

INFORMATION PACK

FOR

WELL DEVELOPED PLOT 2 x HOUSES WITH SOLAR LARGE VACANT LAND

PLOT 46, R42, HEIDELBERG ROAD, HOMELANDS AH, VEREENIGING

****OWNERS SEMIGRATING****



ON SITE AUCTION – Tuesday, 23 January 2024 @ 11h00

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Property Information

Title Deed Information –

PTN 0 OF HOMELANDS AGRICULTURAL HOLDING 46, GAUTENG – IR

Known As: PLOT 46, R42, HEIDELBERG ROAD, HOMELANDS AH, VEREENIGING

Title Deed: T59555/2019

Extent: 2.1415Ha

Local Authority: MIDVAAL LOCAL MUNICIPALITY

Registration Division: IR

Province: GAUTENG

VAT Status: The seller is NOT registered for VAT

Zoning: AGRICULTURAL

Property Information

Neat and well-maintained plot, located in Homelands Agricultural Holdings with access from the R42, only $\pm 7,5$ km from Three Rivers.

This tranquil agricultural holding has lots to offer with multiple dwellings and ample arable land, while being close to all the amenities that Vereeniging has to offer.

MAIN HOUSE

This enormous house has enough space to accommodate a large family with beautiful wooden finishes.

Downstairs are 4 bedrooms (3 have air conditioners) with the main ensuite and a second bathroom. There are two lounges (one with a built-in fireplace and entertainment area) and a dining room. The study has a built-in desk and cupboards.

The modern kitchen has granite countertops, a gas hob, a separate scullery with space for appliances, and a separate utility room leading to the courtyard with washing lines.

Upstairs is a very spacious bedroom with an ensuite bathroom and a balcony overlooking the swimming pool with outdoor stairs that lead to the lapa and pool area.

The spacious enclosed lapa has a large bar area and a built-in braai with a JBL sound system in the entertainment area. There are two toilets (ladies & gents). Next to the swimming pool is a fully functional sauna with a changing room. Outside is a large enclosed boma area with benches.

The main house has a double garage and a carport. Attached to the garage is a staff room with a separate bedroom and ensuite bathroom.

SECOND HOUSE

This modern house has 2 bedrooms with the main ensuite. There is an open-plan kitchen and lounge. The kitchen is modern with granite countertops and a separate scullery. The study / sunroom has a built-in desk and cupboards but can also be used as a living area.

The garden is enclosed with its own wall and has 4 garages and a double carport. There is a staff room with an ensuite bathroom.

This second dwelling can easily be rented out for an extra income.

This plot has great potential with no shortage of water for the land.

3 fully functional boreholes and 2 x 5000-litre JoJo tanks (+ pressure pump) on top of 2 storage rooms.

SECURITY:

The property is fully enclosed with an electric fence and has a fully functioning and still new 3-phase 40KW diesel generator.

Rates & Taxes: ± R1,437.73 p/m

Property Description

Main House

- 5 Bedrooms
- 3 Bathrooms
- Kitchen
- Scullery
- Laundry Room
- 2 Lounges
- Study
- Lapa with Built-in-Braai (enclosed)
- Swimming Pool
- Sauna (with Changing Room)
- Boma Area
- Double Garage
- Garden
- Staff Room (with Bathroom)
- Inverter (Deye 12Kw 3 Phase Hybrid Inverter)
- Solar (18 x 550w Canadian Panels + 4 Shoto 5.12Kwh Batteries)

Second House

- 2 Bedrooms
- 1.5 Bathrooms
- Kitchen
- Lounge
- 4 Garages
- Carport
- Staff Room (with Bathroom)
- Inverter (Deye 16Kw Single Phase Hybrid Inverter)
- Solar (10 x 450w Canadian Panels + 3 Shoto 5.12 Kwh batteries)

INCOME-GENERATING OPPORTUNITIES

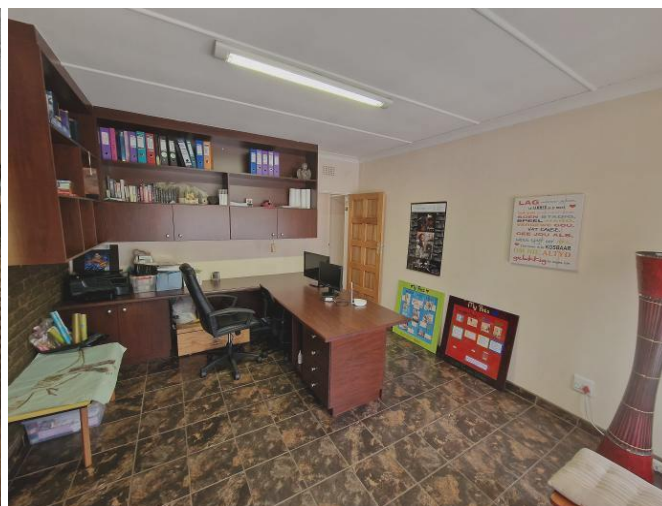
There is ± 1 Ha of unused land that has multiple income-generating opportunities:

- Farming Potential:
The unused land can be cultivated and has great potential for farming for an extra income or alternatively hold some livestock for small-scale farming.
- Alternative Potential Opportunities:
 - Truck Stop – With easy access from the R42 this property can be utilized as a truck stop.
 - Storage Units - Storage units can also be built for an additional income stream.
 - Trailer Hire – With the space available a variety of small and large trailers can be rented from the property.

Aerial



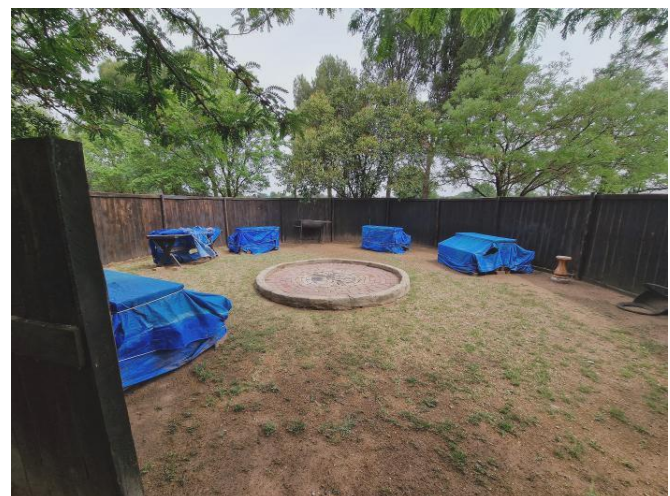
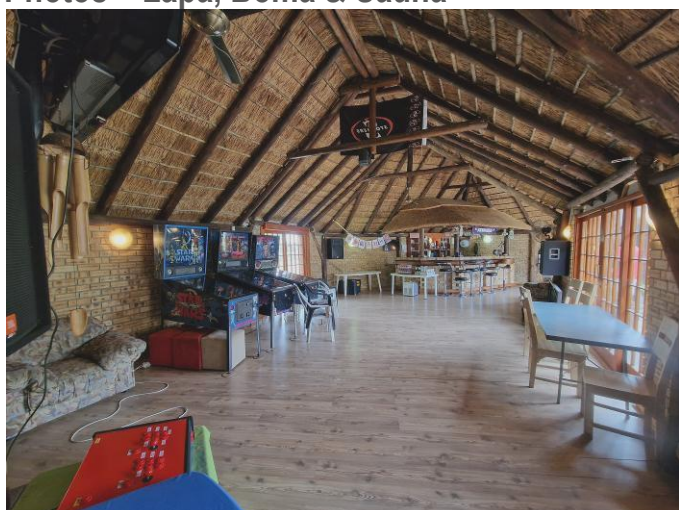
Photos – Main House







Photos – Lapa, Boma & Sauna



Photos – Second House





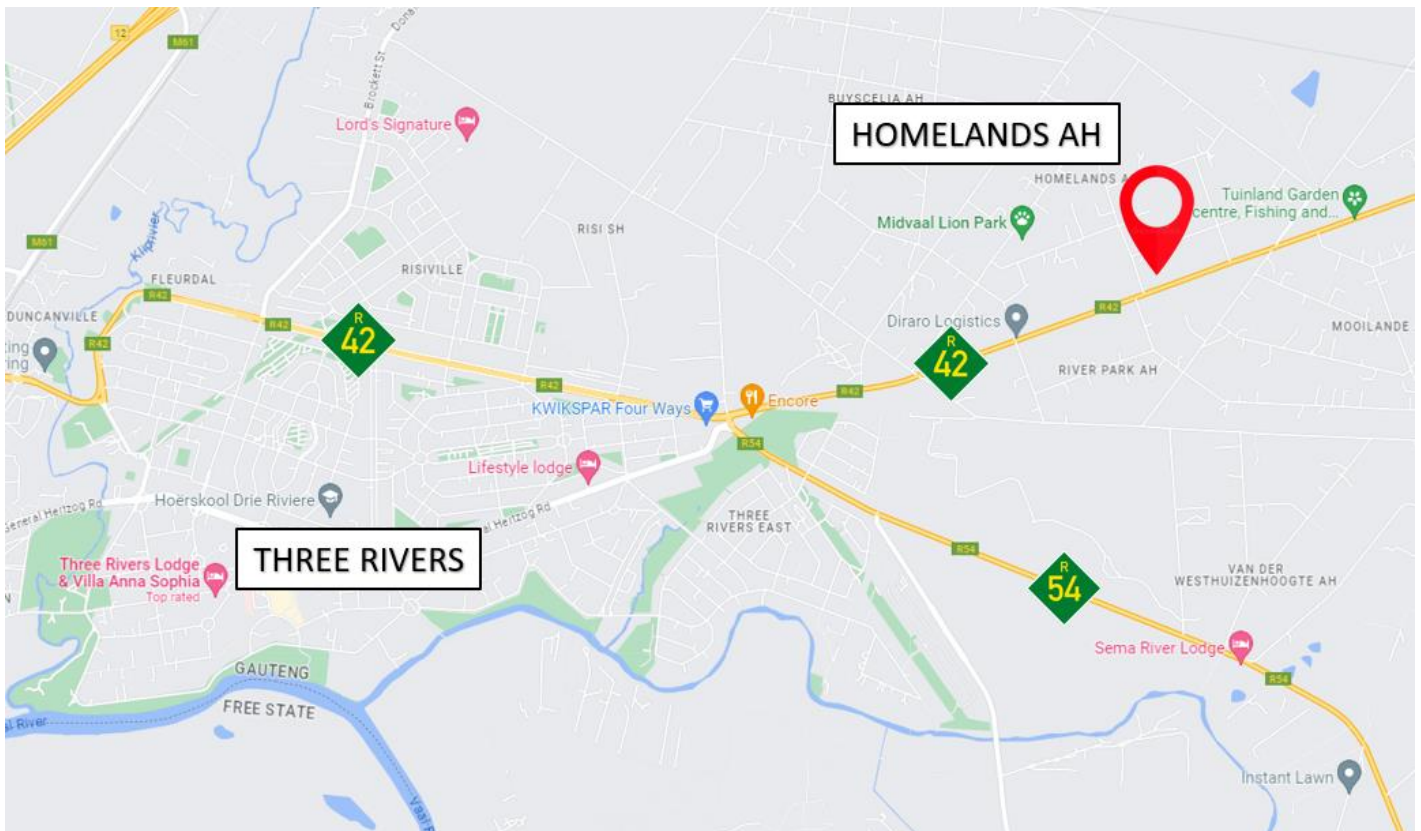
Photos – Arable Land



Map



GPS Co-Ordinates 26°38'36.4"S 28°01'55.9"E
-26.643434, 28.032202



Terms & Conditions

Registration (and viewing) opens one hour prior to the commencement of the auction.

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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