

INSOLVENT ESTATE – ON-SITE AUCTION 2HA – EQUESTRIAN ESTATE



AUCTION DATE & TIME:

30 OCTOBER 2025 @ 11:00 AM

AUCTION ADDRESS:

Blue Saddle Ranches Equestrian Estate 208 CANYON ROAD MEYERTON, GAUTENG



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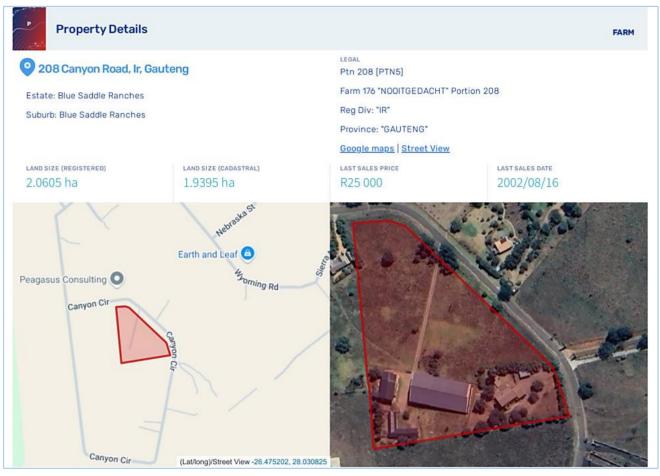
Disclaimer:

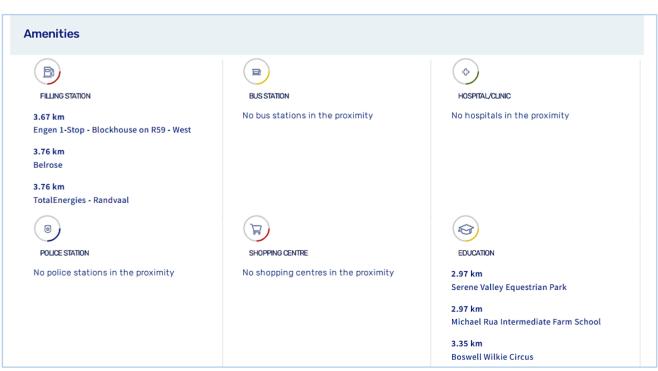
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AUCTIONEERS





PROPERTY DETAILS



PROPERTY DESCRIPTION

2HA Stand in Prestigious Equestrian Estate – Ideal for the Discerning Buyer!

This exceptional 2-hectare property, nestled in a sought-after equestrian estate, offers the perfect blend of luxury living, equestrian facilities, and rental/income potential.

Main House (Double Storey)

- o 4 Spacious Bedrooms
- o 3 Bathrooms + 1 Separate Guest Toilet
- o Study / Home Office
- o Kitchen with Scullery
- o Open-Plan Lounge
- o Dining Room with Glass Sliding Doors Leading to the Entertainment Area
- o Entertainment Area with Built-in Braai opening to the Garden
- o Indoor Swimming Pool Room Perfect for Year-Round Enjoyment

Additional Features:

- o Indoor Equestrian Arena
- Professionally Designed for All-Weather Riding and Training
- Stabling Facilities
- 10 Stalls
- Storage
- Large Double-Volume Storeroom Ideal for Feed, Tack, Equipment, or Workshop Use

Additional Dwellings:

- Flatlet 1:
- 2 Bedrooms
- 2 Bathrooms
- o Flatlet 2
- 1 Bedroom
- 1 Bathroom



This property is perfect for a large or extended family, an equestrian enthusiast, or someone looking to generate rental income from the flatlets. With ample space and prime location within a prestigious estate, this opportunity is not to be missed.

> Extent: 2.0605ha

Monthly Rates: R 2 263.35Monthly Refuse: R 294.03

➤ Monthly Levies: R 1 841.30

TERMS & CONDITIONS



TERMS & CONDITIONS

- Pre-registration is required: R 20 000.00 Refundable registration fee + FICA documents required. This is a requirement for all clients wanting to bid on auction.
- The successful bidder on auction, will be liable for the payment of 10% deposit of the purchase price, which is payable on the fall of the hammer.
- The Seller is Not VAT registered.
- The Offer is subject to 21-day confirmation period
- After written acceptance, the buyer has 30-days to deliver guarantees.
- The property is sold voetstoots, "as is".
- Occupation is on Acceptance.
- 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: 15913NDB / Your Name

Proof of payment: natasha@venditor.co.za



VENDITOR

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