



LOT
7

± 5 Ha Small Holding with
Development Potential
Randburg (**Corporate Instruction**)
Online property auction



Auction date : Thursday, 22 October 2020 @ 11:00



Auction venue : Online @ www.sagrouponline.co.za



Auction Viewing : Tuesday, 15 Oct 2020 from 10:00 - 13:00
Jaco 084 410 7000



Auction Information : Rudi 082 695 6658



Auction Registration : <https://www.sagrouponline.co.za/Account/Register>
or 081 268 0552

Index

1	Auction Rules & Guidelines	3
2	Property Address & General Information	4
3	Locality	5
4	Description of Improvements	6
5	Property Photos	7
6	Accounts & Other important information	9
7	How to Register	10



NATIONAL & INTERNATIONAL

Auctions (Online & Onsite) | For Sale (Properties & Movable) | Transport & Storage | ShopOnline

HEAD OFFICE

Tel: 051 445 2031 | www.sagrouponline.co.za

8 Carolina Small Holdings, Old Kimberley Road, Bainsvlei, Bloemfontein

CLEAR CREEK TRADING 66 (PTY) LTD

T/a SA Auction | Reg. No: 2008/003218/07 | Vat No: 4880244928

Directors: R. Herbst | J.G. Le Roux | M.D. Swemmer

TOGETHER
WE INCREASE

Buy
or
Sell

1. Auction Rules & Guidelines

Registrations: Bidders can register prior to the auction or on auction day.
A copy of your ID and proof of address for FICA compliance is required.

The property is sold “Voetstoots”.

The auction is not subject to finance, unless pre-approved.

Registration fee: No Registration deposit

Deposit: 11.5 % deposit payable on the highest bid

Confirmation period: 7 Business days

Buyer’s commission: 10 % + VAT

Guarantees period: Balance of the purchase price payable within 45 days
after confirmation of sale

VAT / Transfer duties: Transfer duties applicable on property

Electrical certificate: For the account of the Seller on the sale of the property

Arrears (levies, rates & taxes, water, electricity): For the account of the Seller

No loose assets are included in the sale.

Upon signature, all buyers will have acknowledged and accepted the Terms &
Conditions as set out in the Auction Terms & Conditions

Transfer Attorney: Giorgio Raccanello
011 615 5775

HEAD OFFICE

Tel: 051 445 2031 | www.sagrouponline.co.za
8 Carolina Small Holdings, Old Kimberley Road, Bainsvlei, Bloemfontein

CLEAR CREEK TRADING 66 (PTY) LTD

T/a SA Auction | Reg. No: 2008/003218/07 | Vat No: 4880244928
Directors: R. Herbst | J.G. Le Roux | M.D. Swemmer

TOGETHER
WE INCREASE

Buy
or
Sell

2. Property Address & General Information

Property Address:	130 Rietvallei Road, Chartwell Agri Holdings area
Property Type:	Farm
Farm / Erf number & Portion	Farm 535, Portion 118
Suburb & City	Farm Nietgedacht 353, Portion 118, Randburg
GPS co-ordinates:	Not applicable
Deeds Office:	Pretoria
Title Deed No:	T89760/2008
Property Size:	5.0674 Ha
Zoning:	Residential

NATIONAL & INTERNATIONAL

Auctions (Online & Onsite) | For Sale (Properties & Movables) | Transport & Storage | ShopOnline

HEAD OFFICE

Tel: 051 445 2031 | www.sagrouponline.co.za
8 Carolina Small Holdings, Old Kimberley Road, Bainsvlei, Bloemfontein

CLEAR CREEK TRADING 66 (PTY) LTD

T/a SA Auction | Reg. No: 2008/003218/07 | Vat No: 4880244928
Directors: R. Herbst | J.G. Le Roux | M.D. Swemmer

TOGETHER
WE INCREASE

Buy
or
Sell

3. Property Locality

Randburg is an area located in the Gauteng province of South Africa. Formerly a separate municipality, its administration devolved to the newly created City of Johannesburg Metropolitan Municipality, along with neighbouring Sandton and Roodepoort, in the late 1990s. During the transitional period of 1996–2000, Randburg was part of the Northern Metropolitan Local Council (MLC).

History

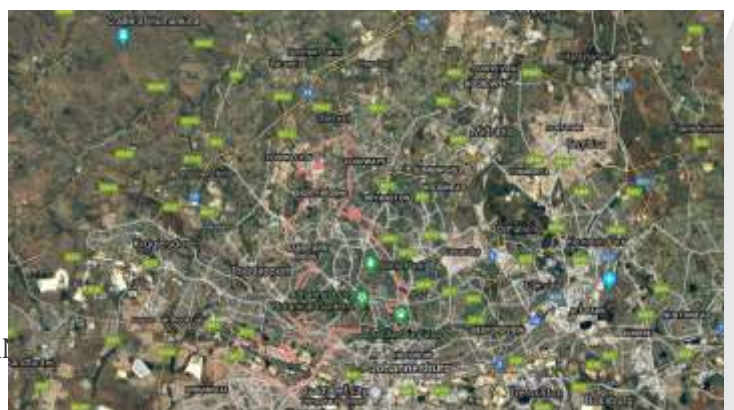
Randburg was founded as a town in 1959, as the amalgamation of 32 suburbs, northwest of Johannesburg. Although economically linked to Johannesburg, residents chose to create their own town council. The name Randburg was chosen in a competition, and is derived from the South African Rand currency, which was introduced at around the same time that the new municipality was established in 1959.

The resident demographic of Randburg tends to be more affluent than most of Johannesburg.

Economy

Multichoice and its associated companies, M-Net and SuperSport, have their head offices in Randburg. The central business district of Randburg had fallen into decay starting in the 1990s, and plans were made to revive the CBD by the Johannesburg municipality. Strijdom Park is a well developed commercial/light industrial area in Randburg, wedged between the N1 Western Bypass and Malibongwe Drive. Strijdom park has a substantial auto sales and repair industry and has several other small industries that service the whole of northern Johannesburg.

Randburg has faced competition from Sandton which is normally the preferred location for businesses but offers lower rentals and property prices whilst providing easy transportation to the west and central Johannesburg. There are future plans to connect Randburg onto the Gautrain routes. Randburg is well known for its plethora of shopping malls and entertainment nodes.



Auctions (Online & Onsite) | For Sale (Properties & Movables) | Transport & Storage | ShopOnline

HEAD OFFICE

Tel: 051 445 2031 | www.sagrouponline.co.za

8 Carolina Small Holdings, Old Kimberley Road, Bainsvlei, Bloemfontein

CLEAR CREEK TRADING 66 (PTY) LTD

T/a SA Auction | Reg. No: 2008/003218/07 | Vat No: 4880244928

Directors: R. Herbst | J.G. Le Roux | M.D. Swemmer

TOGETHER
WE INCREASE

Buy
or
Sell

4. Description of Improvements

The Improvements are all in a good condition with very little maintenance required. The property is fully fenced with an electric fence, automated motor gate. Gate access with intercom. The property has been serviced by Eskom power and a strong water supply from a borehole. The property is developed with a house together with outbuildings, 3 flats, pool and pumphoom. There are also stables on the property that can occupy 6 horses or other animals. Two incomplete buildings, one is a 2 bedroom flat and the other a 1 bedroom.

Main Home

- Bedrooms 4, main bedroom & second equipped with an en-suite bathroom.
- Bathrooms 1 1/2
- Modern large and spacious open plan kitchen
- Dining Room
- Lounge
- Family Room
- Entrance Hall
- 2 Lapa's one with a building braai & other with a Jacuzzi

Flat 1

- Bedrooms 2
- Bathrooms 1
- Open plan kitchen, dining room & living room

Flat 2

- Batchelor flat
- Open plan kitchen to the bedroom
- Bathroom with toilet, shower & basin
- Fully tiled

Flat 3

- Bedrooms 2
- Large bathroom with corner bath, basin, toilet & shower
- Spacious kitchen with open plan lounge area
- Access to entertainment area

NATIONAL & INTERNATIONAL

Auctions (Online & Onsite) | For Sale (Properties & Movables) | Transport & Storage | ShopOnline

HEAD OFFICE

Tel: 051 445 2031 | www.sagrouponline.co.za

8 Carolina Small Holdings, Old Kimberley Road, Bainsvlei, Bloemfontein

CLEAR CREEK TRADING 66 (PTY) LTD

T/a SA Auction | Reg. No: 2008/003218/07 | Vat No: 4880244928

Directors: R. Herbst | J.G. Le Roux | M.D. Swemmer

TOGETHER
WE INCREASE

Buy
or
Sell

5. Property Photographs



NATIONAL & INTERNATIONAL

Auctions (Online & Onsite) | For Sale (Properties & Movables) | Transport & Storage | ShopOnline

HEAD OFFICE

Tel: 051 445 2031 | www.sagrouponline.co.za

8 Carolina Small Holdings, Old Kimberley Road, Bainsvlei, Bloemfontein

CLEAR CREEK TRADING 66 (PTY) LTD

T/a SA Auction | Reg. No: 2008/003218/07 | Vat No: 4880244928

Directors: R. Herbst | J.G. Le Roux | M.D. Swemmer

TOGETHER
WE INCREASE

Buy
or
Sell

6. Accounts & Other Important Information

Monthly Rates & Taxes:	± R 3 500.00 per month
Monthly Electricity:	To be confirmed
Monthly Water:	To be confirmed
Monthly Levies:	Not applicable
Home Owners Association:	Not applicable
Refuse:	± R500.00 per month
Other:	

NATIONAL & INTERNATIONAL

Auctions (Online & Onsite) | For Sale (Properties & Movables) | Transport & Storage | ShopOnline

HEAD OFFICE

Tel: 051 445 2031 | www.sagrouponline.co.za
8 Carolina Small Holdings, Old Kimberley Road, Bainsvlei, Bloemfontein

CLEAR CREEK TRADING 66 (PTY) LTD

T/a SA Auction | Reg. No: 2008/003218/07 | Vat No: 4880244928
Directors: R. Herbst | J.G. Le Roux | M.D. Swemmer

TOGETHER
WE INCREASE

Buy
or
Sell

7. How to Register



NATIONAL & INTERNATIONAL

Auctions (Online & Onsite) | For Sale (Properties & Movables) | Transport & Storage | ShopOnline

HEAD OFFICE

Tel: 051 445 2031 | www.sagrouponline.co.za
8 Carolina Small Holdings, Old Kimberley Road, Bainsvlei, Bloemfontein

CLEAR CREEK TRADING 66 (PTY) LTD

T/a SA Auction | Reg. No: 2008/003218/07 | Vat No: 4880244928
Directors: R. Herbst | J.G. Le Roux | M.D. Swemmer

TOGETHER
WE INCREASE

Buy
or
Sell