



**VENDOR**  
AUCTIONEERS

**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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The background is a solid dark gray. It features several large, abstract geometric shapes. In the top left, a dark gray chevron points downwards and to the right. In the top right, a red chevron points downwards and to the left. In the bottom right, a large, dark gray chevron points upwards and to the right. The text 'LIGHTSTONE REPORT' is centered in the middle of the page.


# LIGHTSTONE REPORT





## Property Details

FARM



### 208 Canyon Road, Ir, Gauteng

Estate: Blue Saddle Ranches

Suburb: Blue Saddle Ranches

LEGAL

Ptn 208 [PTN5]

Farm 176 "NOOITGEDACHT" Portion 208

Reg Div: "IR"

Province: "GAUTENG"

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

LAND SIZE (REGISTERED)

2.0605 ha

LAND SIZE (CADASTRAL)


1.9395 ha

LAST SALES PRICE


R25 000

LAST SALES DATE







2002/08/16



(Lat/long) Street View -26.475202, 28.030825



## Amenities

 <p><b>FILLING STATION</b></p> <p><b>3.67 km</b> Engen 1-Stop - Blockhouse on R59 - West</p> <p><b>3.76 km</b> Belrose</p> <p><b>3.76 km</b> TotalEnergies - Randvaal</p>	 <p><b>BUS STATION</b></p> <p>No bus stations in the proximity</p>	 <p><b>HOSPITAL/CLINIC</b></p> <p>No hospitals in the proximity</p>
 <p><b>POLICE STATION</b></p> <p>No police stations in the proximity</p>	 <p><b>SHOPPING CENTRE</b></p> <p>No shopping centres in the proximity</p>	 <p><b>EDUCATION</b></p> <p><b>2.97 km</b> Serene Valley Equestrian Park</p> <p><b>2.97 km</b> Michael Rua Intermediate Farm School</p> <p><b>3.35 km</b> Boswell Wilkie Circus</p>



## 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)**

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

#### **Additional Features:**

- **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
- **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.

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- **Extent:** 2.0605ha
  - **Monthly Rates:** R 2 263.35
  - **Monthly Refuse:** R 294.03
  - **Monthly Levies:** R 1 841.30
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# **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](mailto:natasha@venditor.co.za)



# VENDITOR

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