



VENDITOR
AUCTIONEERS



INSOLVENT ESTATE

**RARE RIVERFRONT DEVELOPMENT
OPPORTUNITY ALONG THE GONUBIE RIVER**
“OFF-GRID” | RIVERSPRIDE ECO ESTATE

**FARM 809, PTN 73, RIVERSPRIDE ECO ESTATE
EAST COAST RESORTS ROAD
QUENERA NORTH, EAST LONDON**

The logo features a large, stylized red 'V' with a smaller red 'A' nested within its upper right portion.

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

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

LIGHTSTONE REPORT

V VENDOR AUCTIONEERS



Property Details

Farm

East London Rd, Eastern Cape

[Get Directions](#)

[-32.925725, 27.972516](#)

Legal Description

Farm Number	809
Farm Name	FARM 809
Portion	73
Suburb	Buffalo City Non Urban
Reg Division	East London Rd
Municipality	Buffalo City
Province	Eastern Cape

Land Size (Registered)

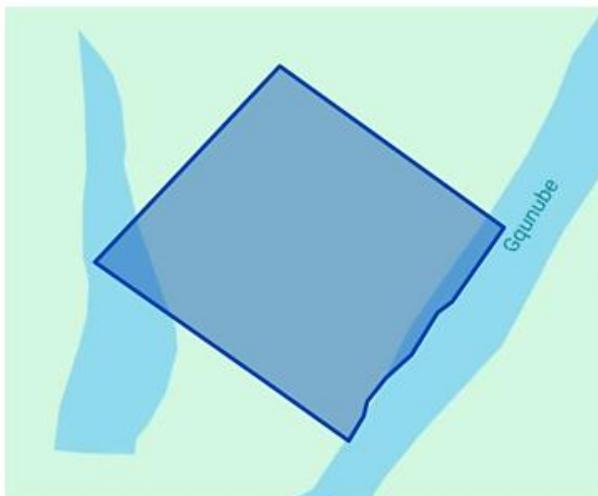
1.2784 ha

Land Size (Cadastral)

1.2771 ha

Last Sales Date

26/01/2022



Amenities



Filling Station

- 2.11 km Caltex GONUBIE
- 2.26 km Engen Gullway
- 2.58 km Hildasia Garage



Bus Station

No bus stations in the proximity



Hospital

- 2.28 km Intercare Gonubie
- 4.04 km Life Beacon Bay Hospital



Police Station

- 2.93 km South African Police Service Gonubie Police Station
- 3.66 km South African Police Service Waterval Police Station Ec



Shopping Centre

- 1.99 km Stonehenge Park Shopping Centre
- 2.1 km Lourie Heights Mall Shopping Centre
- 2.27 km King's Mall



Education

- 1.56 km Vanani Farm School
- 1.71 km Itti
- 1.55 km Sakhululeka Secondary School



PROPERTY DETAILS

PROPERTY DESCRIPTION

Riverspride Eco Estate

Where nature, space and freedom come together

Nestled in the beautiful surroundings of the Gonubie River, Riverspride Eco Estate offers a rare opportunity to embrace a lifestyle that is both peaceful and connected to nature, while remaining conveniently close to East London and the coast.

With exceptionally spacious stands, abundant birdlife, beautiful natural surroundings and a sense of privacy that is increasingly difficult to find, Riverspride is more than a place to live. It is a place to create your own way of life.

The estate's eco-conscious approach encourages sustainable, independent living, with off-grid infrastructure providing residents with greater freedom and self-sufficiency. Generous properties offer space to build a home that reflects your personality and lifestyle, with room for gardens, outdoor living, pets, horses or simply the luxury of having space to breathe.

Whether you are looking to build a permanent family home, a peaceful country retreat or an investment for the future, Riverspride provides a unique canvas on which to create something truly your own.

Here, mornings can begin with birdsong, days can be spent enjoying the outdoors, and evenings can end beneath wide-open skies.

Riverspride Eco Estate — a place to live differently, live freely and live closer to nature.

The Riverfront Retreat

Set on an exceptional 1.2784-hectare riverfront stand, this unique property offers an opportunity to experience the beauty of the Gonubie River in a truly private and tranquil setting.

The property comprises two beautifully positioned wooden and bamboo glamping tent units, each with its own private deck overlooking the river.

Each glamping unit is equipped with a kitchenette, private toilet and shower, offering a comfortable balance between the freedom of outdoor living and the convenience of modern amenities.

The stand has been civil engineered, providing an established foundation for the property's development, while a private entrance and electric fencing add to its independence, privacy and security.

With its generous land size, prime riverfront position, existing structures and exceptional natural setting, this property offers enormous versatility and potential.

Monthly Rates: ± R 322.65 (Estimated)

Monthly Levies: ± R 300.00 (Estimated)



PROPERTY PHOTOS

V VENDOR

AUCTIONEERS



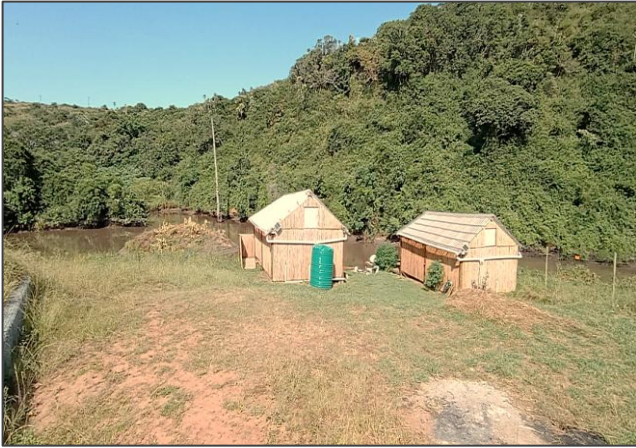
VA VENDOR

AUCTIONEERS



VA VENDOR

AUCTIONEERS





TERMS AND CONDITIONS

VENDOR AUCTIONEERS

- A 5% Deposit of the purchase price, together with a 10% Buyer's Commission plus VAT thereon, is payable upon signing the Agreement of Sale.
- The Seller is Not VAT Registered. Transfer Duty Applies.
- 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: 16238NDB | Your name

Proof of payment: natasha@venditor.co.za



VENDITOR

AUCTIONEERS



199 Gordon Rd
Queenswood, Pretoria



+27 (0)12 403 8360



monique@venditor.co.za



venditor.co.za