

INFORMATION PACK

FOR

PRIME LOCATION

4 x STANDS: 11,67Ha

800m FROM MAIN ROAD

PTN 457/458/459/460 FARM NAAUWPOORT 335, WITBANK – JS



ON SITE AUCTION – Wednesday, 26 October @ 11h00
Dehan | 073 154 1745 | dehan@bideasy.co.za
www.bideasy.co.za

Property Information

Title Deed Information –

PORTION 457 FARM NAAUWPOORT 335, WITBANK, MPUMALANGA – JS

Title Deed: T28777/2006

Extent: 3.5153Ha

PORTION 458 FARM NAAUWPOORT 335, WITBANK, MPUMALANGA – JS

Title Deed: T28778/2006

Extent: 2.8533Ha

PORTION 459 FARM NAAUWPOORT 335, WITBANK, MPUMALANGA – JS

Title Deed: T28779/2006

Extent: 2.7468Ha

PORTION 460 FARM NAAUWPOORT 335, WITBANK, MPUMALANGA – JS

Title Deed: T28780/2006

Extent: 2.5594Ha

Local Authority: EMALAHLENI LOCAL MUNICIPALITY

Registration Division: JS

Province: MPUMALANGA

VAT Status: The seller is NOT registered for VAT

Zoning: AGRICULTURAL

***** TO BE SOLD SEPARATELY AND / OR COLLECTIVELY *****

Property Information

11,6748Ha located in Naauwpoort, Witbank. The stands are located just off the (R544), there are high volumes of traffic passing nearby each day.

LOCATION:

- 10KM from Duvha Power Station. Centrally located between numerous other power stations.
- The R544 is the main route to Witbank Industrial, manufacturing and logistical node, located between mines.
- Close to Diesel Depots such as Shongalonga Witbank and many other **logistic and transport companies**.

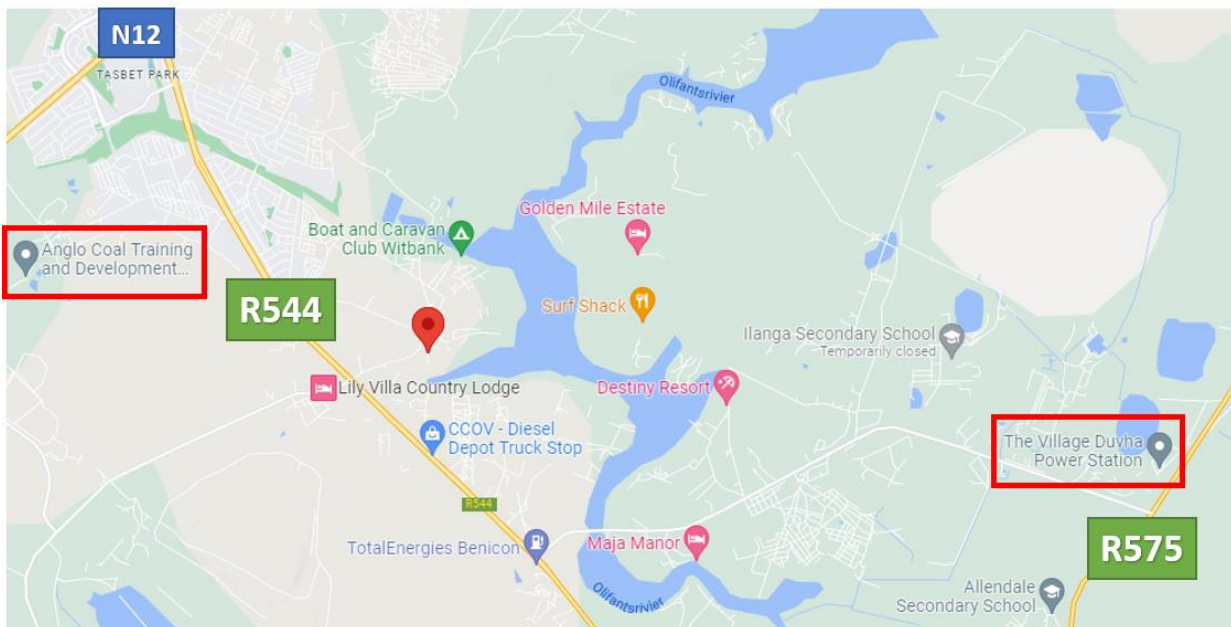
Rates & Taxes:

± R154.54 p/m (Erf 457) | R120.20 p/m (Erf 458) | R120.20 p/m (Erf 459) | R103.02 p/m (Erf 460)

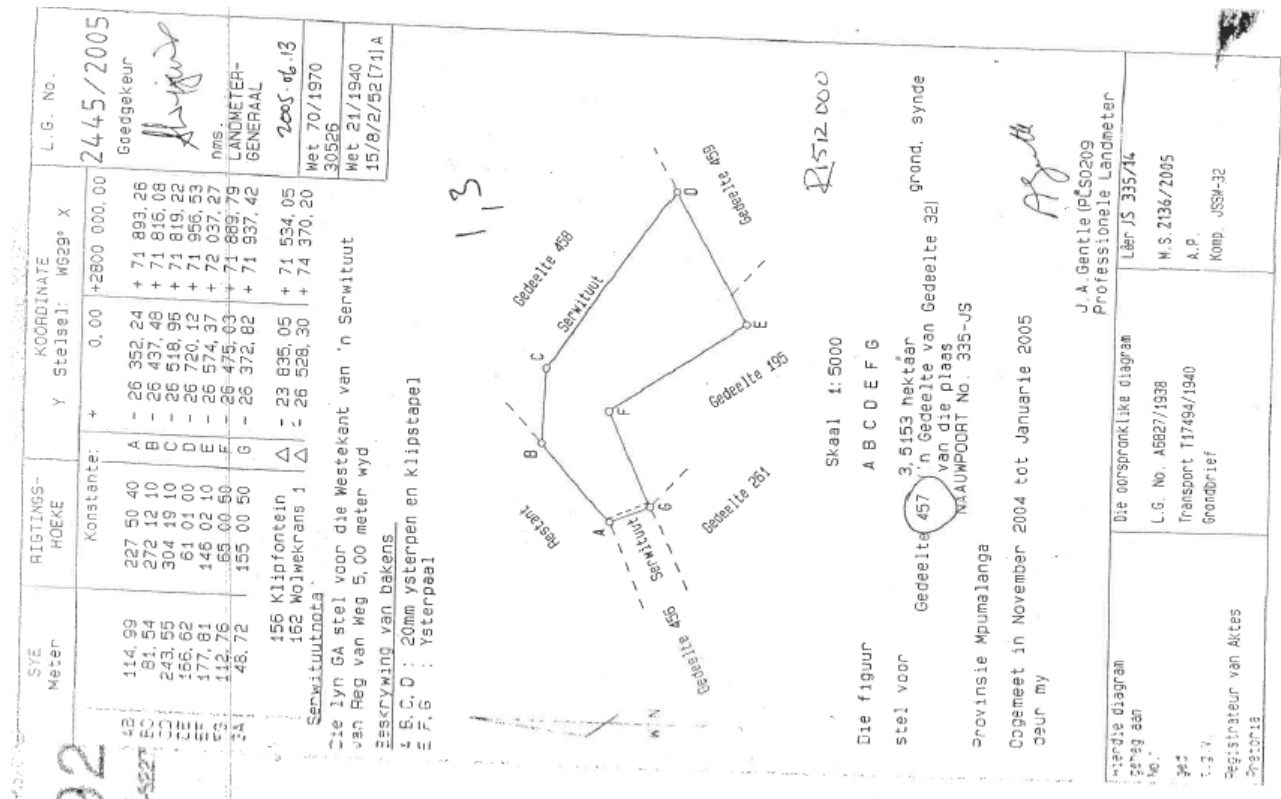
Photos



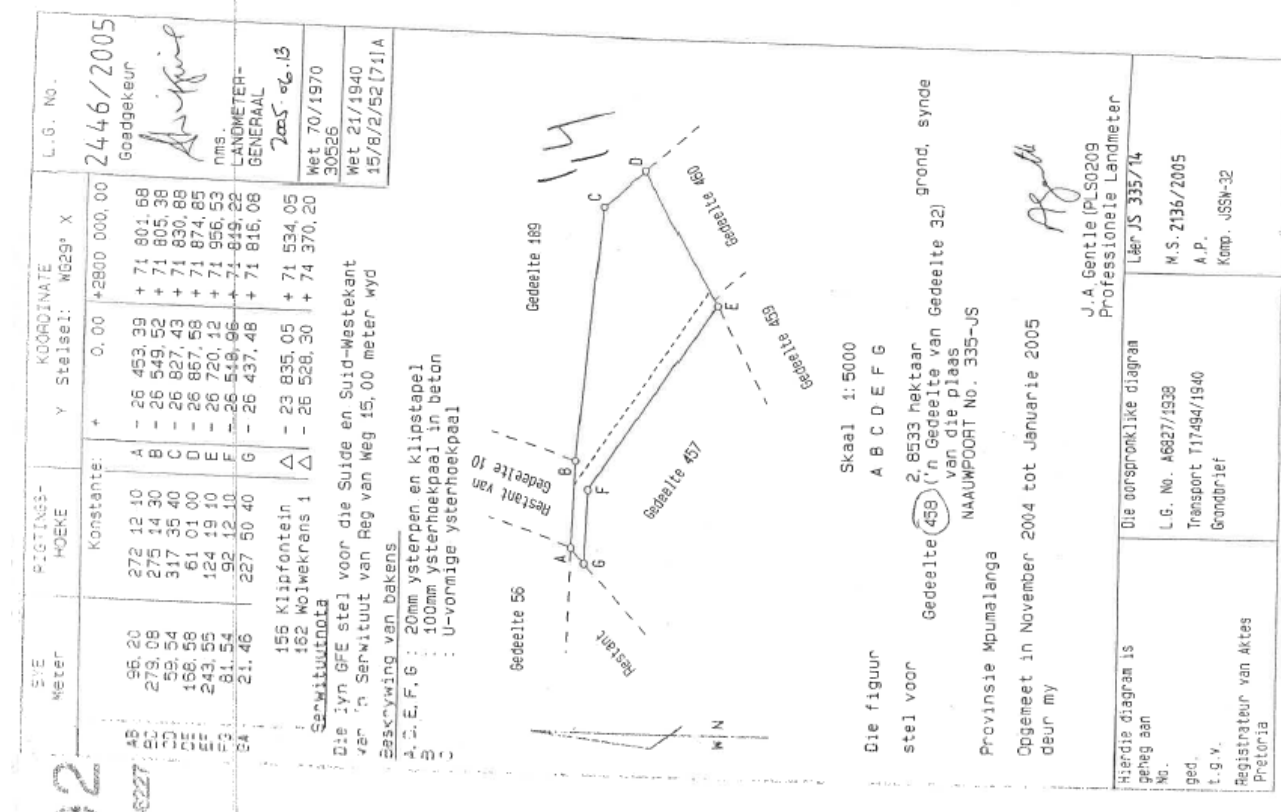
Map



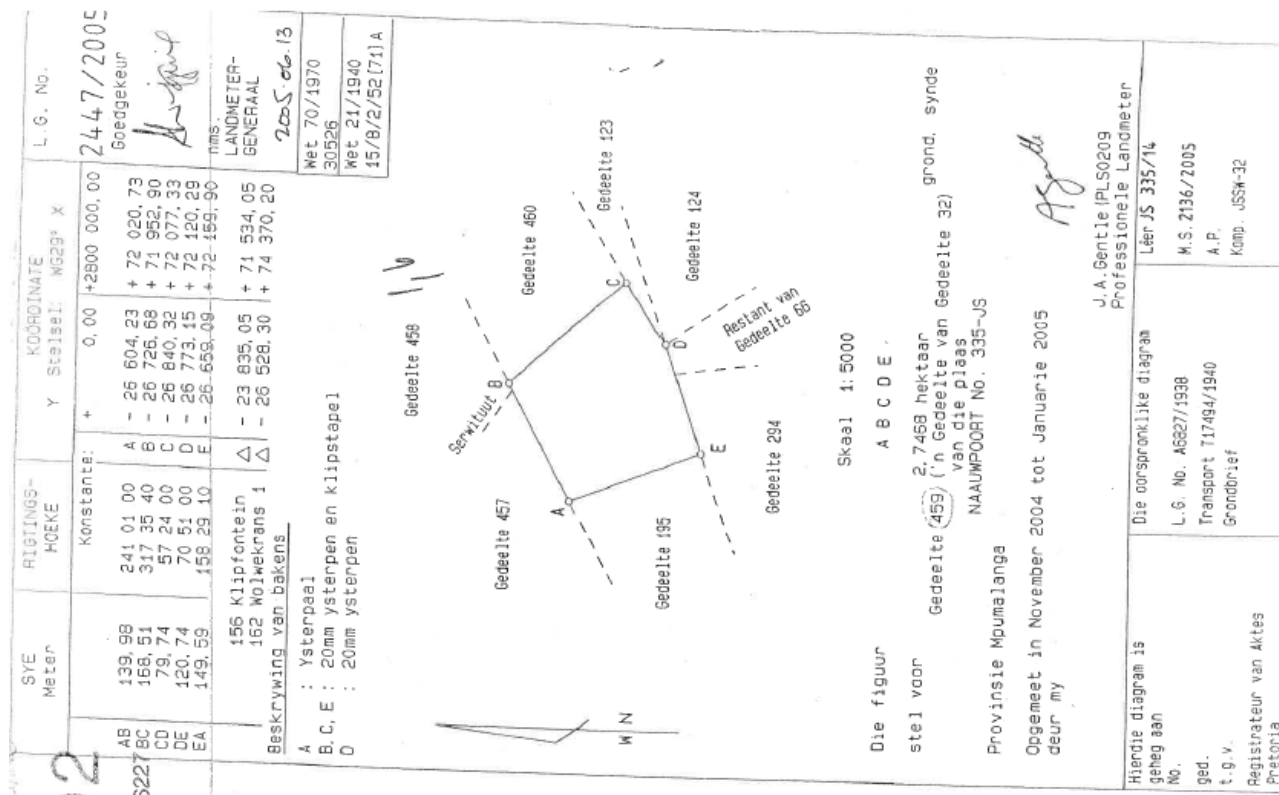
SG Diagram – Portion 457



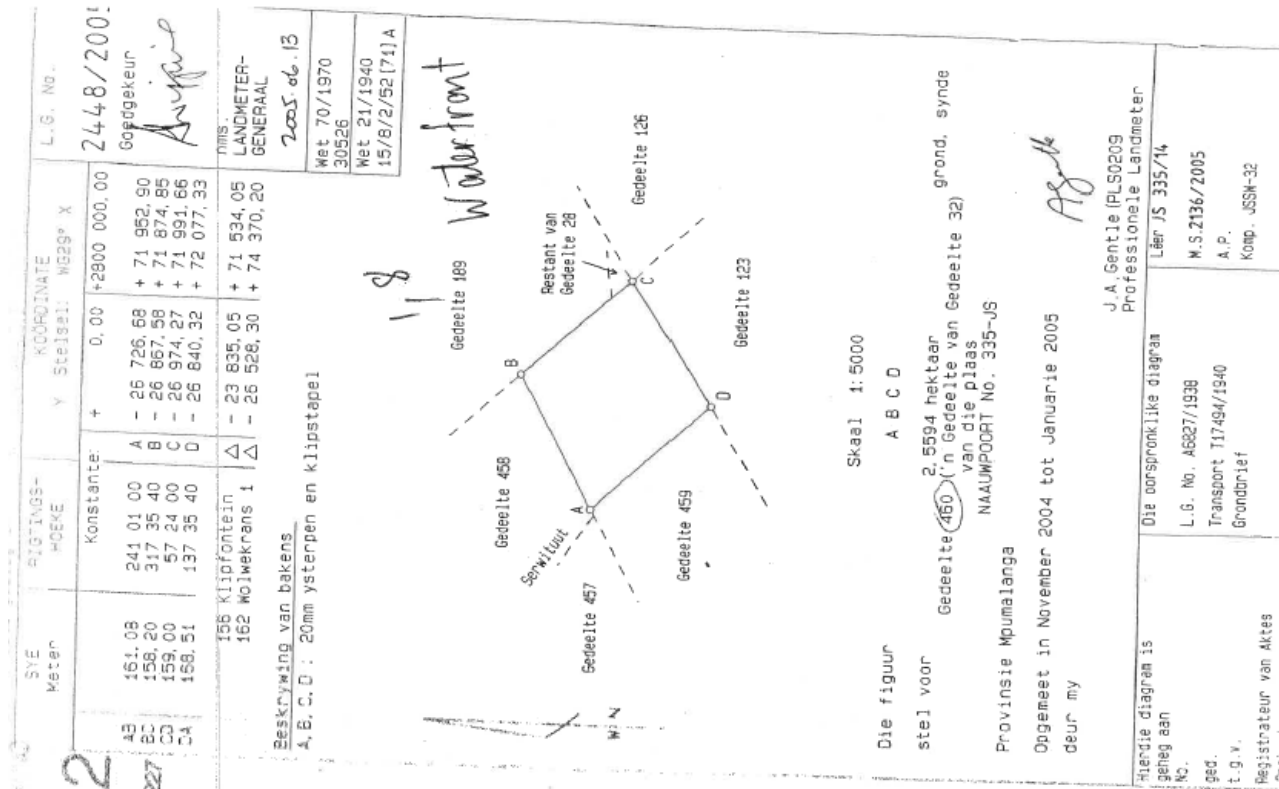
SG Diagram – Portion 458



SG Diagram – Portion 459



SG Diagram – Portion 460

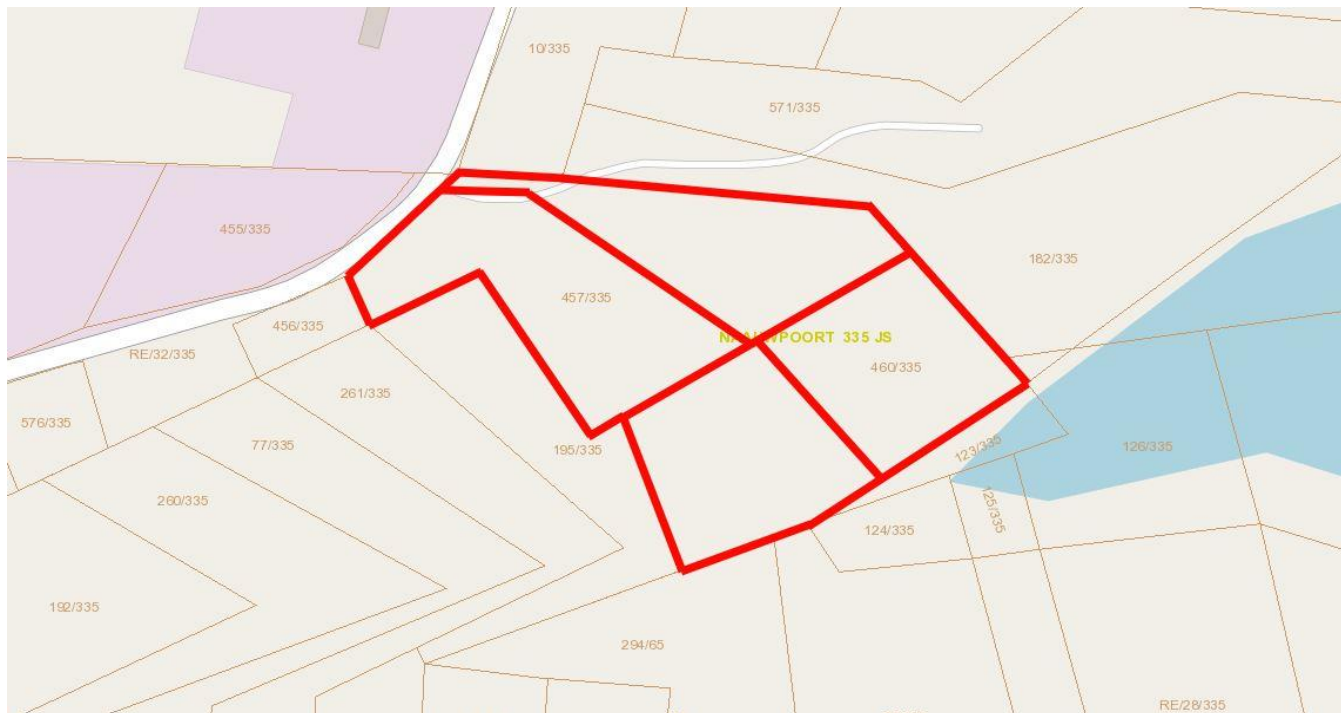


Zoning

CODE: 13	AGRICULTURAL		R= 231, G= 222, B= 194
Objectives of this zone:			
<ul style="list-style-type: none">• To utilise agricultural land on a sustainable basis.• To ensure that land deemed to have high agricultural potential is optimally utilised.• To provide mechanisms for the identification and protection of productive agricultural land.• To ensure that agricultural practices are consistent with environmental considerations and pollution controls.			
RULES REGARDING THE USE OF LAND AND BUILDINGS			
What land may be used for			Land uses that are prohibited
Permitted Use	Consent Use	Temporary Use	
Agricultural buildings Agricultural housing Agricultural industry Agricultural purposes Bed and breakfast Commonage Conservancy Dwelling house Nature reserve Riding stables	4x4 Trail Abattoir Additional dwelling unit Agri-village Airfield Animal refuge Auction house Brickyard Caretaker's flat Carwash Cemetery Chalet Clinic Confectioner Craft Alcoholic Production Facility Early childhood development centre Farm stall Garden service establishment Government use Guesthouse Heavy vehicle parking depot Heliport Home occupation/business Informal business/trade Lodge Nursery Place of amusement Place of instruction Place of public worship Place of refreshment Service enterprise Social hall Sport and recreational	Cultural activities Initiation school	Noxious Industries

	grounds Taxidermy Telecommunication infrastructure Transport usage/yard Veterinary clinic Wall of remembrance Workshop Zoological garden			
RULES REGARDING THE EXTENT OF DEVELOPMENT				
Maximum Density	Maximum Coverage	Maximum F.A.R	Maximum Height	Other
				As may be approved by the Municipality from time to time
RULES REGARDING BUILDING LINES				RULES REGARDING PARKING AND LOADING
STAND SIZE	STREET (m)	REAR (m)	SIDE (m)	Refer to Table 1: On Site Parking & Loading Requirements
Larger than 500m ²	As approved by the Municipality			
Less than 500m ²				
Single storey				
Multi storey				
OTHER REGULATIONS				
1. All land within this zone is subject to regulation in terms of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970), as may be amended, unless such land is excluded from the act.				
2. There must be compliance with National and Provincial environmental legislation.				
3. A water use licence/authorisation may be required in terms of the National Water Act, 1998, (Act No. 36 of 1998), as may be amended.				
4. Any use for a heliport or helipad is subject to compliance with the South African Civil Aviation Authority Act, 1998 (Act No. 40 of 1998), as may be amended.				
5. Compliance with the Electronic Communication Act, 2005 (Act No. 36 of 2005), as may be amended, is required for all telecommunication infrastructure.				
6. Any application may be subject to compliance with the requirements of the National Heritage Resources Act, 1999 (Act No 25 of 1999), as may be amended.				
7. Compliance with the Meat Safety Act, 2000 (Act No. 40 of 2000), as may be amended, for abattoir uses.				

CSG



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:

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Disclaimer

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