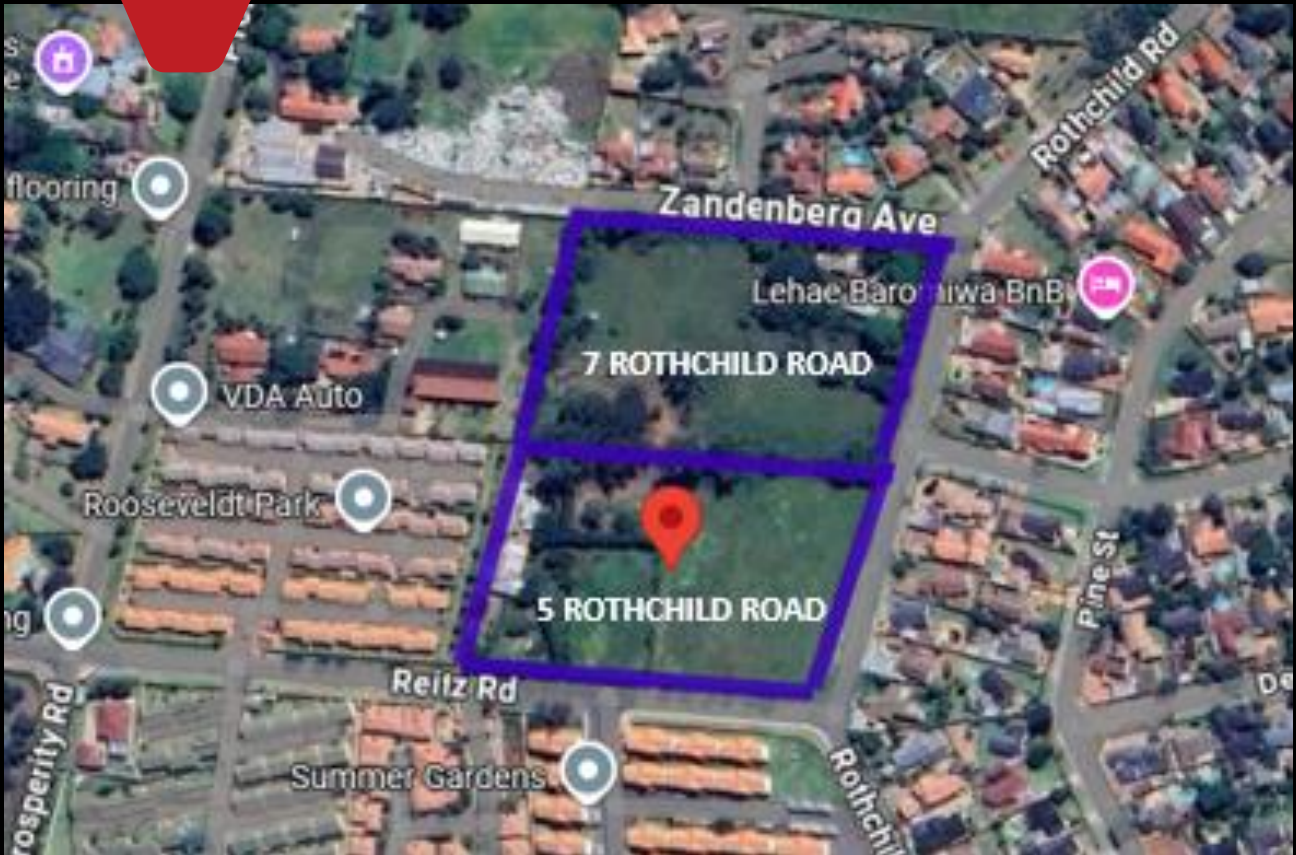




VENDITOR

AUCTIONEERS



MULTIPLE PROPERTY ONLINE AUCTION

DECEASED ESTATE: R J NAGEL

ONLINE DATE:

27 NOVEMBER 2024 @ 10h00

PROPERTIES ON AUCTION: *(TO BE SOLD COLLECTIVELY)*

PROPERTY 1: 5 ROTHCHILD ROAD, HOLDING 10 OF PRINCESS AGRICULTURAL HOLDINGS EXT 3, ROODEPOORT, GAUTENG

PROPERTY 2: 7 ROTHCHILD ROAD, FARM 237 ROODEPOORT PORTION 205, IQ, ROODEPOORT, GAUTENG

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Disclaimer:

Whilst all reasonable care has been taken to provide accurate information, neither Venditor Auctioneers (Pty) Ltd nor the Seller/s guarantee the correctness of the information provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result or errors or omissions in the information provided, whether due to negligence or other wise of Venditor Auctioneers (Pty) Ltd or the Seller/s or any other person.

The background is black with several large, abstract geometric shapes. A grey shape is in the top left, a red shape is in the top right, and a large grey shape is in the bottom right. The text 'LIGHTSTONE REPORT' is centered in the middle.

LIGHTSTONE REPORT



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Property Details HOLDING

5 Rothchild Road, Princess Agricultural Holdings Ext 3, Gauteng

Suburb: Princess

LEGAL

Holding 210 of "PRINCESS AGRICULTURAL HOLDINGS EXT 3"

Mun: "WESTERN MSS - GREATER JOHANNESBURG TMC"

Province: "GAUTENG"

[Google maps](#) | [Street View](#)

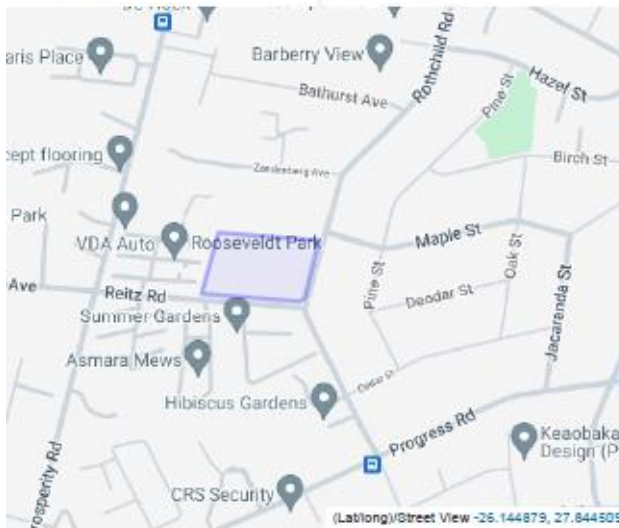
LAND SIZE (REGISTERED)

1.7111 ha

LAND SIZE (CADASTRAL)

1.714 ha

LAST SALE'S DATE



Property Details FARM

7 Rothchild Road, Iq, Gauteng

Suburb: Princess

LEGAL

Ptn 205 [PTN72-LG 347/964]

Farm 237 "ROODEPOORT" Portion 205

Reg Div: "IQ"

Province: "GAUTENG"

[Google maps](#) | [Street View](#)

LAND SIZE (REGISTERED)

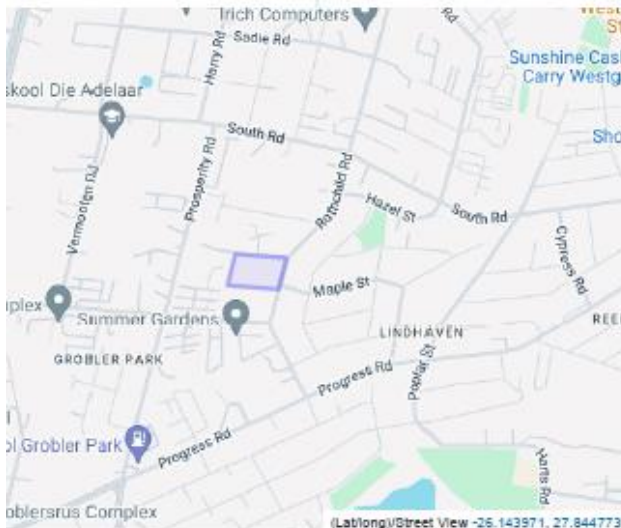
1.7131 ha

LAND SIZE (CADASTRAL)

1.7154 ha

LAST SALE'S DATE

1989/01/09



Amenities



FILLING STATION

0.73 km

Sasol Grobler Park

1.46 km

Engen Charis Convenience Centre

1.51 km

Service Station



POLICE STATION

2.75 km

Jmpd Roodepoort

3.14 km

South African Police Service - Roodepoort

3.83 km

Chamdor Supply Police Station



BUS STATION

No bus stations in the proximity



SHOPPING CENTRE

0.41 km

Georgian Centre

1.32 km

Witpoortjie Shopping Centre

1.53 km

Village Shopping Centre



HOSPITAL/CLINIC

0.63 km

Dr Ockie Van Zyl

1.44 km

MediCross Roodepoort

1.66 km

Mother & Child Wellness Clinic



EDUCATION

0.59 km

Die Klein Karakters Dagsorg

0.33 km

Student Portal School Finder

0.57 km

921 Shakespeare Close



PROPERTY DETAILS

LOT DESCRIPTION

The auction will be hosted on our online platform: www.venditoronline.co.za. The auction will open for bidding on Wednesday 27th November and the lot will start closing from 11am.

DESCRIPTION:

Calling Developers & Property Speculators

Perfect Potential Development Opportunity

Surrounded by developments these two neighbouring properties measuring in total 3.4242ha is a rare and valuable find.

This is a medium sized agricultural farm currently being used mainly for residential purposes and comprises of the following:

Main Dwelling

- 3 Bedrooms, 2 bathrooms (one with a small storeroom and separate toilet)
- Entrance Hall, lounge, study, TV room, Kitchen, enclosed patio.
- 1 Garage, 6 carports, workshop, outside toilet and a storeroom

Flatlet

- 2 bedrooms, 1 bathroom, lounge, kitchen

Other

- Motorized gate
- Outside toilet
- Staff quarters
- Cement Dam (not currently in use)
- 10 000L JoJo tank
- Food Storeroom
- Cow Stables



- Sheepfold
- Septic Tank (No Municipal Sewage)
- Open Grazeland Camp (horses, geese and chickens)

This property is perfectly situated in the heart of Princess within walking distance to both primary and high schools and is begging to be developed.

Viewing of the property is strictly by appointment only. Please contact us to arrange the necessary for you.

5 Rothchild Road | 1.7111 ha | **Estimate Rates per month: R1,444.79**

7 Rothchild Road | 1.7131 ha | **Estimate Rates per month: R935.31**



TERMS & CONDITIONS

- R 20 000.00 Refundable registration fee + FICA documents required. Upload your proof of payment and FICA documents on the online platform: www.venditoronline.co.za
- 5% Deposit as well as buyers commission payable immediately upon closing of the auction.
- The Offer is subject to a 7-Day Confirmation period.
- After written acceptance, the buyer has 45 days to deliver guarantees.
- The property is sold voetstoots – as is. Occupation is on Registration
- All arrear rates & taxes & levies are payable by the seller, not the purchaser.

KINDLY SEE BELOW BANKING DETAILS FOR YOUR RECORDS:

Venditor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 15675/6 "NAME/SURNAME"

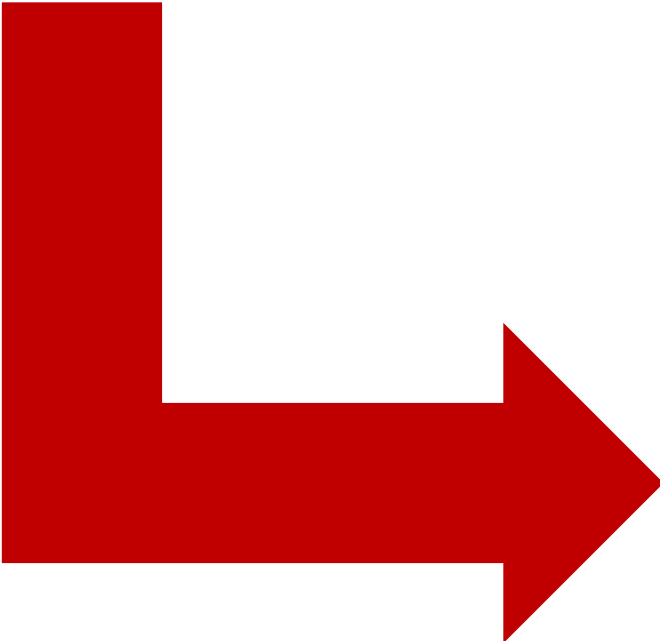
Proof of payment: karen@venditor.co.za



HOW TO REGISTER ON
www.venditoronline.co.za

1. Go to the online portal: www.venditoronline.co.za. If you have not registered before on the website, please click on REGISTER ACCOUNT (top right-hand corner). If you have registered before, please go to LOGIN.
2. Complete your details and ensure that the information you have entered is correct. Once you have completed the form, click submit. You will receive an email to verify your account. Please go to your email and verify your account.
3. Once you have verified your email, go back to the online platform and login. **Go to Your Profile and upload the necessary information as required by the system. You must upload the following documents:**

Click on the buttons below to update



Outbid – Notification Alerts

Profile Details

Password

ID Document Photo

FICA Document

Banking Details

Proof of Bank Account

Proof of Payment (POP)

TV Licence *

*Only Required if you purchase a TV

Auto-Bid Function

Auto-Bid Function Explanation:

The auto-bid function allows the system to bid on your behalf. It doesn't automatically place your highest bid but follows certain rules.

Example Scenario:

If a Lot is priced at 50(amount) and your auto-bid is set at 450(amount):

- The system won't immediately bid 450(amount).
- Instead, it will start by bidding the next available increment, which is 60(amount).
- If the bid closes at 60(amount) and you're the highest bidder, you win the Lot.
- If someone outbids you at 70(amount), the system will raise your bid to 80(amount).
- This process continues until the system reaches your auto-bid amount.
- If your bid is 450(amount), and someone else's bid is also 450(amount), the system will raise your bid to 450(amount).

Higher Auto-Bid:

If another user sets a higher auto-bid (e.g., 800(amount)), the system will ignore your 450(amount) auto-bid.

The system always favours the user with the highest auto-bid for a specific Lot.

No Consecutive Auto-Bids:

The system won't automatically outbid someone if your auto-bid amount is the same as theirs.

Example 1:

Your auto-bid is 450(amount), and a user bids 350(amount). Your auto-bid raises it to 400(amount). If the next bid is 450(amount), the system takes the user's bid.

Example 2:

If a user bids 400(amount), and your auto-bid is 450(amount), you will be awarded the Lot because your auto-bid is the highest.

Important Note:

Regardless of the item's reserve price, you're responsible for your auto-bid.

If your auto-bid is 5000(amount), and the system reaches that amount through active bids, it will be considered the highest bid.



VENDITOR

AUCTIONEERS



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