



PROPERTY AUCTION

**Massive Trucking & Logistics Facility – Bethal
Workshops, Warehouse, Wash bays and Yard
GLA – 5 313m² with Land Size – 52 572m²
Opportunity for Investor or Owner Occupier**

1st Avenue | BETHAL EXT. 14

Erven 2256 AND 2257 Bethal EXT. 14

DEFAULT AUCTION



BID ONLINE VIA WEBCAST

Contact for further info:

Joshua Pelkowitz

Cell: 072 536 5482

Email: joshuap@wh.co.za

(Property Practitioner – Certificate Number
20233332289)

Thato Molete

Cell: 073 305 6222

Email: thatom@wh.co.za

Auction Date:

Tuesday 17 September 2024 @ 12h00 (12pm)

Venue:

ONLINE @ WWW.WHAUCTIONS.COM

Auctioneer:

Joshua Pelkowitz

Video Guide:

<https://youtu.be/XhWs1LGB2Rg>



1. GUIDELINE FOR THE AUCTION

BIDDING OPTIONS (ONLY FOR REGISTERED BIDDERS, PLEASE SEE PROCEDURE ATTACHED)

Auction Date & Venue: Tuesday 17 September 2024 @ 12h00 (12pm) via webcast – www.whauctions.com

Registration: Bidders can register at any time prior to auction on www.whauctions.com. Identity and FICA documents are required in order to register for the auction.

All potential buyers are required to pay a registration fee of **R50 000** in order to bid at the auction. This amount can be paid either by bank guaranteed cheque or EFT into the Auctioneer's trust account.

Once registered each buyer will be issued with a buyer's card reflecting a buyer's number. Upon signature of the registration documents, all buyers will have acknowledged and accept the Terms and Conditions as set out in the Rules of Auction.

Registration Fee: R50 000.00 (Refundable to unsuccessful bidders)

Buyer's Premium: 10% (Excl. VAT) of the hammer price

Deposit: 21.5% of hammer price

Confirmation period: 7 business days.

Balance of the purchase price payable within 21 Business Days after confirmation of sale.

The bid price excludes the buyer's premium of **10% (Excl. VAT)** which is payable over and above the purchase price by the highest bidder. The auctioneers have the right to regulate the bidding at the auction. When the auctioneer knocks down the property to the highest bidder the successful bidder will sign the Conditions of Sale on the day.

A deposit of 21.5% is payable on the fall of the hammer. This percentage is made up of the commission payable by the successful bidder of 10% plus VAT (namely, 1.5%) plus a 10% deposit on the purchase price of the Property. The deposit is payable by way of electronic transfer (EFT) into the WH Auctioneers Properties' Trust account.

For queries regarding the properties on auction contact:

Joshua Pelkowitz: 072 536 5482

WH Auctioneers offices: 011 574 5700

TERMS OF THE SALE

- The properties are sold Voetstoots and NOT SUBJECT TO VACANT OCCUPATION
- PURCHASER'S commission of 10% plus VAT over and above the bid price
- 21.5% deposit payable by Purchaser on fall of the hammer.
- Offers are non-suspensive and not subject to alteration on pre-approved conditions.
- Offers are on a cash-basis and not subject to finance.

The way auctions should be.

WH AUCTIONEERS PROPERTIES (PTY) LTD.
Company Registration Nr.: 2012/202070/07 • VAT Nr.: 4310269388
Directors: S. Winterstein, P. Narainsamy, N. Hunsraj

578 16TH ROAD, RANDJESPARK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054
TEL: 011-5745700 • EMAIL: INFO@WH.CO.ZA
WWW.WHAUCTIONS.COM

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Estimates based on
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2. GENERAL

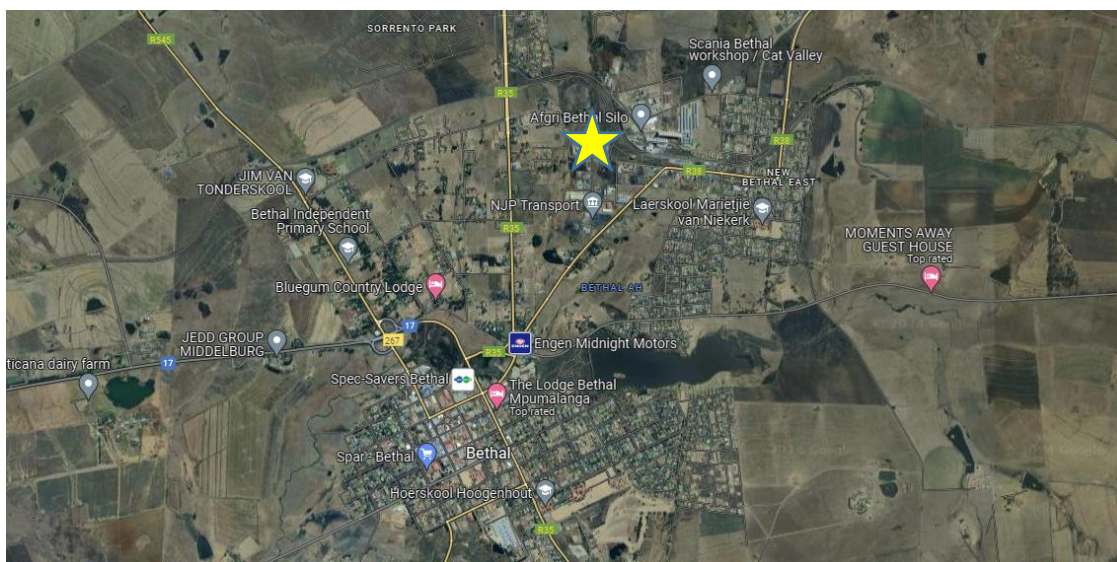
Property Address: 33°23'08.2"S+25°25'19.2"E
 Erf & Suburb & City: Erven 2256 and 2257 Bethal Extension 14. Mpumalanga

3. TOWN PLANNING CONDITIONS

Deed Office: Mpumalanga
 Title Deed No. T2715/2011
 Erf Size: Erf 2256 – 8 040m²
 Erf 2257 – 44 532 m²
 52 572 m²
 Zoning: Industrial 2

4. LOCALITY

Bethal is a farming town in Mpumalanga, South Africa. The farms in the region produce maize, sunflower seeds, sorghum, rye and potatoes. The town lies 155 km (96 mi) east of Johannesburg on the N17 national route. Bethal is famous for its potato industry. Other agriculture includes maize, sunflower seeds, sorghum, rye, oats and barley. Animal husbandry includes cattle, dairy and sheep farming. Bethal was once the headquarters of AFGRI, and agricultural firm, now based in Centurion but its flour mill remains in the town. Bethal lies in South Africa's coal mining region and there are mines close by. Exxaro acquired the Total Coal South Africa in 2014 and has five mines in the area. Apart from exports, the coal is used in the Eskom power stations that dot the region.



The way auctions should be.

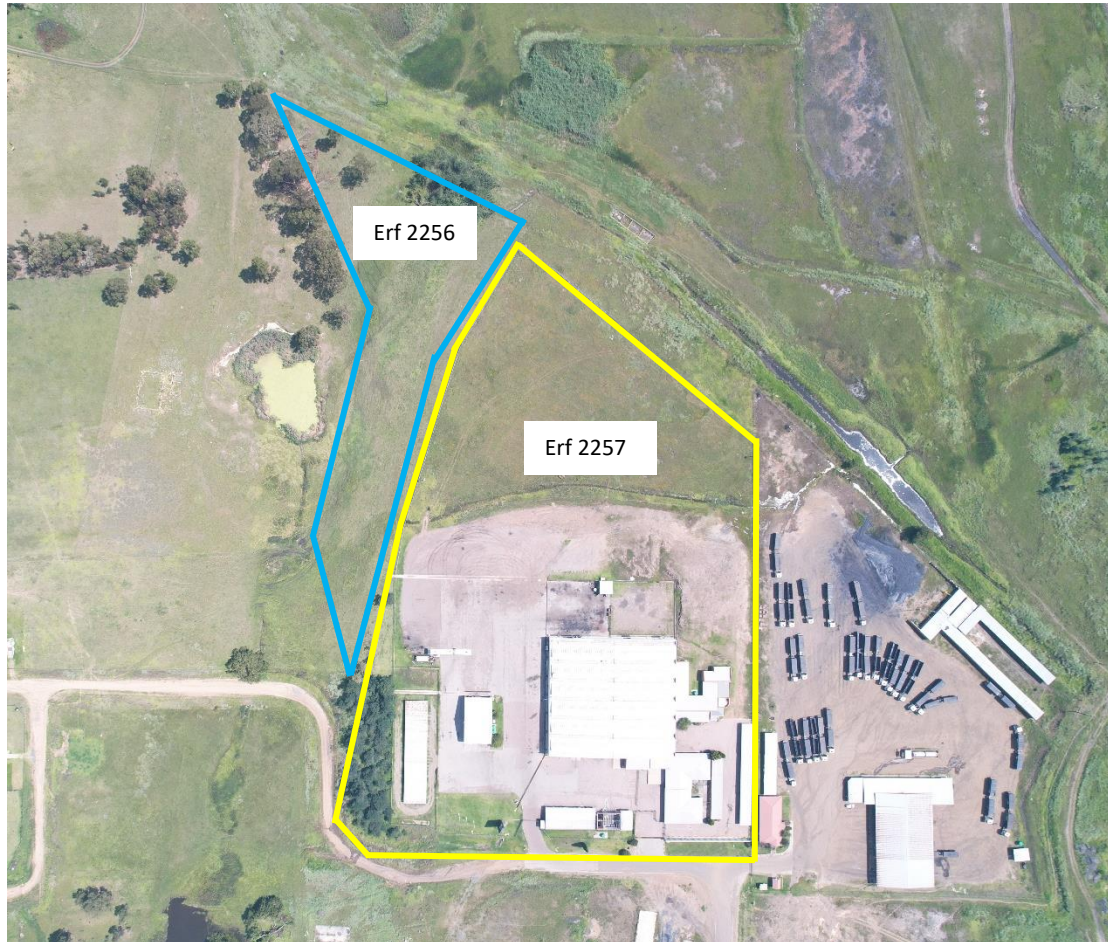
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Erf 2257

Erf 2256

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5. DESCRIPTION OF IMPROVEMENTS

Erf 2257 comprises a massive industrial site previously used by Mercedes-Benz Commercial Vehicles for truck sales and servicing. The site is improved with a large workshops/warehouses as well as office space, service bay and a wash-bay. The Gross Lettable Area (GLA) across all improvements is approximately **5 313m²**. The property is currently predominantly vacant. Improvements can be broken down as follows:

Warehouses and Workshops

The main workshop/warehouse measures approx. 3 560m². Walls are a combination brickwork and aluminium cladding. Reinforced concrete roof beams with a Chromadek Roof and overhang. Access is gained via the office section, front door and via numerous roller shutter doors. There are internal offices, and ablutions within the warehouse.

Offices

There are two main office buildings measuring approx. 994m². Improvements consist of a reception area, numerous separate offices, boardrooms, kitchen facilities and ablutions. The internal walls consist of a combination of brickwork as well as dry-walling. Floors comprise vinyl tiles. Internal ceilings comprise dropped ceiling boards with fluorescent lights. Office areas include built-in cupboards and air-conditioning units.

Additional Improvements

Workshop offices (174m²), ablutions / change rooms (52m²), gearbox workshop (94m²) and electrical distribution room (43m²).

Wash Bay (296m²):

Double volume, face brick under steel roof beams with an iron roof. Concrete floor with fluorescent tube lighting. Enclosed at two sides.

Storage shed (100m²):

Construction: Mild steel structure with iron clad walls and roof. Concrete floor.

Parking, yard, power supply & water supply

The balance of the site comprises open paved yard space for parking and for storage. There are multiple carport parking bays as well. Power supply is 3-phase with confirmed power to site of. Electricity and water are supplied by council.

Site Access and Security

There is a main security access point with 24-hour security and access control. The property is fully fenced.

General Condition

The property is in fair condition with general wear and tear as expected from a property of this nature. General maintenance is required.

Erf 2256 Comprises open farmlands, measuring 8040m². There is currently no activity taking place on this portion of land.

Disclaimer

A structural survey of the building has not been undertaken and will not form part of this report. All structural and maintenance information are as per information provided by the owners upon visiting the site. We have not received nor had site of building plans. Neither the Seller nor the Auctioneer warrant the availability of any buildings plans and the property is not being sold subject to the provision of such plans. Neither the Seller nor the Auctioneer warrant vacant occupation.

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Breakdown of Improvements

Main building:	
Offices, ablutions and training room:	994 m ²
Workshop / storage areas:	3 560 m ²
Workshop offices:	174 m ²
Change rooms:	52 m ²
Gearbox workshop:	94 m ²
Electrical distribution room:	43 m ²
Wash bay:	296 m ²
Storage shed:	100 m ²
Total lettable area:	5 313 m ²

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6. FINANCIAL INFORMATION

The property is currently predominantly vacant. Mercedes have recently moved out. There is a small portion of the site and yard being rented by a bus company for storing vehicle. Currently paying approx. R20 000 per month. They are on a month-to-month lease. The below table reflects a potential net income schedule, if the site is to be re-tenanted.

Maret related Rental: R27/m²
Vacancy Factor: 8%
Expense Ratio: 30% of Gross Income

Income	Excl. VAT
Rental (R27m ² X 4 554m ² X 12)	R 1 311 552
Ancillary Rental (R12m ² X 759m ² X 12)	R 109 296
Yard Rental (30 000m ² X R3/m ² 12)	R 1 080 000
Vacancy Factor 8%	R 250 084
Total Gross Annual Income	R 2 250 764
Expenses 30%	
Total Annual Expenses (R2 250 764 X 30%)	R 675 229
Net Annual Income	R 1 575 535

Potential Net Annual Income Rounded: R1 575 000

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7. SITE PHOTOGRAPHS



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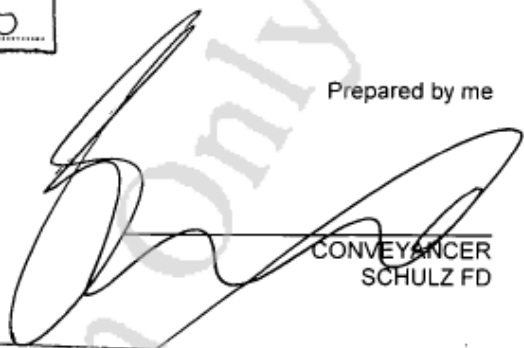
8. TITLE DEED

1183

SEELREG
STAMP DUTY R.....
FOOI
FEES R. 1 250 - 00

SCHULZ CLARKE
 CENTURION WINE & ARTS CENTRE
 123 AMKOR ROAD
 LYTTLETON MANOR
 CENTURION
 Tel:(012) 6441084
 Fax:(012)6441376

Prepared by me



CONVEYANCER
SCHULZ FD

Para 1 and 2.

VERBIND	MORTGAGED
VIR	
FOR R 7 700 000 - 00	
B 000002346/2011	
2011-03-23	
	REGISTRAR OF DEEDS

000002715/2011

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

JANINE-DE-VILLIERS

JAN CHRISTIAAN KRIEK

appeared before me, REGISTRAR OF DEEDS at Mpumalanga, he the said
 Appearer being duly authorised thereto by a Power of Attorney signed at
 PRETORIA on 13 January 2011 and granted to him by

CLASSIC CROWN PROPERTIES 133 CC
Registration Number 2007/174066/23

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Page 2

And the Appearer declared that his said principal had truly and legally sold on 19 August 2010 and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

SYNCHRIM 5 CC
Registration Number 2008/158217/23

its Successors in Title or assigns, in full and free property

1. ERF 2256 BETHAL EXTENSION 14 TOWNSHIP, REGISTRATION DIVISION I.S., PROVINCE OF MPUMALANGA

MEASURING 8040 (EIGHT THOUSAND AND FORTY) SQUARE METRES

FIRST TRANSFERRED AND STILL HELD by Deed of Transfer T133450/2003 with General Plan S.G. A.8459/1982 relating thereto

SUBJECT to the following conditions:

- A. SUBJECT to the following conditions imposed by the Administrator in terms of Ordinance 25 of 1965:
 - (a) The erf is subject to a servitude, 2 metres wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary if and when required by the local authority: Provided that the local authority may dispense with any such servitude.
 - (b) No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2 metres thereof.
 - (c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude, such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose; subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

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2. ERF 2257 BETHAL EXTENSION 14 TOWNSHIP, REGISTRATION DIVISION I.S., PROVINCE OF MPUMALANGA

MEASURING 4,4532 (FOUR COMMA FOUR FIVE THREE TWO) HECTARES

FIRST TRANSFERRED AND STILL HELD by Deed of Transfer T133450/2003 with General Plan S.G. A 8459/1982 relating thereto

SUBJECT to the following conditions:

- B. SUBJECT to the following conditions imposed by the Administrator in terms of Ordinance 25 of 1965:
- (a) The erf is subject to a servitude, 2 metres wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary if and when required by the local authority: Provided that the local authority may dispense with any such servitude.
 - (b) No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2 metres thereof.
 - (c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude, such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose; subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

SUBJECT to such conditions as are mentioned or referred to in the aforesaid Deed/s.

|

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WHEREFORE the Appearer, renouncing all right and title which the said

CLASSIC CROWN PROPERTIES CC
Registration Number 2007/174066/23

heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

SYNCHRIM 5 CC
Registration Number 2008/158217/23

its Successors in Title or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R11 000 000,00 (ELEVEN MILLION RAND).

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer q.q., have subscribed to these presents and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at Mpumalanga on

2011-03-23

In my presence

REGISTRAR OF DEEDS



q.q.



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9. MUNICIPAL ACCOUNTS

		GOVAN MBEKI MUNICIPALITY				
		Private Bag X1017 Secunda 2302 TEL: (017) 620 6000 FAX: (017) 634 8019 VAT No.:4000142424				
TAX INVOICE/STATEMENT OF ACCOUNT						
Account Number:	0006507944	Account Date:	21 DEC 2023			
Consumer Name:	SYNCHROM 5 CC	Tax Invoice No.:	0006507944202312			
Postal Address:	P O BOX 269 PARK SOUTH	Vat Registration No.:	2008/158217/23			
		ERF Description:	07014 000002256 000000 0000			
		Suburb:	UITBREIDING 14			
Postal Code:	1911	Market Value:	720,000.00			
		Street:	14 EXTENTIONSTRAAT			
Internet PIN:	692110214	Land Area:	.0000			
		Deposit:	0.00			
METER READINGS						
METER NO.	METER TYPE	OLD READING	NEW READING	READING DATE	READING TYPE	CONSUMPTION
No meter readings						
ACCOUNT DETAILS						
DATE	CODE	DESCRIPTION	UNITS	TARIFF		VALUE
		OPENING BALANCE				1,067.97
11/12/2023	008888	DIRECT DEPOSIT PAYMENT - THANK YOU	.000	.000000		1,067.97-
21/12/2023	00VACR	RATES	720000.000	@ .009571		574.26
21/12/2023	020F01	ELECTRICITY NETWORK CHARGE	1.000	@ 99.730000	*	99.73
21/12/2023	010B60	BASIC WATER	1.000	@ 120.320000	*	120.32
21/12/2023	020B60	BASIC ELECTRICITY	1.000	@ 156.590000	*	156.59
21/12/2023	070B61	BASIC SEWERAGE	1.000	@ 52.670000	*	52.67
	009008	VAT				64.40
120+ DAYS		90 DAYS	60 DAYS	30 DAYS	CURRENT	CLOSING BALANCE
0.00		0.00	0.00	0.00	1,067.97	1,067.97

The way auctions should be.

WH AUCTIONEERS PROPERTIES (PTY) LTD.
 Company Registration Nr.: 2012/202070/07 • VAT Nr.: 4310269388

Directors: S. Winterstein, P. Narainsamy, N. Hunsraj

578 16TH ROAD, RANDJESPARK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

TEL: 011-5745700 • EMAIL: INFO@WH.CO.ZA

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GOVAN MBEKI MUNICIPALITY

Private Bag X1017 Secunda 2302
 TEL: (017) 620 6000
 FAX: (017) 634 8019
 VAT No.:4000142424

TAX INVOICE/STATEMENT OF ACCOUNT

Account Number: 0006507948	Account Date: 21 DEC 2023
Consumer Name: SYNCHRIM 5 CC	Tax Invoice No.: 0006507948202312
Postal Address: P O BOX 269 PARK SOUTH	Vat Registration No.: 2008/158217/23
	ERF Description: 07014 000002257 000000 0000
	Suburb: UITBREIDING 14
Postal Code: 1910	Market Value: 8,100,000.00
	Street: 2257 EXTENTIONSTRAAT
Internet PIN: 851999396	Land Area: 44532.0000
	Deposit: 0.00

METER READINGS

METER NO.	METER TYPE	OLD READING	NEW READING	READING DATE	READING TYPE	CONSUMPTION
No meter readings						

ACCOUNT DETAILS

DATE	CODE	DESCRIPTION	UNITS	TARIFF	VALUE
		OPENING BALANCE			29,402.87
11/12/2023	008888	DIRECT DEPOSIT PAYMENT - THANK YOU	.000	.000000	29,402.87-
21/12/2023	00INDU	RATES	8100000.000	@ .027718	18,709.65
21/12/2023	060062	REFUSE	30.000	@ 304.490000 *	9,134.70
21/12/2023	010B61	BASIC WATER	1.000	@ 111.080000 *	111.08
21/12/2023	070B61	BASIC SEWERAGE	1.000	@ 52.670000 *	52.67
	009008	VAT			1,394.77

120+ DAYS	90 DAYS	60 DAYS	30 DAYS	CURRENT	CLOSING BALANCE
0.00	0.00	0.00	0.00	29,402.87	29,402.87

The way auctions should be.

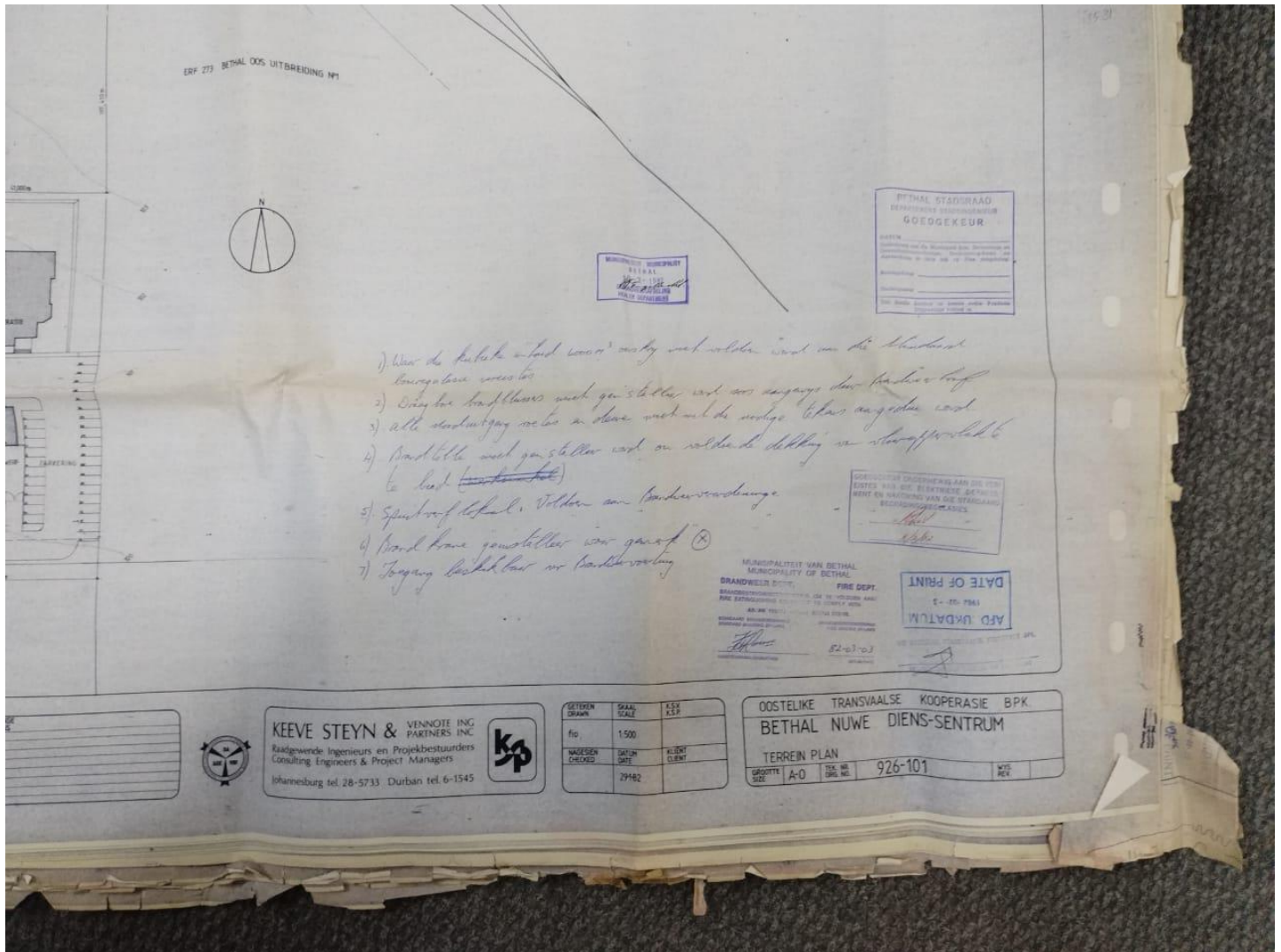
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10. BUILDINGS PLANS (Copies Available Council)



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STADSRAAD VAN BETHAL
DEPARTEMENT STADSINGENIEUR

ERF NR. <i>2257</i>	STRAAT NAAM STRAAT NR.	APPLICANT <i>GTK</i>
ORPSCHEID <i>Umsom 14</i>	TELEFOON NR.	POS ADRES <i>100 Bethal</i>

OPPERVLAKTE	BOU FOOT	KWIT. NR.	DATUM
0-1000 M ²	M ² R		
1000-2000 M ²	M ² R		
2000 EN MEER	M ² R		
VERBOUWING	R		
SPEKIALE GEBOU	R		
TOTAAL	R		

RIDOL FOOT	
RIDOL	M ² R

DEPOSITO'S	
STRUKTUUR SKITM	M ²
WANDSTONE	M ²
PLAFOND	M ²

HIJUR	
LOOPPAD	M ² R
ADRESBLENDEWEG	M ² R
PARKERING	AMTAL R
TOTAAL	R

BOLAKWENNER	DATUM GOEDGEKEUR
RIDOL KWENNER	
AMTAL GATERS	
RIDOL PASTE	BERAAMDE KOSTE

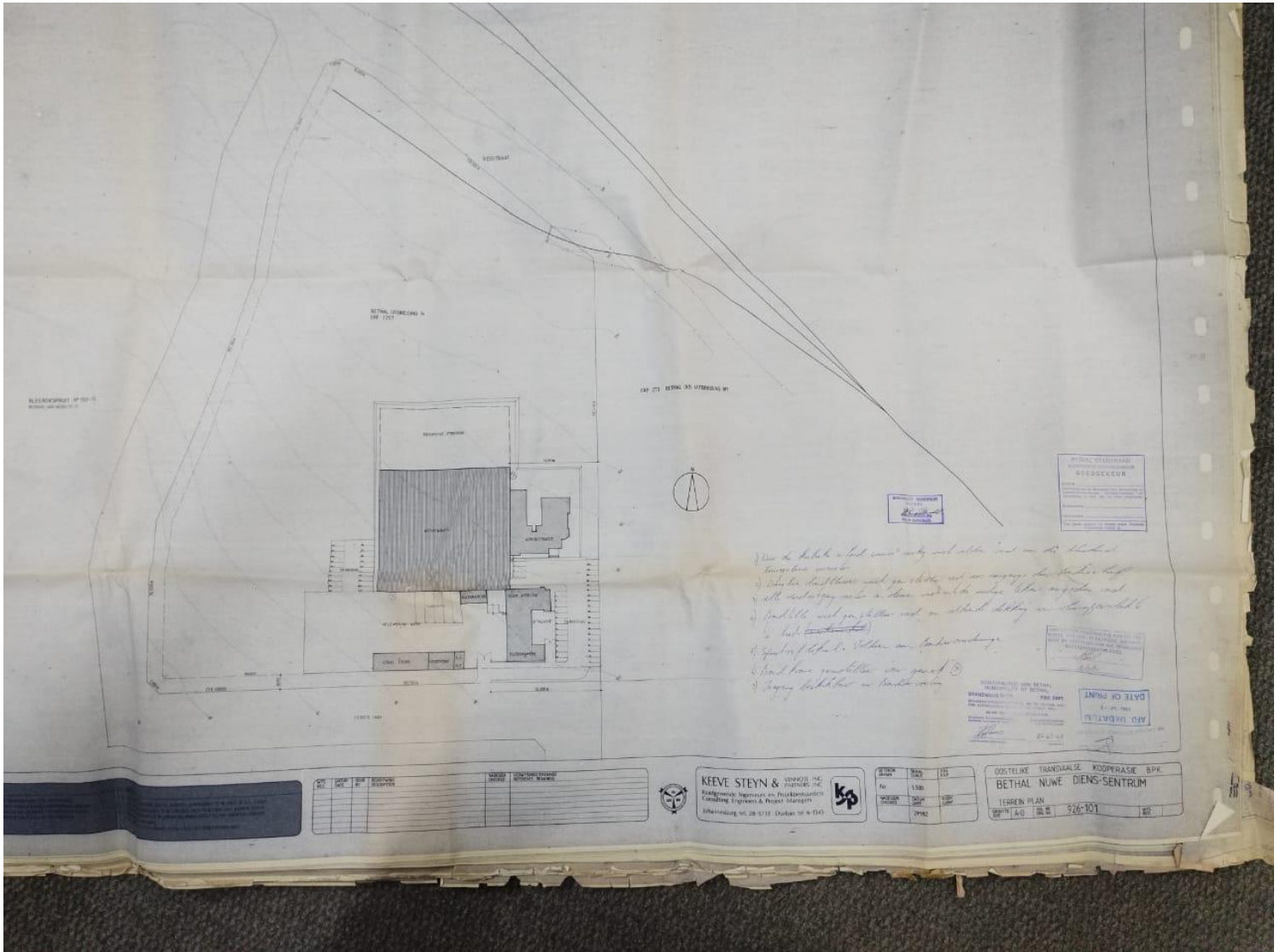
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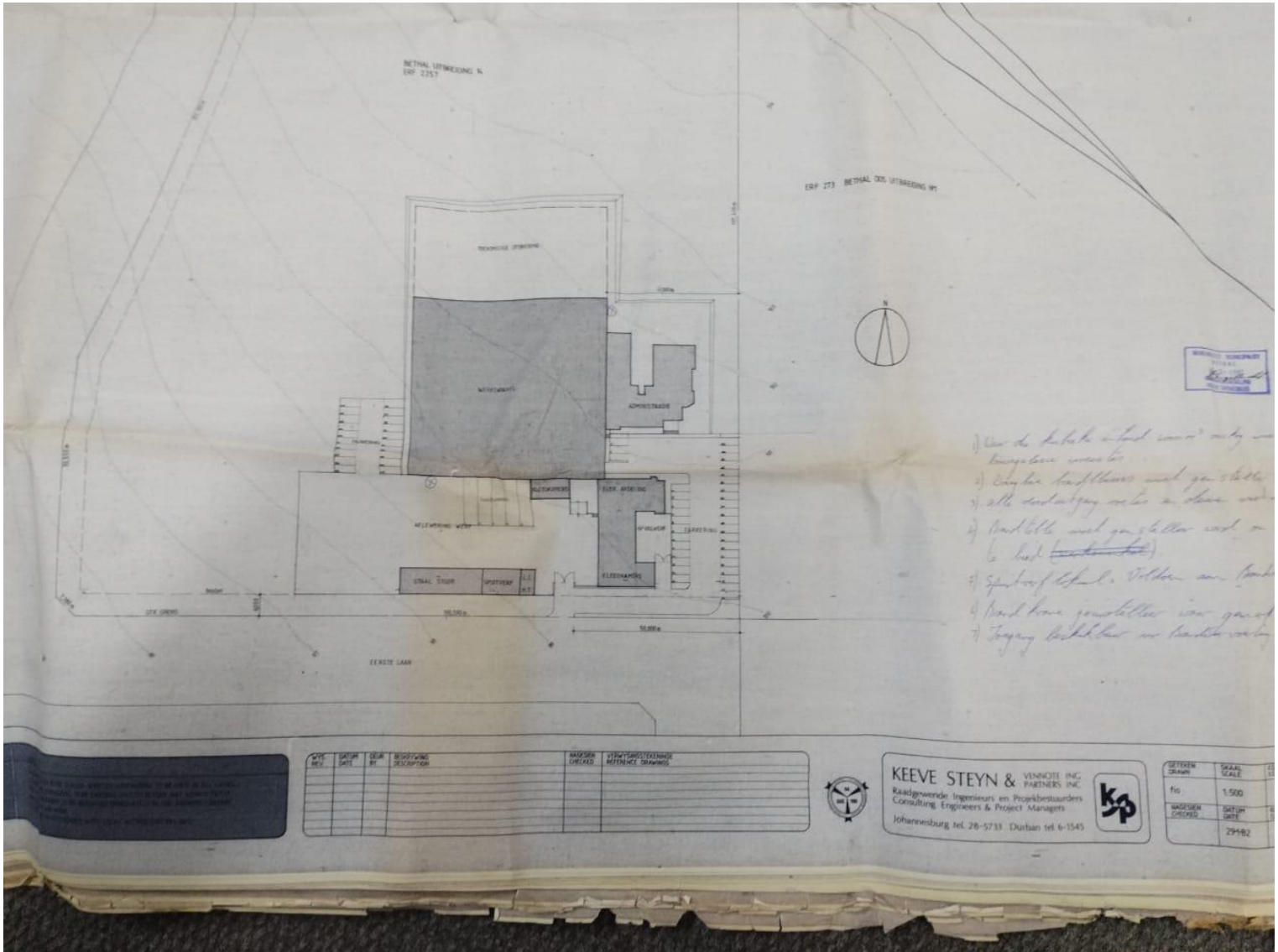
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11. ZONING CERTIFICATE (Extract – Full copies on file)




Govan Mbeki Local Municipality
Province of Mpumalanga

Land Use Rights Certificate in terms of the Govan Mbeki Land Use Scheme, 2010

PROPERTY: Erf 2256, Bethal Extension 14	EXTENT: 8040
Zoning in terms of the Bethal Town-Planning Scheme, 1980: Industrial 2	
Primary Category: Industrial	

LAND USE RIGHTS				
Land use/s	Maximum Density	Maximum FAR	Maximum Coverage	Maximum Height
Traditional healing practice			90	
Parking Requirements: 1 Space per 100 sqm floor area plus 2 spaces per 100 sqm office floor area Loading Requirements: 2 Spaces for the first 1000 sqm or part floor area plus 1 space for every additional 1000 sqm or part floor area				
Veterinary clinic			90	
Parking Requirements: 1 Space per 100 sqm floor area plus 2 spaces per 100 sqm office floor area Loading Requirements: 2 Spaces for the first 1000 sqm or part floor area plus 1 space for every additional 1000 sqm or part floor area				
Warehousing and packaging			90	
Parking Requirements: 1 Space per 100 sqm floor area plus 2 spaces per 100 sqm office floor area Loading Requirements: 2 Spaces for the first 1000 sqm or part floor area plus 1 space for every additional 1000 sqm or part floor area				
Bakery			90	
Parking Requirements: 1 Space per 100 sqm floor area plus 2 spaces per 100 sqm office floor area Loading Requirements: 2 Spaces for the first 1000 sqm or part floor area plus 1 space for every additional 1000 sqm or part floor area				
Brickyard			90	
Parking Requirements: 1 Space per 100 sqm floor area plus 2 spaces per 100 sqm office floor area Loading Requirements: 2 Spaces for the first 1000 sqm or part floor area plus 1 space for every additional 1000 sqm or part floor area				
Carwash			90	
Parking Requirements: 1 Space per 100 sqm floor area plus 2 spaces per 100 sqm office floor area Loading Requirements: 2 Spaces for the first 1000 sqm or part floor area plus 1 space for every additional 1000 sqm or part floor area				
Coal yard			90	
Parking Requirements: 1 Space per 100 sqm floor area plus 2 spaces per 100 sqm office floor area Loading Requirements: 2 Spaces for the first 1000 sqm or part floor area plus 1 space for every additional 1000 sqm or part floor area				

This Land Use Rights Certificate is a true and correct reflection of the land use rights on the within-mentioned property as contained in the Register of Land Use Rights established and maintained by the Govan Mbeki Local Municipality, in terms of the Govan Mbeki Land Use Scheme, 2010.

Certified: 	Date: 2022-11-14
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Page 1 of 3

The way auctions should be.

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Govan Mbeki Local Municipality
Province of Mpumalanga

Land Use Rights Certificate in terms of the Govan Mbeki Land Use Scheme, 2010

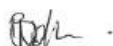
PROPERTY: Erf 2257, Bethal Extension 14 **EXTENT:** 44530

Zoning in terms of the Bethal Town-Planning Scheme, 1980: Industrial 2

Primary Category: Industrial

LAND USE RIGHTS				
Land use/s	Maximum Density	Maximum FAR	Maximum Coverage	Maximum Height
Traditional healing practice			90	
	Parking Requirements: 1 Space per 100 sqm floor area plus 2 spaces per 100 sqm office floor area Loading Requirements: 2 Spaces for the first 1000 sqm or part floor area plus 1 space for every additional 1000 sqm or part floor area			
Veterinary clinic			90	
	Parking Requirements: 1 Space per 100 sqm floor area plus 2 spaces per 100 sqm office floor area Loading Requirements: 2 Spaces for the first 1000 sqm or part floor area plus 1 space for every additional 1000 sqm or part floor area			
Warehousing and packaging			90	
	Parking Requirements: 1 Space per 100 sqm floor area plus 2 spaces per 100 sqm office floor area Loading Requirements: 2 Spaces for the first 1000 sqm or part floor area plus 1 space for every additional 1000 sqm or part floor area			
Bakery			90	
	Parking Requirements: 1 Space per 100 sqm floor area plus 2 spaces per 100 sqm office floor area Loading Requirements: 2 Spaces for the first 1000 sqm or part floor area plus 1 space for every additional 1000 sqm or part floor area			
Brickyard			90	
	Parking Requirements: 1 Space per 100 sqm floor area plus 2 spaces per 100 sqm office floor area Loading Requirements: 2 Spaces for the first 1000 sqm or part floor area plus 1 space for every additional 1000 sqm or part floor area			
Carwash			90	
	Parking Requirements: 1 Space per 100 sqm floor area plus 2 spaces per 100 sqm office floor area Loading Requirements: 2 Spaces for the first 1000 sqm or part floor area plus 1 space for every additional 1000 sqm or part floor area			
Coal yard			90	
	Parking Requirements: 1 Space per 100 sqm floor area plus 2 spaces per 100 sqm office floor area Loading Requirements: 2 Spaces for the first 1000 sqm or part floor area plus 1 space for every additional 1000 sqm or part floor area			

This Land Use Rights Certificate is a true and correct reflection of the land use rights on the within-mentioned property as contained in the Register of Land Use Rights established and maintained by the Govan Mbeki Local Municipality, in terms of the Govan Mbeki Land Use Scheme, 2010.

Certified:  Date: 2022-11-14

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12. SG DIAGRAMS

ALGEMENE PLAN (BESTAANDE UIT 2 VELLE) VAN DIE DORP BETHAL UITBREIDING No. 14

AS GOEDGEKEURDE DORP VERKLAAR
Sien Administratiewet (Wet No. 55)
Goedat. 1984 - OL - DL

VEL No. 1

L.G. No. A 8459/82
GOEDGEKEUR
1933 - 02 - 14
nms. LANMETER - GENERAAL

1. Ingevolge Artikel 26 bis (1)(c) van die
Opmetingswet is die Verkeersmerke
wat op hierdie plan verskyn herboon en herbevestig
Sien MS.1245/90

nms Landmeter-Generaal
1990.04.20

BESTAANDE UIT 23 ERWE GENOMMER
2256 - 2257 EN STRATE GELEË OP GEDELTE 97
VAN DIE PLAAS BLESBOKSPRUIT No. 150 - 15
KAART L.G. No. A 2356/38
TRANSPORTAKTE No. 33692/1946
EN
27 ERWE GENOMMER 2258 - 2284 EN STRATE GELEË OP GEDELTE 99
VAN DIE PLAAS BLESBOKSPRUIT No. 150 - 15
KAART L.G. No. A 8458/82
TRANSPORTAKTE No. 33692/1946
PROVINSIE TRANSVAAL
S.K.A.L. 1:1000
Opgevat in Februarie en April 1981 deur my
E. GRAAE
LANMETER

ERF No.	VERKANTE METER
2256	8040
2257	4 453,76
2258	2177
2259	2187
2260	2176
2261	2 989,36
2262	940
2263	7714
2264	4346
2265	4231
2266	4317
2267	4033
2268	4203
2269	4310
2270	4234
2271	4247
2272	2234
2273	2246
2274	2532
2275	7320
2276	3701
2277	3301
2278	3188
2279	1 3183,36
2280	8540
2281	6338
2282	5986
2283	5803
2284	5678

BAKENSKRYWING

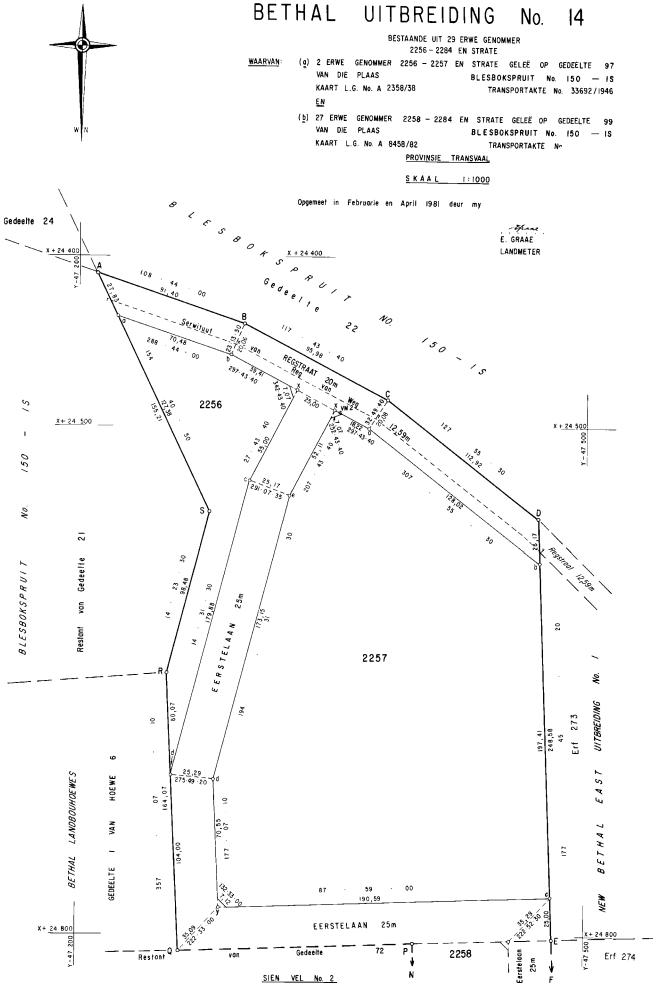
- A 20mm X 900mm Ysterpaan en kluisstapel 0,70m noord-wes van spoortloefdoopdaal
- B, D, Spoortloef
- C 20mm Gef in rots
- E, G, J, N, P, Q, R, S Ysterpyp in beton
- K Ysterpaal in beton
- 2258c 12mm Gef in rots
- Ale ander bakens 12mm Ysterpyp
- VM1; VM2 Verkeersmerke
- VM1VM2 12mm ysterpaan in beton
250mm ondergrond bedek met
plastiese pyp vol sand.

NOTAS-

- Alle hoekafmetings is 5,00m tens anders ongetoon
- Alle Verkeersmerke is geplaas 1,00m vanaf die afgetoonde boek op lyn so die blokkeel.

SERWITUIT NOTA-

Die figuur ABCDYNR stel een in serwituit van Reg van Wey 12,59 meter wyd volgens Kaart L.G. No. A 2356/38 Transport No. 33692/1946



KOORDINATE STELSEL L6 28°		
Konstante Y+0,00	X+2900,000,00	
HOEFFIGUUR		
Y METER	X	
A	-47 210,81	+24 410,05
B	-47 297,37	+24 439,41
C	-47 365,35	+24 484,06
D	-47 471,00	+24 553,47
E	-47 481,14	+24 861,85
F	-47 488,18	+25 024,64
G	-47 662,89	+25 038,23
H	-47 521,22	+25 086,82
J	-47 959,56	+25 086,82
K	-47 715,89	+25 302,78
L	-47 211,18	+25 536,22
M	-47 227,01	+24 920,41
N	-47 401,72	+24 188,94
P	-47 399,27	+24 804,74
Q	-47 250,86	+24 809,61
R	-47 252,71	+24 645,75
S	-47 273,19	+24 550,95

BLOKKHOEKE		
2256f	-47 328,76	+24 478,90
2256g	-47 222,71	+24 435,21
2256h	-47 288,46	+24 467,84
2256i	-47 300,82	+24 531,61
2256j	-47 255,73	+24 705,74
2257a	-47 330,82	+24 801,14
2257b	-47 284,69	+24 783,76
2257c	-47 371,44	+24 500,94
2257d	-47 472,43	+24 979,62
2257e	-47 480,16	+24 772,87
2257f	-47 280,89	+24 708,30
2257g	-47 324,32	+24 601,68
2258a	-47 456,15	+24 802,73
2258b	-47 458,66	+24 818,46
2261a	-47 409,72	+24 818,47
2261b	-47 218,06	+25 078,58
2263a	-47 459,02	+24 958,45
2263b	-47 458,08	+25 078,58
2263c	-47 410,06	+24 958,47
2264a	-47 238,07	+25 090,65
2264b	-47 458,87	+25 086,82
2268a	-47 452,12	+25 288,44
2271a	-47 232,06	+25 238,08
2272a	-47 481,53	+25 163,86
2275a	-47 672,89	+25 038,27
2276a	-47 668,13	+25 170,56
2276b	-47 591,44	+25 078,58
2279a	-47 712,87	+25 039,33
2279b	-47 811,66	+25 046,47
2279c	-47 711,43	+25 079,30
2281a	-47 687,59	+25 191,27
2281b	-47 658,45	+25 297,56
2284a	-47 480,82	+25 183,85
2284b	-47 477,53	+25 280,77
2283a	-47 461,17	+25 034,46

TRIGONOMETRIESE BAKENS		
Δ177	-49 495,15	+28 100,93
Δ130	-48 375,86	+27 725,34

VERKEERSMERKE		
VM 1	-47 480,68	+25 187,85
VM 2	-47 354,43	+24 492,00

MEESTSTUKKE No. 2679/82
KOMPILASIE No. 1530-15 A,B,C,D
1M 5686

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Property Condition Report in terms of The Property Practitioners Act 22 of 2019

	YES	NO	N / A
I am aware of the defects in the roof.		X	
I am aware of the defects in the electrical systems.		X	
I am aware of the defects in the plumbing system, including in the swimming pool.		X	
I am aware of the defects in the heating and air conditioning systems, including the air filters and humidifiers.		X	
I am aware of the defects in the septic or other sanitary disposal systems.		X	
I am aware of any defects to the property and/or in the basement or foundations of the property, including cracks, seepage and bugles. Other such defects include, but are not limited to, flooding, dampness or wet walls and unsafe concentrations of mould or defects in drain tiling or sump pump.		X	
I am aware of structural defects in the Property.		X	
I am aware of boundary line dispute, encroachments or encumbrances in connection with the Property.		X	
I am aware that remodelling and refurbishment have affected the structure of the Property.		X	
I am aware that any additions or improvements made to or any erections made on the property, have been done or were made, only after the required consents, permissions and permits to do so were properly obtained.		X	
I am aware that a structure on the Property has been earmarked as a historic structure or heritage site.		X	

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ADDITIONAL INFORMATION

There is general maintenance required including paint as would be excepted from a property of this nature. The property is generally in a fair state of repair and fit for purpose.


Signed on Behalf of Seller at Midrand on 1 Feb. 2024


Signed on Behalf of Agent at Midrand on 07 February. 2024

Signed on Behalf of Purchaser at _____ on _____ 2024

The way auctions should be.

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Directors: S. Winterstein, P. Narainsamy, N. Hunsraj

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**Property Outlines are
Estimates based on
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