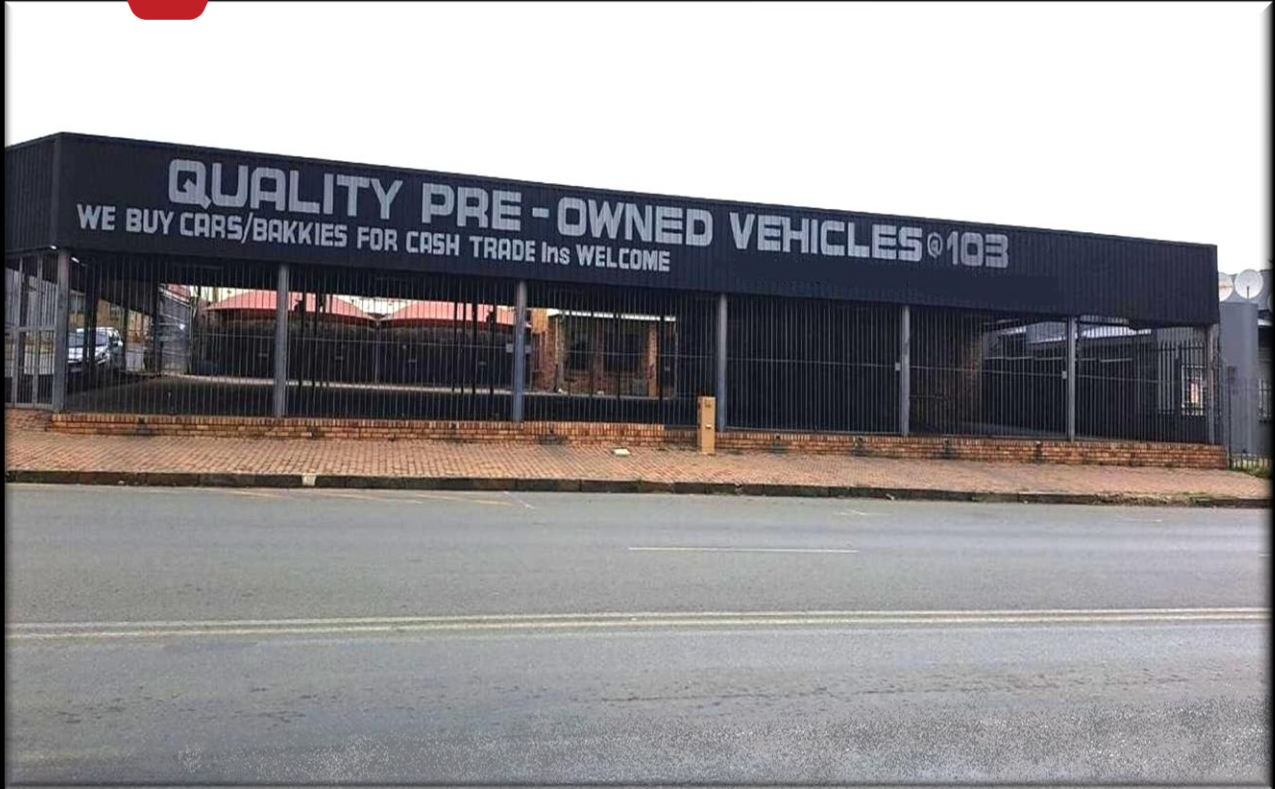




VENDITOR
AUCTIONEERS



**SPECIAL POWER
ON-SITE & ONLINE AUCTION**

**PRIME COMMERCIAL PROPERTY WITH
DEVELOPMENT POTENTIAL**

AUCTION DATE:

TUESDAY, 24 MARCH 2026 @ 11AM

PROPERTY ADDRESS:

101 LUIPAARD STREET, LUIPAARDSVLEI, KRUGERSDORP



VENDITOR

A U C T I O N E E R S

INDEX

Lightstone Report	4
Property Details	6
Property Photos	8
Terms & Conditions	10
How to Register for the Auction	12
Auto Bid Function	13

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.

The image features a dark background with several large, light gray geometric shapes. In the top left, there is a large, downward-pointing chevron. In the bottom right, there is a large, upward-pointing chevron. In the bottom center, there is a large, stylized 'V' shape. The text 'PROPERTY LIGHTSTONE' is centered in the middle of the image.

PROPERTY LIGHTSTONE

V VENDOR AUCTIONEERS

Property Details

FREEHOLD

Luipaardsvlei, Gauteng

Suburb: Luipaardsvlei

LEGAL
Erf 449

Township: "LUIPAARDSVLEI"

Mun: "MOGALE CITY LOCAL MUNICIPALITY"

Province: "GAUTENG"

Coordinates: [-26.10679 27.774581](#)

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

LAND SIZE (REGISTERED)
991 m²

LAND SIZE (CADASTRAL)
m²

LAST SALES DATE
2020/01/11

Amenities

<div style="text-align: center; margin-bottom: 5px;"></div> <p>FILLING STATION</p> <p>0.57 km Engen Van Der Linde Motors</p> <p>0.87 km Bayswater Motors</p> <p>0.89 km BP</p>	<div style="text-align: center; margin-bottom: 5px;"></div> <p>BUS STATION</p> <p>No bus stations in the proximity</p>	<div style="text-align: center; margin-bottom: 5px;"></div> <p>HOSPITAL/CLINIC</p> <p>0.12 km Dr K Botha</p> <p>0.68 km Dr Em Luttig</p> <p>1.1 km Dr Jj Van Zyl</p>
<div style="text-align: center; margin-bottom: 5px;"></div> <p>POLICE STATION</p> <p>1.25 km South African Police Service - Bayswater</p> <p>1.57 km South African Police Service - Navalsig</p> <p>3.61 km Police Roads & Transport</p>	<div style="text-align: center; margin-bottom: 5px;"></div> <p>SHOPPING CENTRE</p> <p>1.35 km Bays Village</p> <p>2.47 km Northridge Mall</p> <p>2.58 km Northridge Mall</p>	<div style="text-align: center; margin-bottom: 5px;"></div> <p>EDUCATION</p> <p>0.4 km Donsie Land Kleuterskool</p> <p>0.49 km Dinky Early Childhood Development Centre</p> <p>0.25 km Bloemfontein High School</p>



PROPERTY DETAILS

PROPERTY DESCRIPTION

A Developer's Dream!

This rare opportunity offers everything you need: a prime location, an existing commercial property with development potential, and approved plans that streamline your development process, unlocking unlimited potential.

Perfect for high-end users and strategic investors seeking to capitalize on long-term growth in a fast-developing area, this property promises substantial returns and provides a solid foundation for future success.

Location:

Luipaardsvlei, located in the Krugersdorp area on the West Rand, is quickly emerging as one of the most sought-after locations for both residential and commercial developments.

With ready access to major roads such as the N14 and R24, Luipaardsvlei offers easy access to Johannesburg, Randburg, and surrounding areas. This strategic positioning makes it a high-demand location for businesses, commuters, and residents alike.

The area is evolving into a thriving commercial hub, with a growing demand for both residential and business properties. The nearby Krugersdorp CBD is bustling with activity, and with continued infrastructure development. Luipaardsvlei is expected to see substantial appreciation in property values.

-
- **Extent** : 991m²
 - **Monthly Rates** : ± R 4 900.00 (Estimated)
 - **Approved Plans** : Available on Request
-



PROPERTY PHOTOS

V VENDOR

AUCTIONEERS





TERMS & CONDITIONS

VENDORITOR

A U C T I O N E E R S

- R 20 000.00 Refundable Registration fee + FICA documents required.
- If you are registering Online, Upload your proof of payment and FICA documents on the online platform: www.venditoronline.co.za
- 5% Deposit + 10% Buyers Commission plus VAT on commission 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 – 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:

Vendoritor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 16095NDB | YOUR NAME

Proof of payment: natasha@venditor.co.za



HOW TO REGISTER ON

www.venditoronline.co.za

VENDITOR AUCTIONEERS

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

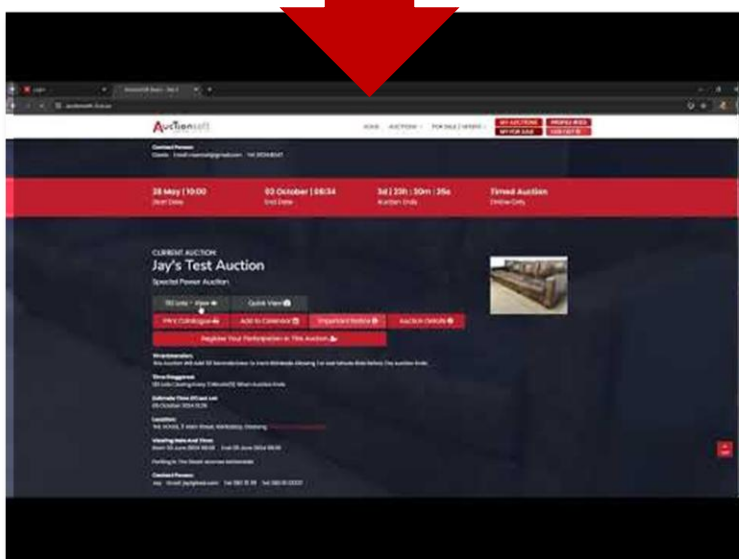
Banking Details

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.



VENDITOR

AUCTIONEERS



199 Gordon Rd
Queenswood, Pretoria



+27 (0)12 403 8360



monique@venditor.co.za



venditor.co.za