

INFORMATION PACK

FOR

5194m² COMMERCIAL OPPORTUNITY ON MAJOR CORNER INTERSECTION

C/O SOLOMON MAHLANGU DRIVE & ST BERNARD DRIVE, GARSFONTEIN, PRETORIA



AUCTION VENUE: WOODHILL GOLF ESTATE

Auction Date – Wednesday, 21 November 2018 @ 11h00

Contact: Pieter Nel – 084 8800 165

pieter@bideasy.co.za / www.bideasy.co.za

Title Deed Information

1. ERF 30 GARSFONTEIN EXT 10

Known As: 89 Windhond Ave, Garsfontein, Pretoria

Title Deed: T149383/2001

Extent: 1000.0000SQM

2. ERF 31 GARSFONTEIN EXT 10

Known As: 829 St Bernard Drive, Garsfontein, Pretoria

Title Deed: T46726/2001

Extent: 1694.0000SQM

3. SS FONTEIN 32 (72/1988), UNIT 1, GARSFONTEIN EXT 10

Known As: 833 St Bernard Drive, Garsfontein, Pretoria

Title Deed: ST94342/2002

Extent: 143.0000SQM

4. SS FONTEIN 33 (74/1988), UNIT 1, GARSFONTEIN EXT 10

Known As: 837 St Bernard Drive, Garsfontein, Pretoria

Title Deed: ST42938/2002

Extent: 151.0000SQM

Registered Owner: WOODHILL GOLF ESTATE AGENCY CC (REG: 2000/067394/23)

VAT Status: The seller IS Registered for VAT

5. SS FONTEIN 32 (72/1988), UNIT 2, GARSFONTEIN EXT 10

Known As: 833 St Bernard Drive, Garsfontein, Pretoria

Title Deed: ST73096/2012

Extent: 131.0000SQM

Registered Owner: DANEILL HUGH BOSHOF (ID: 8001275056083)

VAT Status: The seller IS NOT Registered for VAT

6. SS FONTEIN 33 (74/1988), UNIT 2, GARSFONTEIN EXT 10

Known As: 837 St Bernard Drive, Garsfontein, Pretoria

Title Deed: ST69689/2005

Extent: 128.0000SQM

7. SS FONTEIN 34 (323/1987), UNIT 1, GARSFONTEIN EXT 10

Known As: 640 St Bernard Drive, Garsfontein, Pretoria

Title Deed: ST56771/2008

Extent: 165.0000SQM

Registered Owner: ANTHONY HUGH BOSHOF (ID:5604085081085)

SANDRA BOSHOF (ID:5805290134086)

VAT Status: The seller IS NOT Registered for VAT

Local Authority: City Of Tshwane Metropolitan Municipality

Registration Division: JR

Province: Gauteng

Zoning: Residential with the potential for Re-Zoning to Commercial

Property Information

A rare opportunity to own 5194m² on a major intersection in the east of Pretoria on a main route – M10 – Solomon Mahlangu Drive

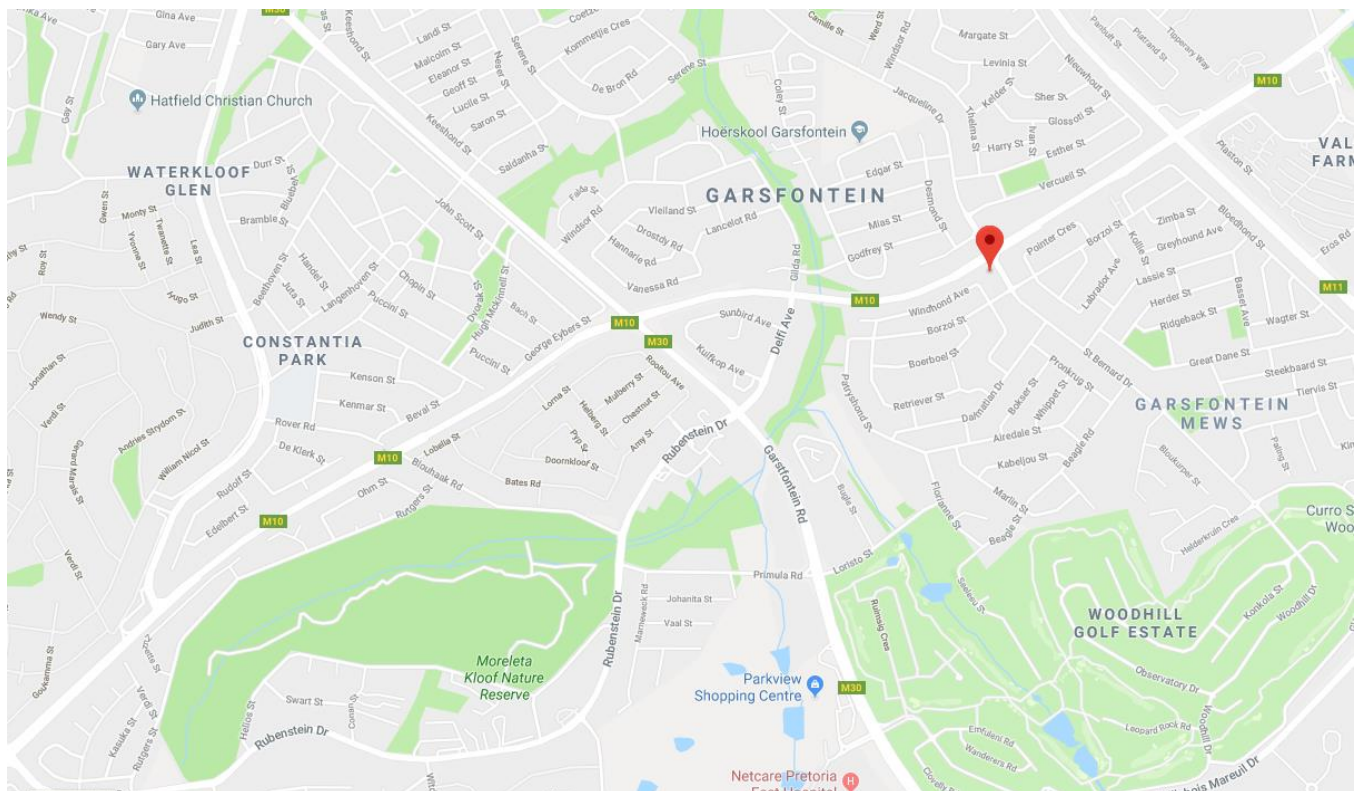
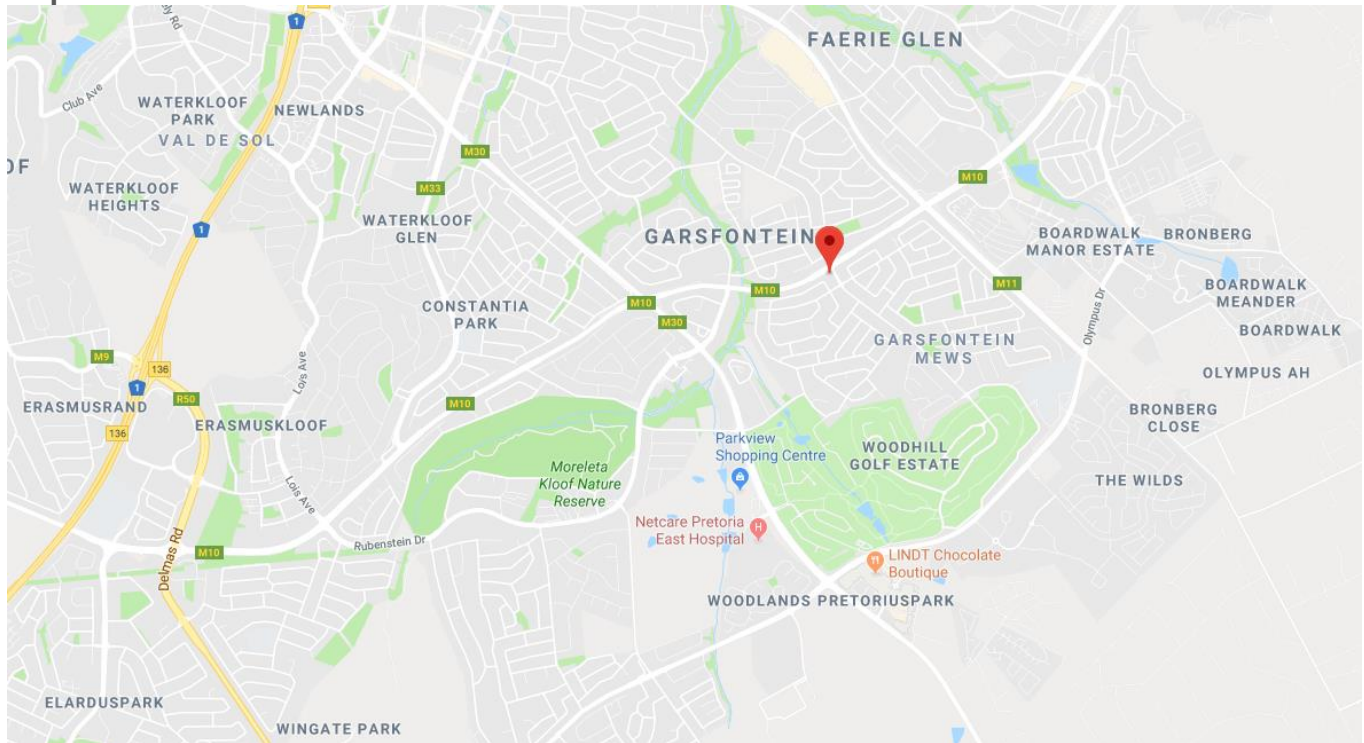
The combined 7 properties, offer exposure on both Solomon Mahlangu & St Bernard Drives, with access via Windhond Street in Garsfontein, Pretoria.

With the established EastDale Pavilion Shopping Centre and Engen St Bernard on the adjacent corners, these properties, once consolidated and re-zoned, present an excellent re-development commercial opportunity for a developer.



ERF	PORTION	TOWNSHIP	UNIT	SIZE	SELLER	VAT
2543	30	Garsfontien Ext 10		1000	Woodhill Golf Estate Agency	Yes
2543	31	Garsfontien Ext 10		1694	Woodhill Golf Estate Agency	Yes
2543	32	SS Fontein 32, Garsfontien Ext 10	1	1000	Woodhill Golf Estate Agency	Yes
			2		DH Boshoff	No
2543	33	SS Fontein 33, Garsfontien Ext 10	1	1000	Woodhill Golf Estate Agency	Yes
			2		AH & S Boshoff	No
2543	34	SS Fontein 34, Garsfontien Ext 10	1	500	AH & S Boshoff	No
				5194		

Map

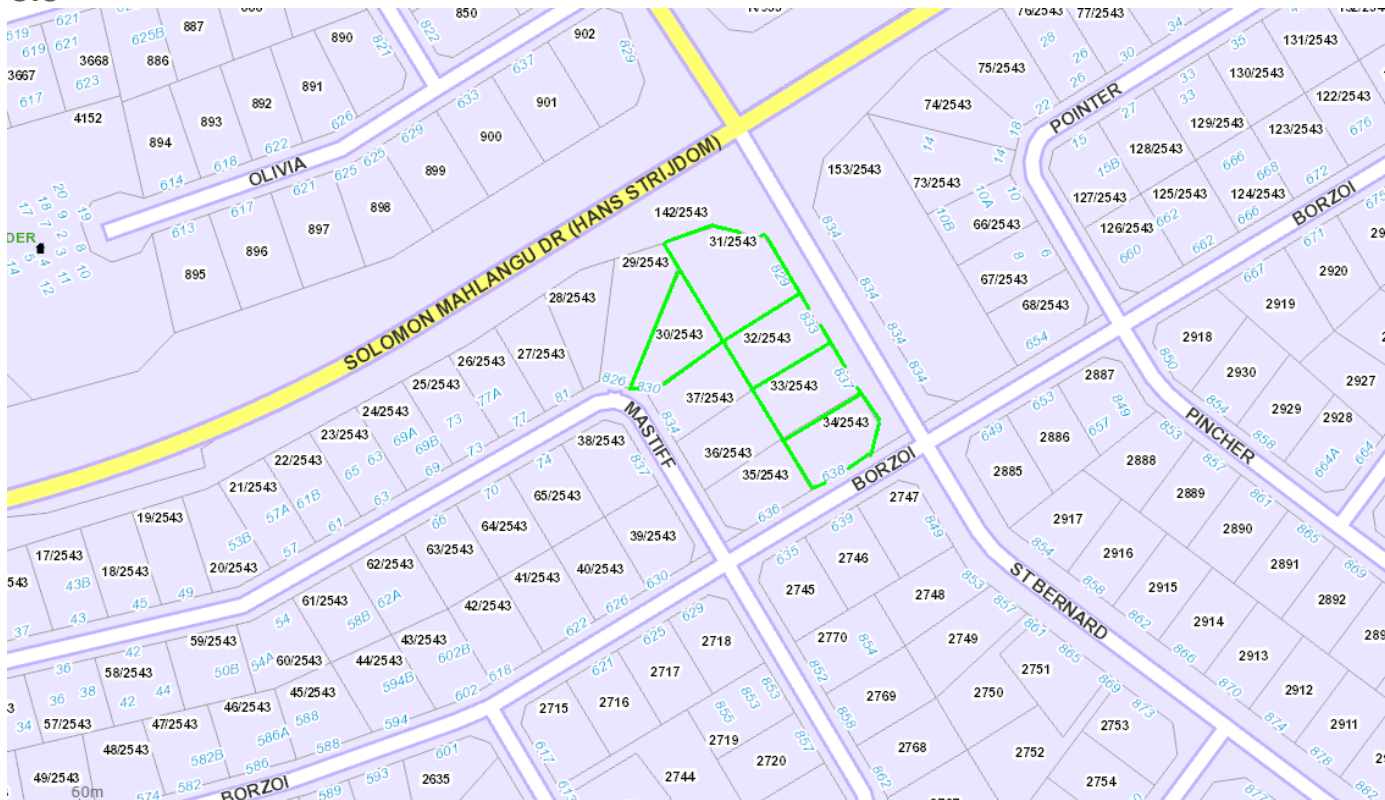


GPS Co-Ordinates 25°48'10.0"S 28°18'35.7"E
-25.802774, 28.309906

Aerial View



GIS



SG Diagram – Portion 30

SUBDIVISIONAL DIAGRAM

	SIDES Metres	ANGLES OF DIRECTION
AB	57,74	201.40.00
BC	38,09	328.45.00
CD	40,55	55.17.10
DA	8,00	104.26.50

S.G. No. A

8892/83

Approved

J. A. Steyn
for Surveyor
General

Description of Beacons.

A B C D....12 mm. x 450 mm. Iron pegs.

1984-02-14

Servitude Note:

The line ab represents the centre line
of a Servitude, 2,00 metres wide.

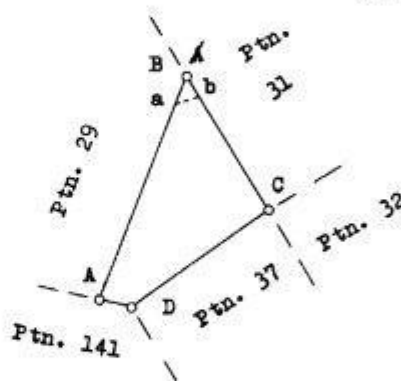
Vide diagram S.G.No.A 9006/83

Servitude No.

FILE NO. 10703
ATT. SLIP 4
PLAN K.13/2/283

EXAMINATION FEES PAID
A. G. van der Merwe
FOR SURVEYOR-GENERAL

T N



Scale : 1/1250.

The figure A B C D A

represents 1 0 0 0 Square metres

of land being

PORTION 30 of ERF No. 2543 in the Township of
GARSFONTEIN EXTENSION 10

Province of Transvaal

Surveyed in November - December 1981

by me

S. L. Fine

S.L. Fine

Land Surveyor.

This diagram is annexed to Transfer

No. T29 417/1987

d.d. 1987 06.25

i.f.o.

Registrar of Deeds

The original diagram is

No. A 6975/79

Transfer

Grant

File

S.R. No. 2809/83

Comp. JRSR - 211

MORESTER

SG Diagram – Portion 31

SUBDIVISIONAL DIAGRAM

SIDES Metres	ANGLES OF DIRECTION
AB 23,13	251.59.10
BC 21,97	281.00.50
CD 0,50	238.08.00
DE 29,96	328.08.00
EF 39,60	58.45.00
FA 50,03	148.45.00

S.G. No. A

8993/83

Approved

for Surveyor
General

1984-07-14

Description of Beacons.

A B C D E F....12 mm. x 450 mm. Iron pegs.

Servitude Note:

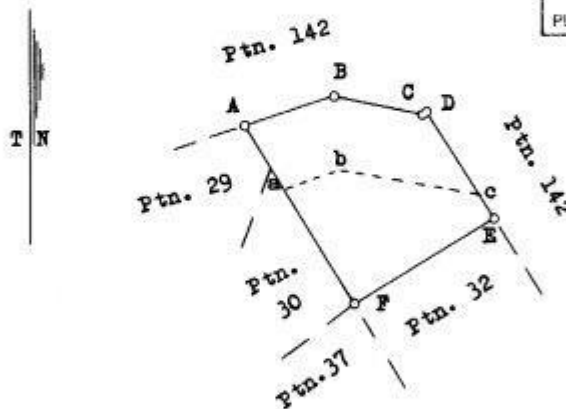
The lines ab and bc represent the centre line
of a Servitude, 2,00 metres wide.

Vide diagram S.G.No.A 9006/83.

Servitude No. K 1467/1984 S

ORD. NO. 25/1975
ART. SECT. 84
PLAN. K13/2/1263

EXAMINATION FEES PAID
AC Gail
FOR SURVEYOR-GENERAL



Scale : 1/1250.

The figure A B C D E F A

represents 1 6 9 4 Square metres of land being

PORTION 31 of ERF No. 2543 in the Township of
GARSFONTEIN EXTENSION 10

Province of Transvaal

Surveyed in November - December 1981

by me

S.J. Fine Land Surveyor.

This diagram is annexed to

No. T 51966/1984

d.d.

i.f.o.

Reigstrar of Deeds

The original diagram is

No. A 6975/79

Transfer

Grant

File

S.R. No. 2809/83

Comp. JRSR - 211

MORSTER

SG Diagram – Portion 32

SUBDIVISIONAL DIAGRAM

	SIDES Metres	ANGLES OF DIRECTION
AB	39,60	238.45.00
BC	25,16	328.08.00
CD	39,87	58.45.00
DA	25,16	148.45.00

S.G. No. A

8894/83

Approved

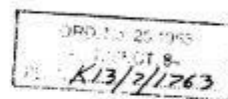
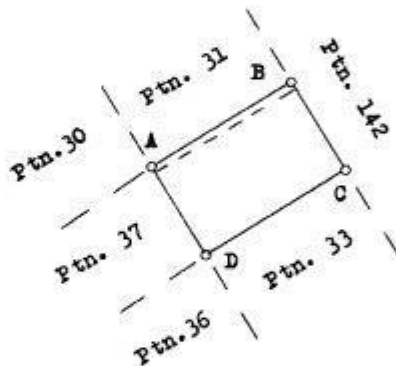
[Signature]
for Surveyor
General

Description of Beacons.

A B C D....12 mm. x 450 mm. Iron pegs. 1984-02-14

Servitude Note:

The line AB represents the Northern Boundary
of a Servitude, 2,00 metres wide.



Scale : 1/1250.

The figure A B C D A

represents 1 0 0 0 Square metres

PORTION 32 of ERF No. 2543 in the Township of
GARSFONTEIN EXTENSION 10

Province of Transvaal

Surveyed in November - December 1981

by me

[Signature]
S.L. Fine Land Surveyor

This diagram is annexed to

No. T 44349/1986,
d.d.
i.f.o.

Registrar of Deeds

The original diagram is
No. A 6975/79

Transfer
Grant

File

S.R. No. 2809/83

Comp. JRSR- 211

MORESTER

SG Diagram – Portion 33

TO BE PLACED IN DRAWING

SIDES Metres	ANGLES OF DIRECTION
AB 39,87	238.45.00
BC 25,00	328.08.00
CD 40,14	58.45.00
DA 24,99	148.45.00

S.G. No. A

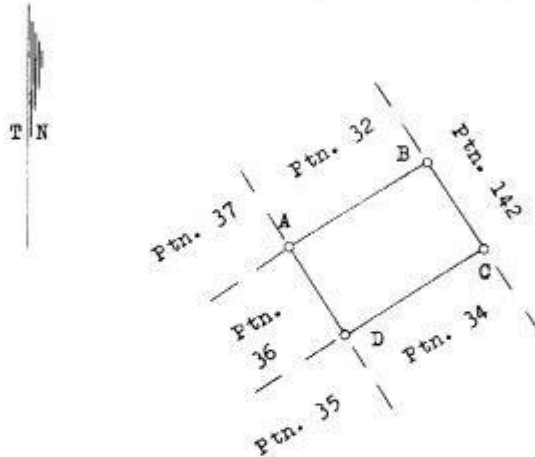
8895/83

Approved

S. L. Fine
for Surveyor
General

Description of Beacons.

A B C D....12 mm. x 450 mm. Iron pegs.



K 13/2/1763

EXAMINATION FEES PAID
S. L. Fine
FOR SURVEYOR-GENERAL

Scale : 1/1250.

The figure A B C D A

represents 1 0 0 0 Square metres

of land being

PORTION 33 of ERF No. 2543 in the Township of
GARSFONTEIN EXTENSION 10

Province of Transvaal

Surveyed in November - December 1981

by me

S.L. Fine

Land Surveyor

This diagram is annexed to

No. T 44348/1986

d.d.

i.f.o.

Registrar of Deeds

The original diagram is

No. 6975/79

Transfer
Grant

File

S.R. No. 2809/83

Comp. JRSR - 211

MOORESTER

SG Diagram – Portion 34

7
SUBSIDIARY DIAGRAM

SIDES Metres	ANGLES OF DIRECTION
AB 40,14	238.45.00
BC 16,07	328.08.00
CD 14,06	13.26.30
DE 30,42	58.45.00
EA 26,06	148.45.00

S.G. No. A

8896/83

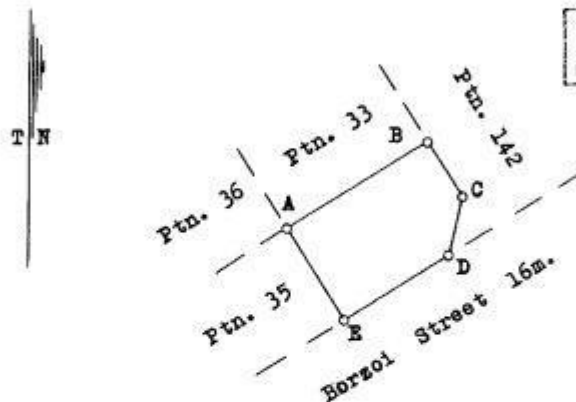
Approved

J. H. Steyn
for Surveyor
General

Description of Beacons.

A B C D E....12 mm. x 450 mm. Iron pegs.

1984-02-14



EXAMINATION FEES PAID
H. G. G. G.
FOR SURVEYOR-GENERAL

Scale : 1/1250.

The figure A B C D E A

represents 1 0 0 0 Square Metres

of land being

PORTION 34 of ERF No. 2543 in the Township of

GARSFONTRIN EXTENSION 10

Province of Transvaal

Surveyed in January and November -
December 1981

by me

S. L. Fine
S. L. Fine

Land Surveyor.

This diagram is annexed to

No. T 44350/1986

d.d.

i.f.o.

Registrar of Deeds

The original diagram is

No. A 6975/79

Transfer

Grant

File

S.R. No. 2809/83

Comp. JRSR-211

MOORESTER

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.

For more information, please contact:

Pieter Nel

Cell: 084 8800 165

Email pieter@bideasy.co.za

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