



# VENDITOR

AUCTIONEERS



## 1.8815ha VACANT STAND

**FARM 321 SPRING VALLEY PORTION 11,  
DIXON ROAD, EMALHLENI, MPUMALANGA**

**(Lat/long) -25.918390, 29.256346**

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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.**



**LIGHTSTONE REPORT**

**Property Details** FARM

**Js, Mpumalanga**  
Suburb: Emalaheni Non Urban

LEGAL  
Ptn 11  
Farm 321 "SPRING VALLEY" Portion 11  
Reg Div: "JS"  
Province: "MPUMALANGA"  
[Google maps](#) | [Street View](#)

LAND SIZE (REGISTERED)  
**1.8815 ha**

LAND SIZE (CADASTRAL)  
**0 ha**

LAST SALES DATE  
**2011/02/02**



**Amenities**



**FILLING STATION**

- 1.26 km**  
Total
- 2.17 km**  
TotalEnergies Filcor Motors
- 2.24 km**  
Gc Gypsy Service Station



**POLICE STATION**

- 4.27 km**  
South African Police Service Flying Squad Witbank



**BUS STATION**

No bus stations in the proximity



**SHOPPING CENTRE**

- 1.19 km**  
Reyno Ridge Centre
- 2.09 km**  
Tasbet Park Shopping Centre
- 2.23 km**  
Tasbet Sentrum



**HOSPITAL/CLINIC**

- 1.48 km**  
Dr Dg Roux
- 1.96 km**  
Blue Risk Management
- 2.82 km**  
Dr Pieter Harris



**EDUCATION**

- 0.15 km**  
Little Eden Academy
- 0.43 km**  
Hoërskool Reynopark
- 0.49 km**  
Reynopark High School



**PROPERTY DETAILS**

## PROPERTY DESCRIPTION

1.8815ha Vacant Land for Sale

This vacant land is perfectly situated less than half a kilometre away from the Reynopark High school and close to various important amenities including shopping centres and recreational facilities.

An amazing opportunity to enjoy the charm, peace and tranquility of rural living and yet so central that convenience is at your fingertips! Come and build your dream home and experience the best of both worlds.

This is an urgent sale and seller is looking at all offers.

**Land size:** 1.8815 m<sup>2</sup>

**Viewing is only available by appointment, should you wish to view – feel free to contact our offices.**

**Any offers received will be submitted to the sellers for possible consideration**





- 10% Deposit and purchasers commission payable upon signing of the agreement.
- The Seller is VAT registered.
- The Offer is subject to the acceptance of the seller.
- 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: 15718

Proof of payment: [karen@venditor.co.za](mailto:karen@venditor.co.za)





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199 Gordon Rd  
Queenswood, Pretoria



+27 (0)12 403 8360



monique@venditor.co.za



[venditor.co.za](http://venditor.co.za)