

V VENDOR

AUCTIONEERS



ONSITE & ONLINE AUCTION

**Exquisite Venue and Various
Residential Properties on Auction**

“To be sold separately and collectively”

AUCTION CLOSING DATE:

WEDNESDAY 25 MARCH 2026 @ 11:00

(Auction will open one week prior for pre-bidding)

PROPERTY ADDRESS:

Riverside Venue

Kameeldrift East | Wewer Drive

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Disclaimer:

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LOT ALLOCATIONS

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LOT 1: Going concern (Wedding and Conference, Riverside Venue) + *multiple portions*
Portion 1130, 471 and RE of Portion 288 of the farm Kameeldrift 298, Registration Division JR – Kameeldrif East, Wewer Drive

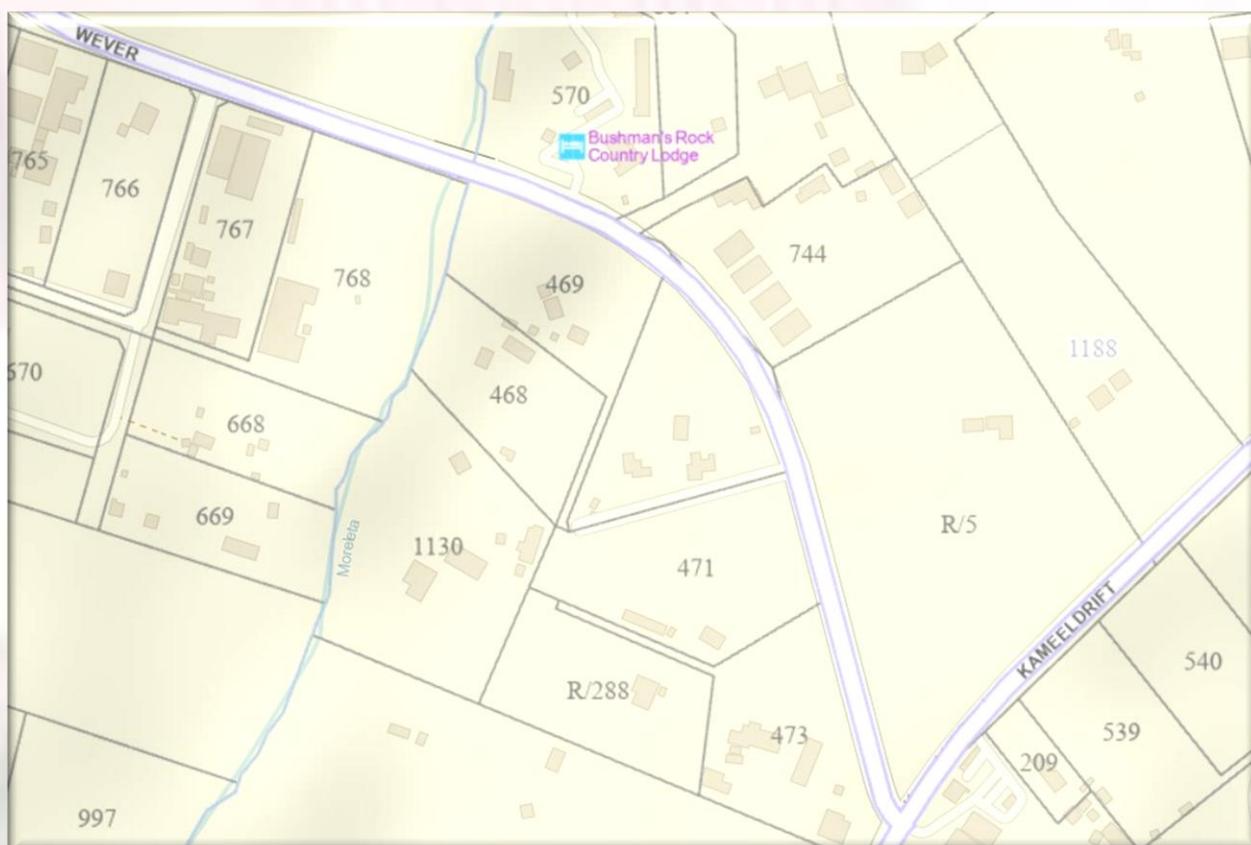
LOT 2: Wedding and Conference Venue
Portion 1130 of the farm Kameeldrift 298, Registration Division JR

LOT 3: *Portion 471 of the farm Kameeldrift 298, Registration Division JR*

LOT 4: *RE of Portion 288 of the farm Kameeldrift 298, Registration Division JR*

(Please visit our website for more information) – www.venditor.co.za

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





AERIAL MAP

LOT ALLOCATIONS





TERMS & CONDITIONS

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R 20 000.00 Refundable registration fee + FICA documents required.

5% deposit & buyers commission (vat on the commission only) payable on the fall of the hammer

The Offer is subject to a 14-Day confirmation period.

After written acceptance, the buyer has 45 days to deliver guarantees.

The property is sold voetstoots. 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: 16033LJ

Proof of payment: leoniej@venditor.co.za



OVERVIEW

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The Venue

Riverside Venue is a modern wedding and function venue located in Pretoria. We host a variety of events, including weddings, year-end functions, conferences, birthdays, anniversaries, and children's parties. Set in a beautiful, serene environment with lush gardens, our venue provides the perfect backdrop for any occasion.

There is a fully air-conditioned hall, complete with an open deck, comfortably accommodates up to 160 guests. Events can also be held outdoors in the picturesque garden along the river or on the deck overlooking the gardens. With our 5-star catering, we can tailor menus to suit any event, from elegant platters to full buffet-style meals.

Functions & Parties

Your special celebrations deserve a special venue. Riverside Venue, located in Kameeldrift East, Pretoria, Gauteng, is the perfect choice. In addition to weddings, we host a wide range of events, including birthdays, children's parties, anniversaries, twenty-first celebrations, and more.

Veranda Events

Riverside Venue features a beautiful veranda, perfect for any occasion, overlooking lush, green gardens. As a modern function venue, we offer the option to host your event on the veranda, complete with a wood-fired pizza oven for a unique and memorable experience.



Braai and Bonfire

Riverside Venue features a Braai and Bonfire area, perfect for more informal gatherings. Nothing brings people together like a crackling bonfire, creating a warm and inviting atmosphere for any occasion.

As a modern function venue, Riverside Venue offers the ideal setting to end the day with good company, drinks, and a relaxed, celebratory mood. Our 5-star catering service can also tailor menus for any special braai-themed event, making your function truly memorable.

VIDEO: <https://shorturl.at/w8quj>

Riverside Venue have a fully licensed bar which is guaranteed to get all your guests relaxed and, in the mood, to celebrate.



The image features a black background with several large, abstract geometric shapes. A grey shape resembling a stylized 'V' or 'W' is positioned in the lower half. A red shape, also resembling a stylized 'V', is located in the upper right quadrant. The text 'PORTIONS & LIGHTSTONES' is centered in the middle of the image.

PORTIONS & LIGHTSTONES

LOT 2: PORTION 1130

Existing Facilities

Hall

- Size: ± 200 m²
- Fully air-conditioned
- Equipped with sound equipment and overhead projector
- Seating capacity: ±160 people

Wooden Deck

- Covered and enclosed

Pizza Oven Area

- Covered area in front of bar, adjacent to hall and deck
- Seating capacity: ± 60

Bar

- Fully licensed
- Seating capacity: 40
- Separate ladies and gent's toilet facilities nearby

Kitchen

- Separate storeroom for cutlery and crockery
- Washing room
- Evaporative cooling (air-conditioning)
- Walk-in fridge/freezer
- Fully equipped with stainless steel tables, ovens, gas stove, extractor fan, and various display sliding fridges

Office & Serving Room

- Adjacent to kitchen
- Includes washing facilities
- Serves as a catering serving platform

Storerooms

- **Dry goods/IT equipment storeroom:** houses Point of Sale system, camera system, alarm system
- **Large lock-up storeroom:** storage for cars, bicycles, jumping castles, tables, chairs, and other equipment
- **Double lock-up garage:** used for gardening equipment, tools, fertilizer

Employee Accommodation

- Two rooms currently used by staff

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Children's Play Area

- Enclosed lapa with braai, fridge, prep bowl
- Mini tarred racetrack for pedal cars and bicycles
- Additional 2 toilets with basin for guests

Big Lapa

- Size: ± 120 m²
- Covered, open to garden and kids' play area
- For larger informal functions

Braai Area at the River

- Suitable for small or large informal braai functions

Chalets

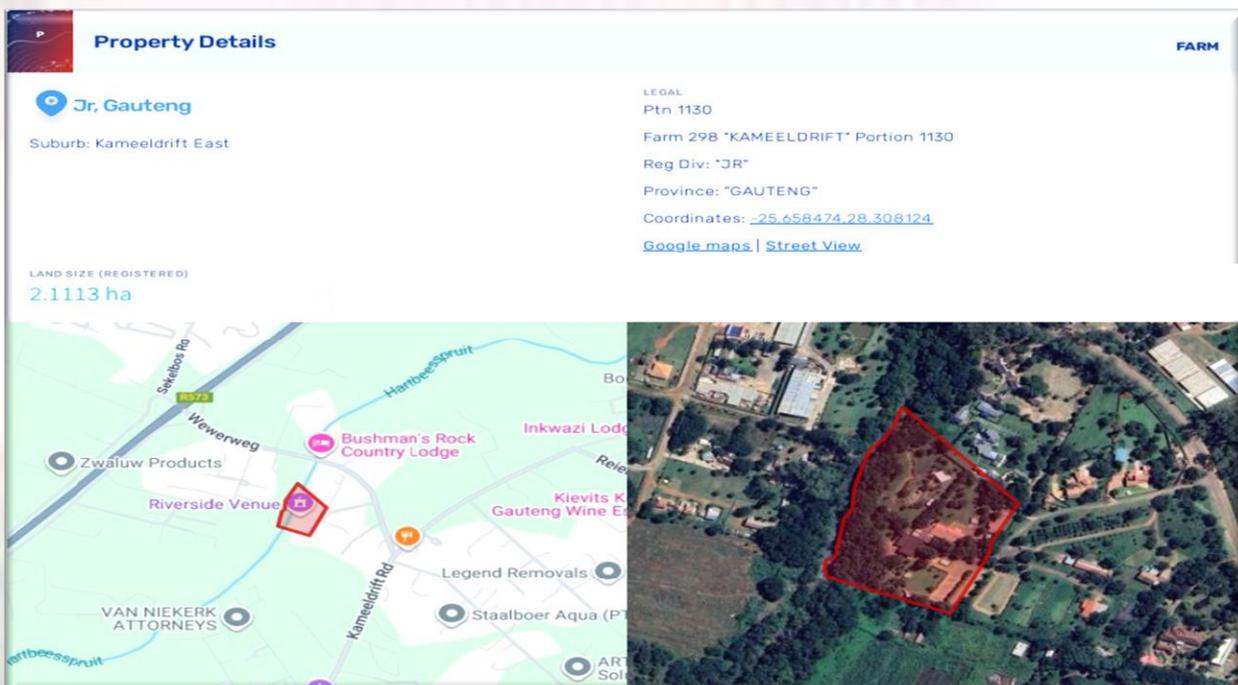
- Two self-catering units
- Each with separate bedroom, bathroom, kitchen, lounge area, and patio
- Used as bridal suite/bridesmaids' suite or B&B
- Includes carport

Potential Developments

Not all approved facilities have as yet been developed. A chapel and chalets can still be developed.

Other amenities:

- There are 2 (two) boreholes on the property, of which only 1 (one) is used.
- The property is supplied with Municipal water.
- The property is equipped with a Ballam Waterslot self-cleaning septic system.



LOT 3: PORTION 471

Dwellings on this farm portion

Main Dwelling

- Features:
 - Double lock-up garage
 - Kitchen
 - Dining area
 - Lounge
 - 2 bedrooms
 - 1 bathroom

Second Larger House

- Features:
 - Kitchen
 - Lounge
 - Dining room
 - 4 bedrooms
 - 2 bathrooms
 - Double lock-up garage

Bachelors Flat (Adjacent to Second Dwelling)

- Features:
 - Open-plan lounge & kitchenette
 - 1 bedroom
 - 1 bathroom
 - Carport

Property Details

Jr, Gauteng
Suburb: Kameeldrift East

LAND SIZE (REGISTERED) **1.6128 ha** LA **1**

LEGAL
Ptn 471 [PTN288]
Farm 298 "KAMEELDRIEF" Portion 471
Reg Div: "JR"
Province: "GAUTENG"
Coordinates: [-25.65874, 28.309727](#)
[Google maps](#) | [Street View](#)



LOT 4: RE OF PORTION 288

Additional Property Details

Size & Zoning:

- Extent: 1 hectare
- Zoned: Agricultural

Buildings / Structures:

- Large enclosed farm store: ± 180 m²
- 4 rooms for laborers
- Kitchen
- Bathroom

Landscaping & Usage:

- Various olive trees and other trees planted
- Mainly used for additional parking for Riverside Venue

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Utilities:

- Equipped with a strong borehole

This property serves as a functional extension of the Riverside Venue, providing parking, accommodation for staff, and storage while retaining agricultural zoning and potential for further development.

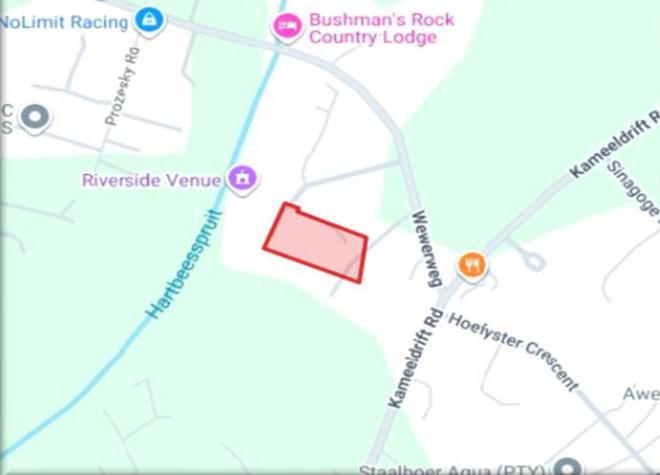
Property Details

FARM

Jr, Gauteng
Suburb: Kameeldrift East

LAND SIZE (REGISTERED)
1.1744 ha

LEGAL
RE of Ptn 288 [PTN5-LG323/964]
Farm 298 "KAMEELDRIFT" Portion 288
Reg Div: "JR"
Province: "GAUTENG"
Coordinates: [-25.659488, 28.309172](#)
[Google maps](#) | [Street View](#)







HOW TO REGISTER ON

www.venditoronline.co.za

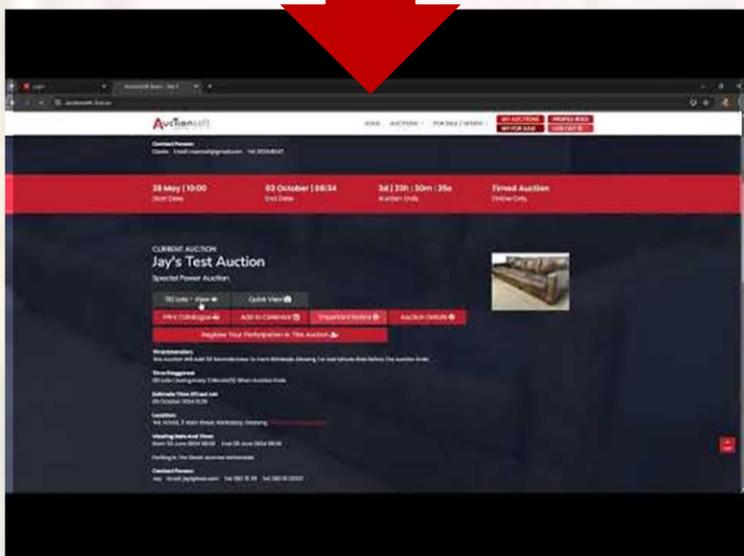
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Go to the online portal: www.venditoronline.co.za. If you have not registered before on the website, please click on REGISTER ACCOUNT (top right-hand corner). If you have registered before, please go to LOGIN.

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 image below to watch the video on how to register



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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