



VENDITOR

AUCTIONEERS



ONLINE AUCTION OF TRAINING FACILITY

LUSTHOF, PRETORIA NORTH

AUCTION DATE:

THURSDAY, 28 NOVEMBER 2023 @ 10AM

PROPERTY ADDRESS:

PORTION 31 LUSTHOF 114 – JR, COIN ROAD

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REPORT

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.



**LIGHTSTONE &
LOCALITY**

1994 Coin Road, Jr, Gauteng

Suburb: Lusthof

LEGAL
Ptn 31 [PTN3-LG542/967]
Farm 114 "LUSTHOF" Portion 31
Reg Div: "JR"
Province: "GAUTENG"
[Google maps](#) | [Street View](#)

LAND SIZE (REGISTERED)
8.7989 ha

LAND SIZE (CADASTRAL)
8.8024 ha

LAST SALES PRICE
R3 500 000

LAST SALES DATE
2008/04/02

(Lat/long)/Street View -25.466150, 28.210760

Locality:

The subject property is situated to the north of the Pretoria CBD within the City of Tshwane Metropolitan Municipality borders. The farm portion is between Hammanskraal and Pretoria, west of the N1 Highway. The wider area includes Bon Accord Dam further south as well as the northern residential suburbs of Pretoria. Agricultural land to the immediate area is predominantly single agricultural holdings used for residential use with natural grazing and bushveld further west. To the south east is also single residential farm land used for residential and home enterprise use. Further west is Soshanguve. To the east adjacent to the Apies River within the micro environment is commercial farming being predominantly irrigated cash crops. Just south of the subject is the Rooval Power Station.



PROPERTY DETAILS

IMPROVEMENTS

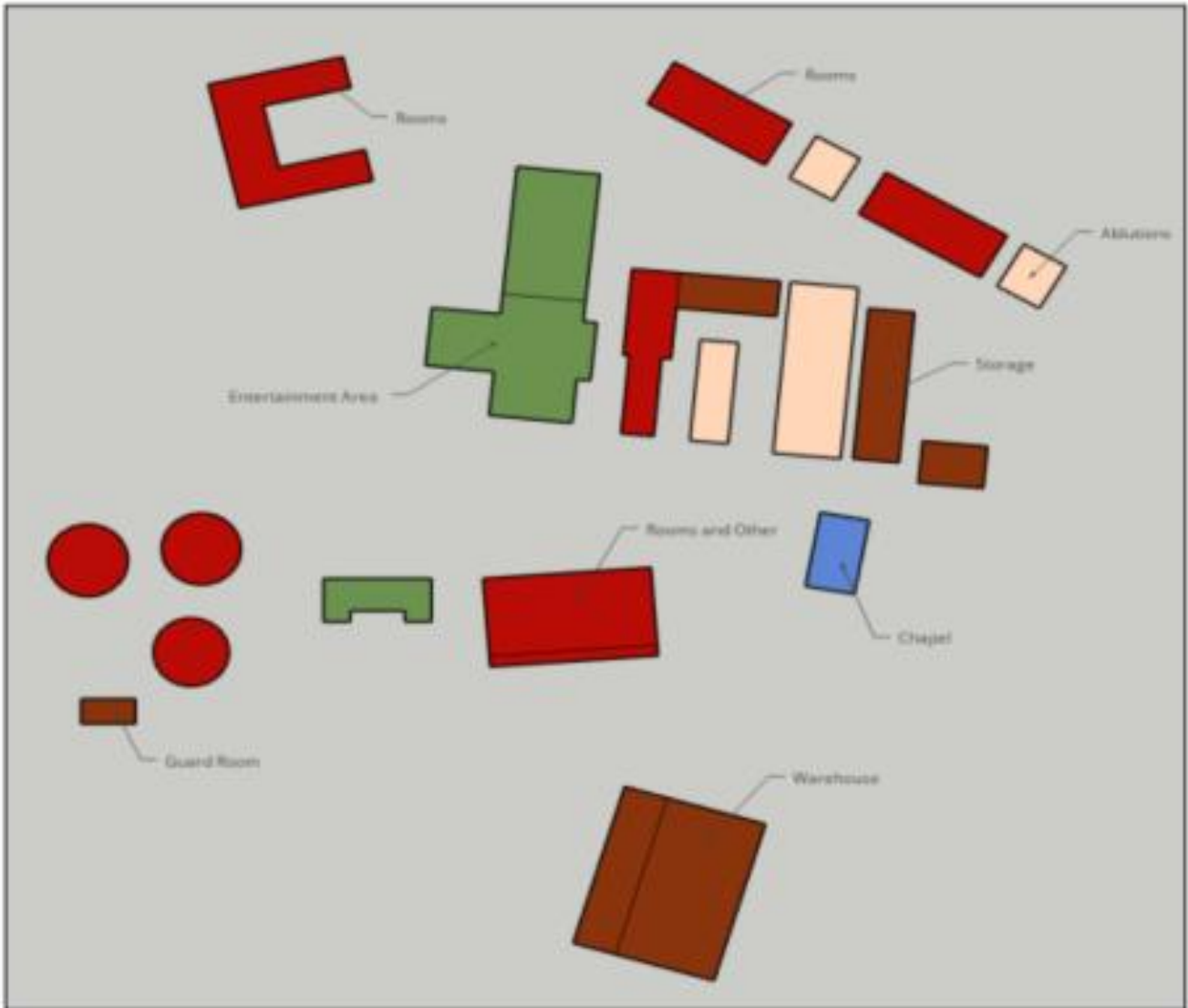
The property was previously utilised as a training facility for security guards. The property was purpose built for training and overnight accommodation. The facility has not been in use for quite some time.

At the time of use, the improvements comprised of the following:

Accommodation ranges from a raised volume warehouse, rondavels with en-suite bathrooms, admin office, rooms, ablutions, ablution blocks, chapel, storage and an entertainment area with bar and open sided lapa. Improvements are purpose built to accommodate students for training with overnight facilities.

Site improvements to the subject property includes internal gravel roads. All parameters are fenced with wire fencing approximately 2 metre high. Water is obtained from boreholes and effluent managed by septic tanks.

| Areas | | |
|-----------------------------------|----------------------------|----------------------------|
| Accommodation & areas | Lettable Area | Gross Area |
| Building 1 - Warehouse | 334 m ² | 334 m ² |
| Building 1 - Covered Entrance | 0 m ² | 145 m ² |
| Building 2 - Guard Room | 0 m ² | 27 m ² |
| Building 3 - Residential Rondavel | 90 m ² | 90 m ² |
| Building 4 - Residential Rondavel | 90 m ² | 90 m ² |
| Building 5 - Residential Rondavel | 90 m ² | 90 m ² |
| Building 6 - Rooms and Ablutions | 237 m ² | 237 m ² |
| Building 7 - Rooms | 232 m ² | 232 m ² |
| Building 7 - Ablutions | 100 m ² | 100 m ² |
| Building 8 - Store X 2 | 195 m ² | 195 m ² |
| Building 9 - Ablution Block | 77 m ² | 77 m ² |
| Building 10 - Store | 71 m ² | 71 m ² |
| Building 11 - Rooms | 135 m ² | 135 m ² |
| Building 12 - Chapel | 80 m ² | 80 m ² |
| Building 13 - Rooms and Amenities | 262 m ² | 262 m ² |
| Building 13 - Covered Entrance | 0 m ² | 36 m ² |
| Building 14 - Offices | 81 m ² | 81 m ² |
| Building 14 - Bar Area and Lapa | 512 m ² | 512 m ² |
| Total: | 2 586 m² | 2 794 m² |



Disclaimer:

Buyers are encouraged to visit the property to ascertain the condition of the improvements. The auction pack is compiled from previous information made available to the auctioneer, by the seller. Buyers must do their own due diligence.

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| Zoning | Permitted | | Actual | |
|----------------------|--|-----------------------|-------------------------|----------------------|
| | Undetermined with Consent Use | | Training Centre | |
| Coverage | 50% | 43 995 m ² | 3% | 2 794 m ² |
| Height | 2 Storey | | 1 Storey | |
| FAR / Bulk | Not Specified | | 0,03 | 2 586 m ² |
| Building lines | As per SDP | | Appears Within | |
| Density | Not Applicable | | N/A | |
| Parking requirements | As per SDP | | Sufficient open parking | |
| Comments | As per the zoning information obtained, the property is zoned for Undetermined/Agriculture use. The property has consent use for a training centre for guards. The property was un occupied at the date of valuation. Improvements are purpose built for a training centre with overnight accommodation. | | | |



Economic Development and Spatial Planning

3rd Floor | Middelstad Building | 252 Thabo Sehume Street | Pretoria | 0002
PO Box 440 | Pretoria | 0001
Tel. 012 358 7988
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Date 2023/09/26

TO WHOM IT MAY CONCERN

ZONING CERTIFICATE IN TERMS OF TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014)

PROPERTY KEY: 018900000/31
ZONING KEY: 018900000/31
SPLIT ZONING: Not Applicable

PROPERTY DESCRIPTION: Farm Portion Ptn 31 LUSTHOF 114-JR (1994 COIN ROAD)

The following zoning information must be read with the Clauses and Schedules of the Tshwane Town-Planning Scheme, 2008 (Revised 2014).

A. USE ZONE 19: UNDETERMINED

| PURPOSES FOR WHICH LAND AND BUILDINGS MAY BE ERECTED AND USED IN TERMS OF TABLE B (COLUMN 3): | THE FOLLOWING LAND-USES MAY NOT BE ERECTED AND USED EXCEPT ONLY WITH THE CONSENT OF THE MUNICIPALITY IN TERMS OF TABLE B (COLUMN 4): | PURPOSES FOR WHICH LAND AND BUILDINGS MAY NOT BE ERECTED OR USED IN TERMS OF TABLE B (COLUMN 5): |
|---|--|--|
| Agriculture Farm Stall subject to Schedule 10 One Dwelling-house | Municipal Transitional Settlement subject to Schedule 27 Uses not in Columns 3 and 5 | Industry Noxious Industry Scrap Yard Mini Storage |

| | |
|----------------------|---|
| B ANNEXURE T | Not Applicable |
| C MINIMUM ERF SIZE | Not Applicable |
| D UNITS PER HA | Not Applicable |
| E COVERAGE | Table E, Coverage Zone 5, subject to Clause 27 |
| F FLOOR AREA RATIO | Table C, FAR Zone 21, subject to Clause 25 |
| G HEIGHT | Table D, Height Zone 10, subject to Clause 26 |
| H DENSITY | Not Applicable |
| I CONSENT USE | consent/PUC130.pdf Disclaimer: Please note that the validity of the Consent Use cannot be verified as the rights may have lapsed. |
| J BUILDING LINES | Streets : Subject to Schedule 1 Other : Subject to Clause 12 |
| K SCHEDULE 5 | Not Applicable |
| L ATTACHED DOCUMENTS | PUC130.pdf, Schedule 1-P49 |

In case of any discrepancy on the property description of the Zoning Certificate, Annexure T, Consent Use and Schedules T and Y, the Applicant should be obtained for proper interpretation.

Kind regards

22 2023-09-26 22

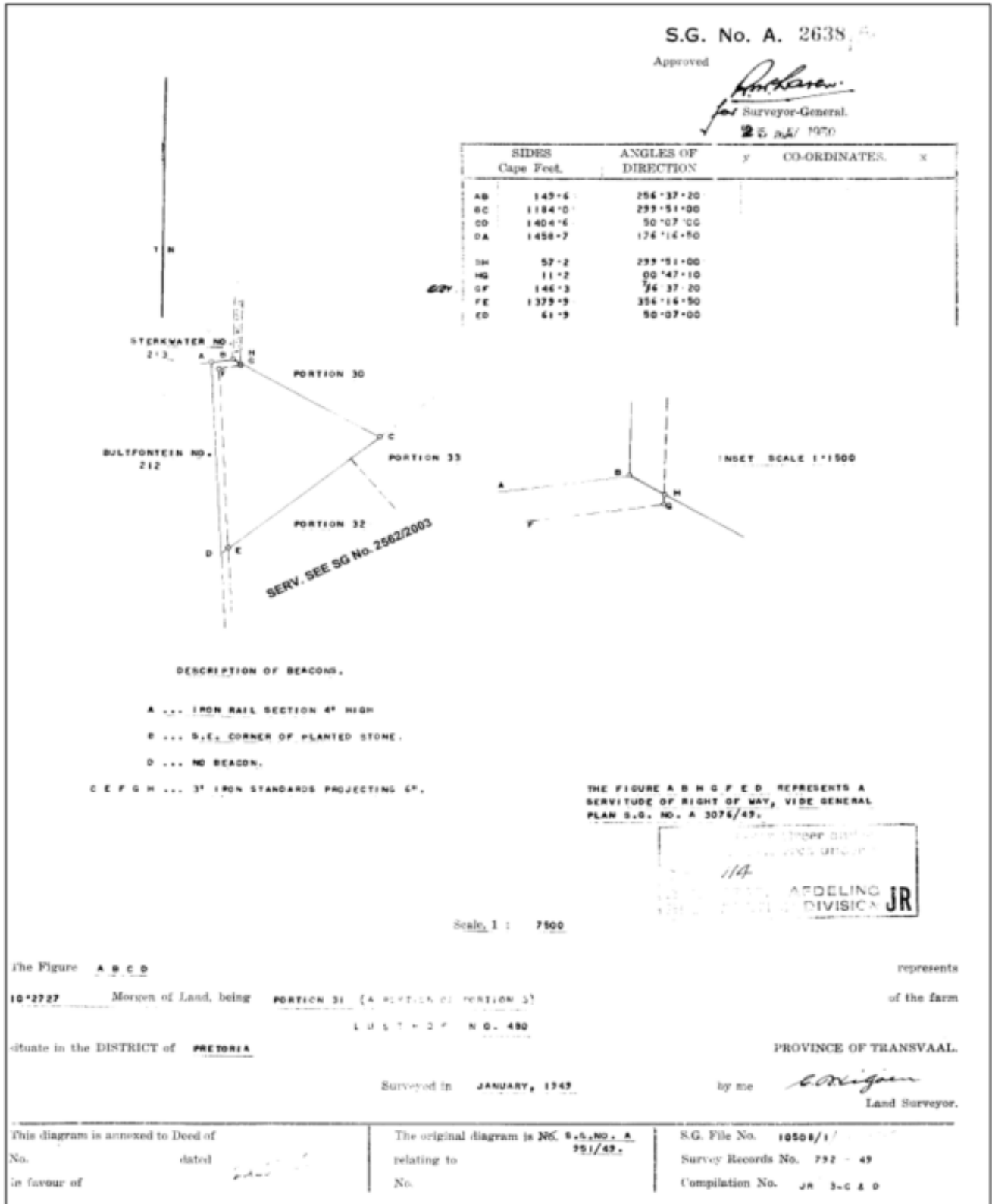
f. GROUP HEAD: ECONOMIC DEVELOPMENT AND SPATIAL PLANNING
GEOMATICS

Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Beplanning • Lefapha la Tswelentsopela ya Ikonomi le Palane ya Sebaka • UmNyango wezaThixo ezaThixo • Ntsho nantso namaPani weNdawo • Kgomo ya Tshabollo ya Ikonomi le Tholaganyo ya Matelo • Mubusho wa Mveletzi ya Ekonomi na Vhupulani ha Fethu • Ndzawo ya Nkhukuliso wa Ikonomi na Vupulani bya Ndawo • Umnyango Wezakuthakisiwa Komtho Nakholelwa Kwendawo

On request, this document can be provided in another official language.

Document Ref: 018900000/31_20230926_143121189_1

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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 + Buyers Commission payable on the fall of the hammer.
- The Offer is subject to a 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.
- The seller is registered for VAT.

KINDLY SEE BELOW BANKING DETAILS FOR YOUR RECORDS:

Venditor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 15734

Proof of payment: monique@venditor.co.za



HOW TO REGISTER ON

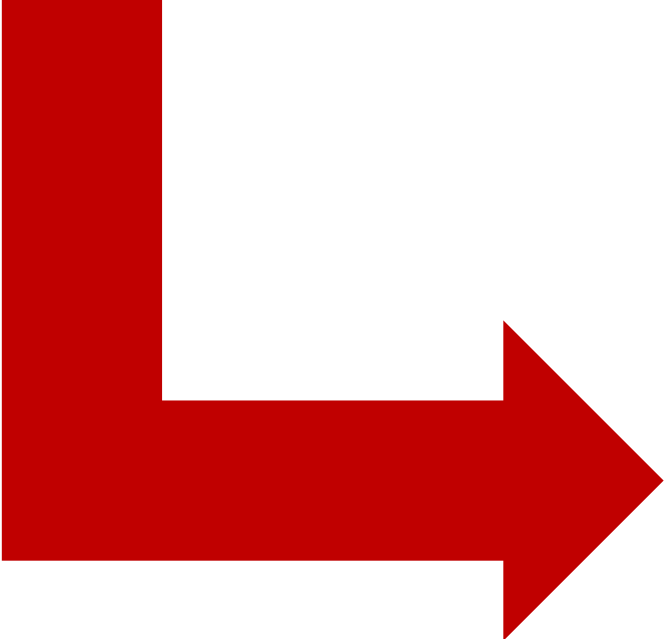
www.venditoronline.co.za

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.

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.

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.



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