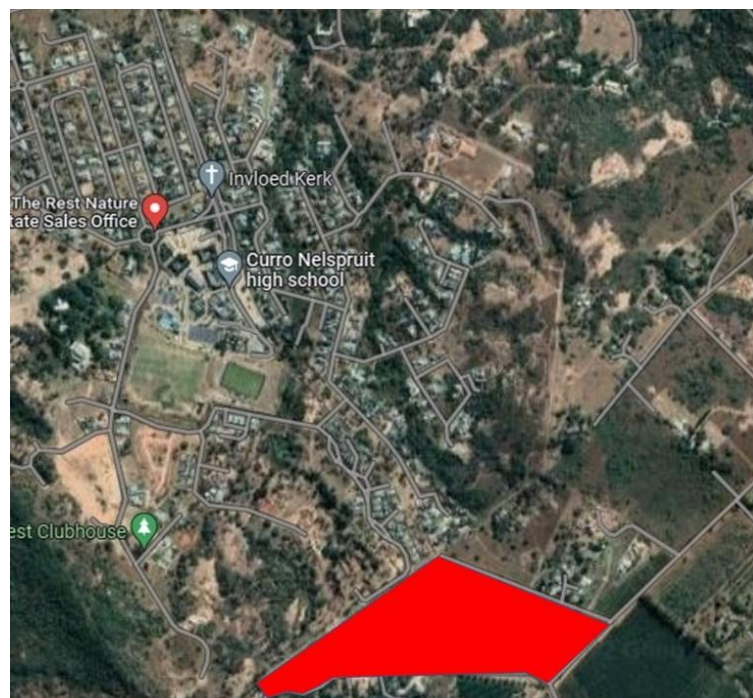
Zoning: AGRICULTURAL

Property Information

13HA PRIME DEVELOPMENT LAND IN URBAN EDGE BORDERING THE REST NATURE ESTATE, NELSPRUIT

Any development on this property has the ability to be the **most exclusive and sought after estate** in Nelspruit.

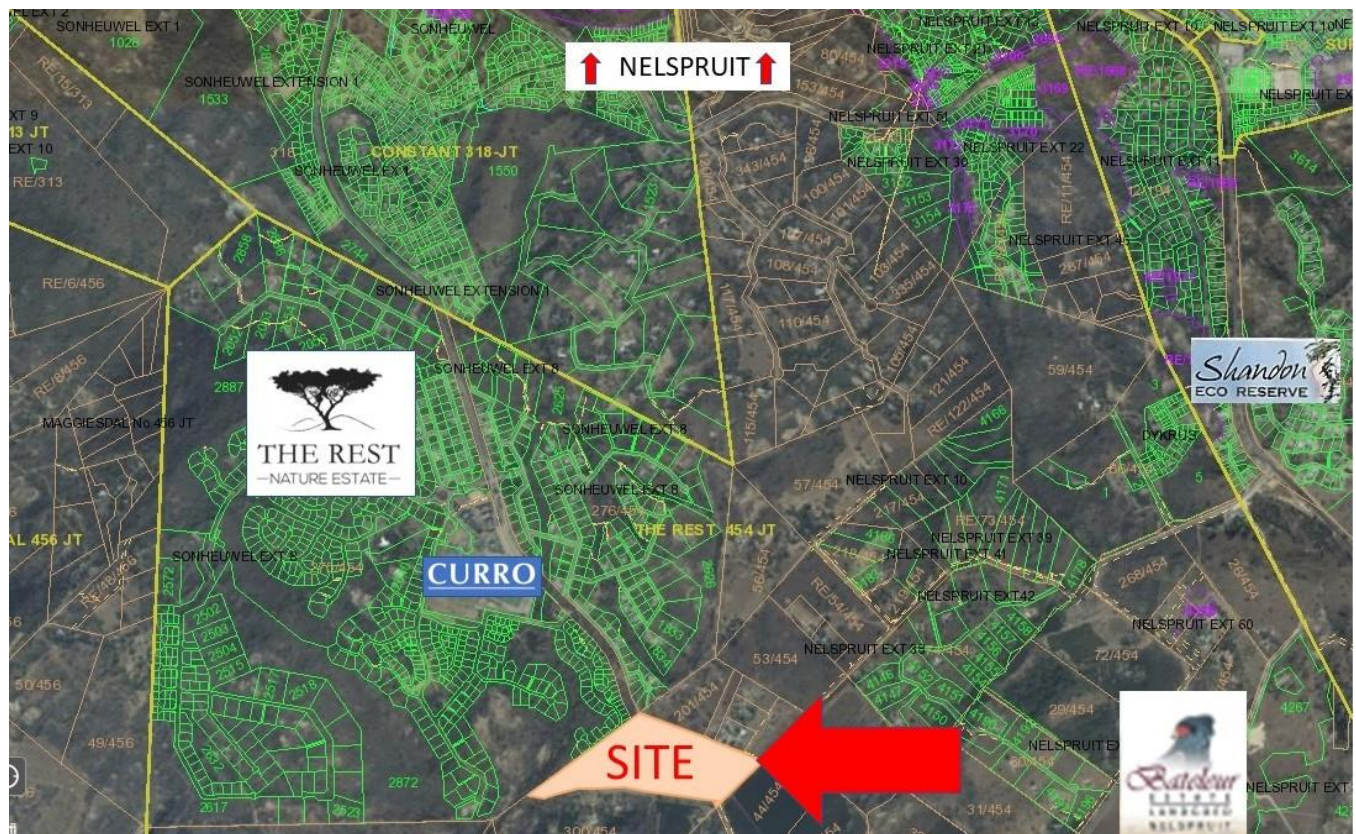
The land is located on the Southern border of The Rest Nature Estate, which it **overlooks The Rest Nature Estate** with **180° north views** toward Nelspruit.



Location

The land is surrounded by the **Premium residential estates** within the urban edge of Nelspruit and forms a logical extension to The Rest Estate. The potential to add a business / commercial component to the development to service the surrounding community will be unique and desirable.

Located adjacent the The Rest Nature Estate with the Curro Nelspruit school. In close proximity to Shandon Eco Estate, Shandon Nature Reserve and Bataleur Estate.



Property within Spatial Development Framework of Mbombela

This property falls within in the Spatial Development Framework and is earmarked for **Residential development**. It is well situated for township development.

Main access is provided via Johanna Drive, but also with a choice to EXIT the property on the southern side (when Johanna Drive is extended) and on the eastern side towards the Uitkyk Road.

Due to the proximity of the land to The Rest Estate, the potential business and commercial development could service the entire community.

Various Potential Development Options

There is the potential to apply for **Mixed Use Development**, including Residential Stands, Hotel, with a Retail / Commercial / Business component, due to the developments taking place to the South and East of the property (similar to West End).

A typical development could consist of:

80 Full Title Residential Stands

Hotel

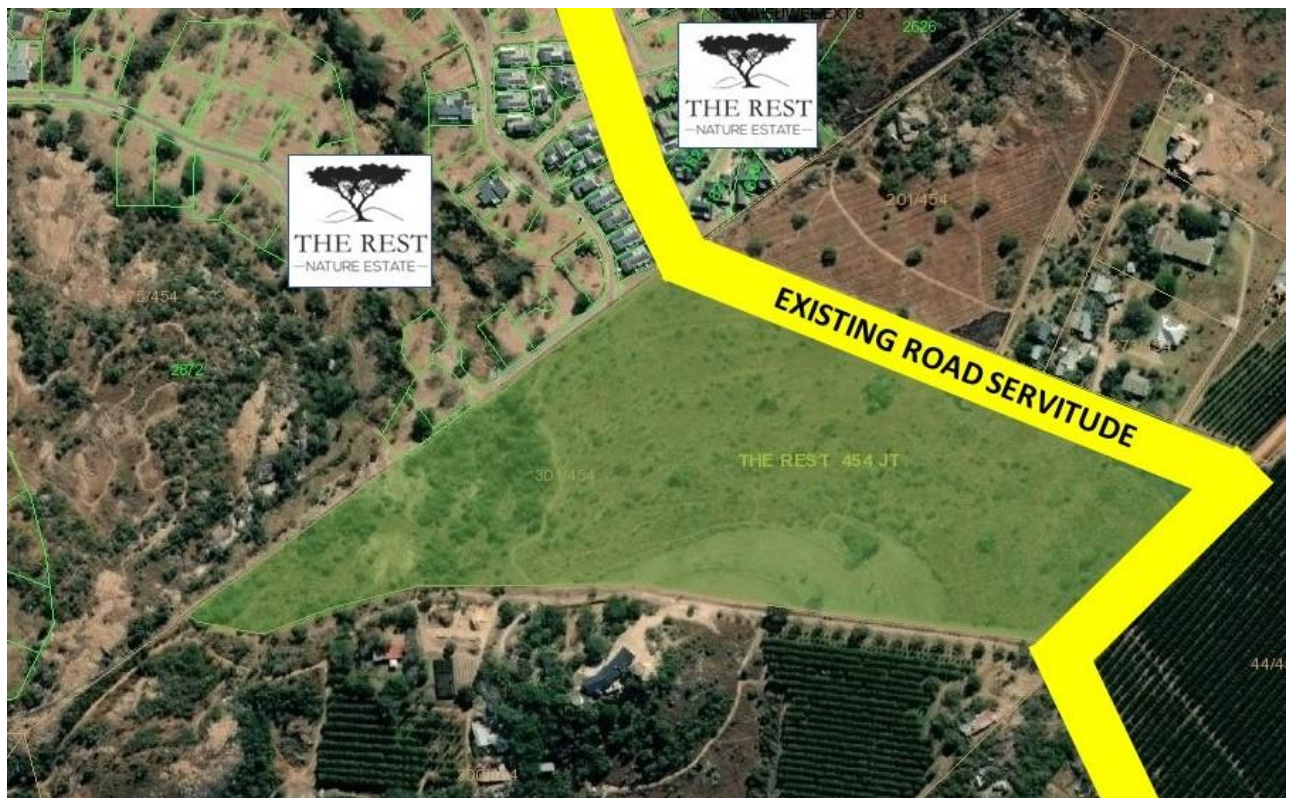
Retail / Commercial / Business Stands

Various development options have been designed by an architect, which a developer can acquire directly from the architect if required. Any development will be subject to council approval.

Topography

The property is located on the top northern slope of the head overlooking The Rest Estate. The topography is an **easy slope** from south to north, giving **unobstructed views** to the north from every aspect of the land. Views from the land are amazing with the mountains, including the landmark Legogote, towards White River and beyond.

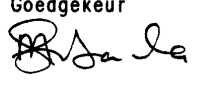






SG Diagram

REGISTRASIE KOPIE

HIERDIE DIAGRAM BESTAAN UIT 2 VELLE
VEL 1 KONSOLIDASIE DIAGRAM

Wet 70/1970 Toestemming No. 46168 Wet 21/1940 Verw.: DARDLA 15/3/3/1/43	L.G No. 1525/2011 Goedgekeur  rns. LANDMETER- GENERAAL 2012-06-13
<p>SERWITUUTNOTA</p> <p>Die figuur ABCDEdcbA stel voor 'n Serwituut van Reg van Oorpad. Sien diagram L.G. No. A 7732/1954 Akte van Serwituut No.K 446/1955s.</p>	
<p>Die figuur A B C D E F G H J K L M N P Q R S T U A stel voor 13,3802 hektaar 13,4370 hektaar grond synde GEDEELTE 301 bestaande uit die komponente:</p> <p>1. Die figuur ABCDEFGHJKLMNVA wat die Restant van Gedeelte 16 voorstel. Sien diagram L.G. No.A 7678/1954 Sertifikaat van gewysigde Titel No.T 12742/1955</p> <p>2. Die figuur VNPQRSTUV wat Gedeelte 299, ('n gedeelte van Gedeelte 50) voorstel. Sien diagram L.G. No. 1524/ 2011 Transport No. T</p> <p>van die plaas <u>THE REST No. 454 - JT</u></p> <p>Provinsie Mpumalanga</p> <p>Saamgestel in Oktober en November 2011, deur my,  Professionele Landmeter A. J. LABUSCHAGNE (PLS 1041-D)</p>	
Hierdie diagram is geheg aan No.  Registrateur van Aktes :MPL.	Die bestaande diagramme is soos hierbo aangehaal.
Leer Erwe - /82 M.S. No. Komp. JTSE-24 JTSE-22	

ADRIAAN LABUSCHAGNE Landmeters Cel. 083 458 5724

REGISTRASIE KOPIE

HIERDIE DIAGRAM BESTAAN UIT 2 VELLE
VEL 2

KONSOLIDASIE DIAGRAM

GEDEELTE 301

van die plaas THE REST No. 454 - JT

L.G No.

1525/2011

Goedgekeur

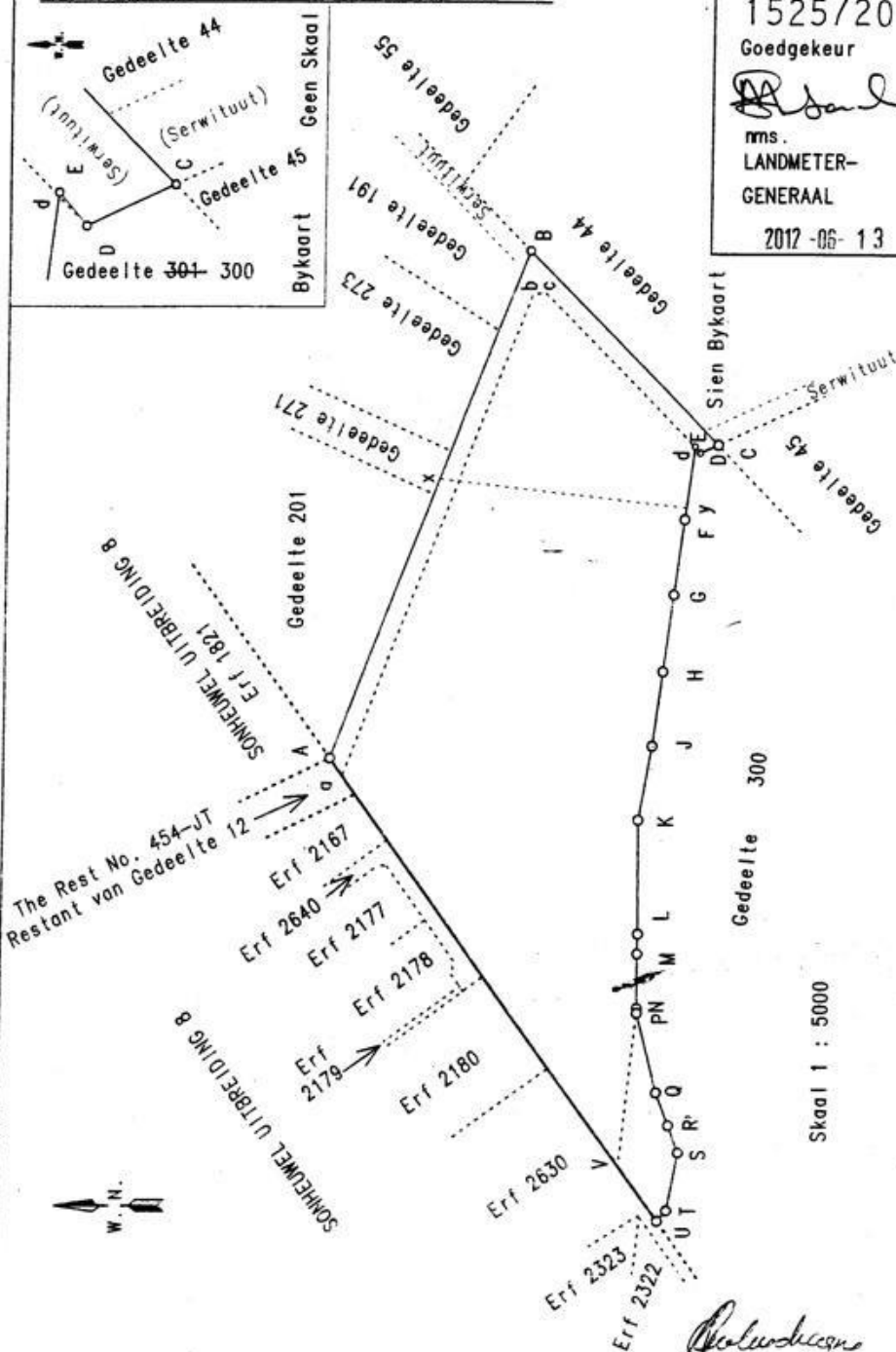
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LANDMETER-

GENERAAL

2012-06-13



Samgestel in Oktober en November 2011,

deur my,

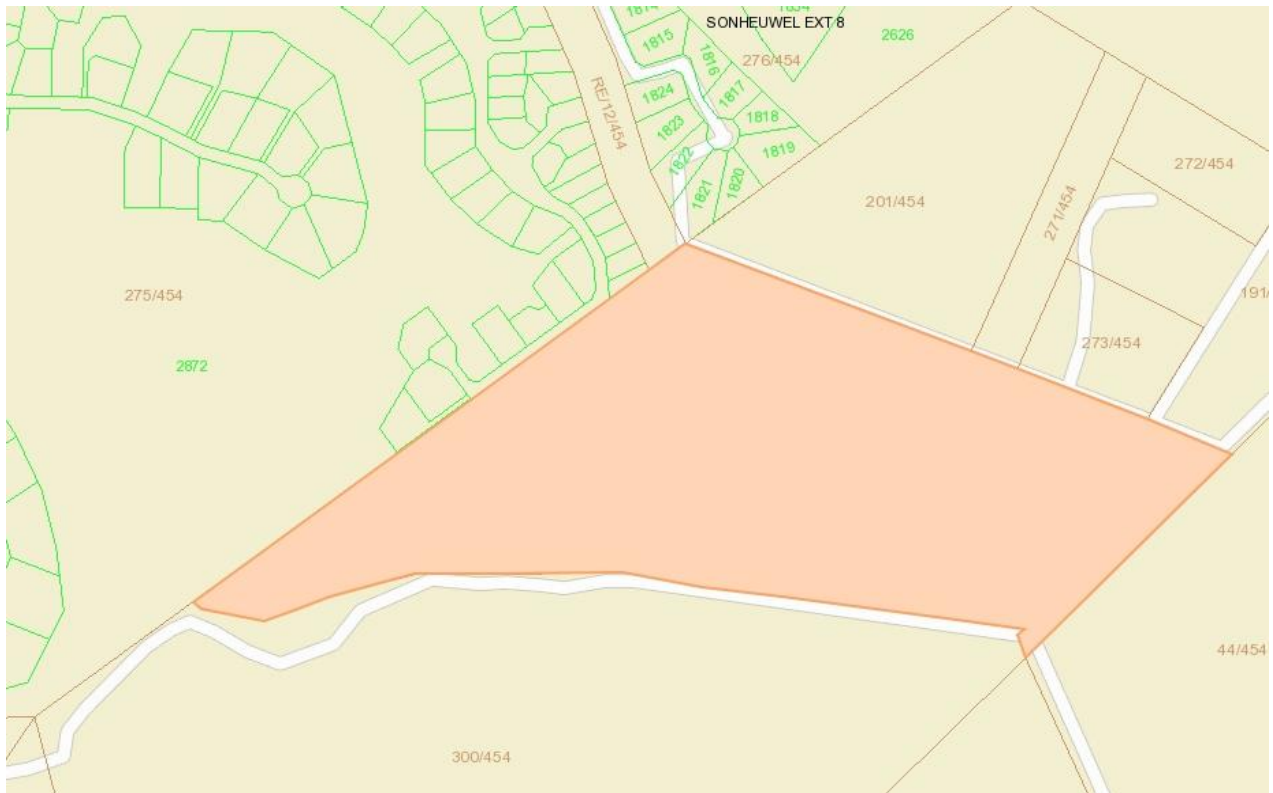
[Signature]
Professionele Landmeter

A. J. LABUSCHAGNE (PLS 1041-D)

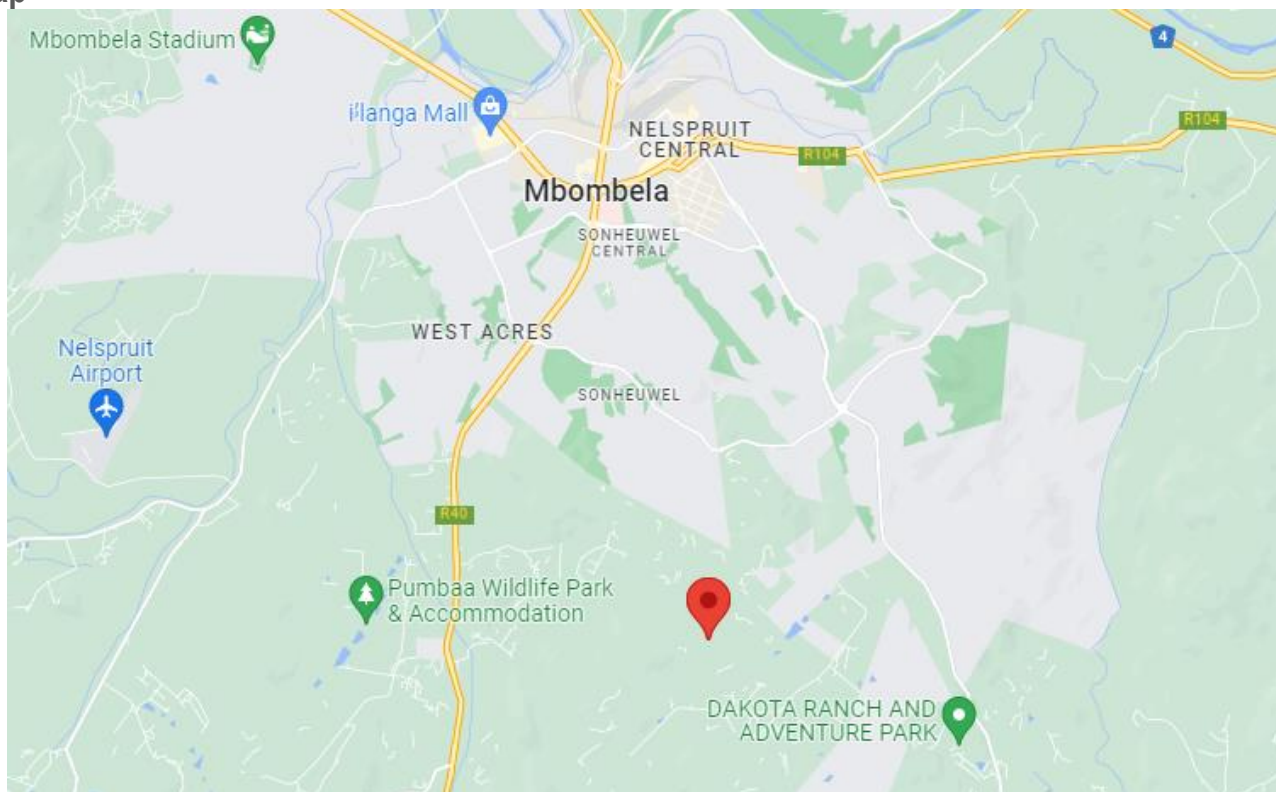
Aerial View



CSG



Map



**GPS Co-Ordinates 25°31'20.2"S 30°58'57.3"E
-25.522272, 30.982569**

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

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