



VENDITOR
AUCTIONEERS



LIQUIDATION

**VACANT RESIDENTIAL STAND
IN AN ACCESS-CONTROLLED ESTATE**

**15 MOPANIE CRESCENT, OVERKRUIN
HEIDELBERG EXT 8, GAUTENG**



VENDITOR

A U C T I O N E E R S

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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**

V VENDOR AUCTIONEERS

Property Report

15 September 2026 10:20

Report ID | 4ba5c35e-ed59-444a-924d-96b43f330213

Natasha DB



Property Details

Freehold

15 Mopanie Crescent, Heidelberg Ext 8, Gauteng

[Get Directions](#)

[-26.484128,28.355133](#)

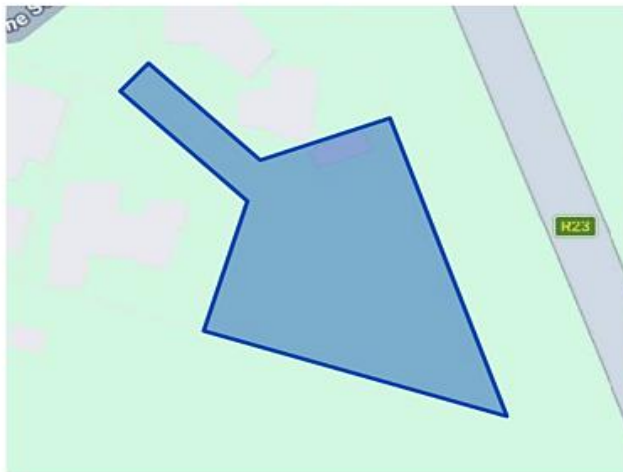
Legal Description

Erf	2561
Portion	0
Estate	Overkruin
Suburb	Overkruin
Township	Heidelberg Ext 8
Municipality	Lesedi
Province	Gauteng

Land Size (Registered)
2320 m²

Land Size (Cadastral)
2323 m²

Last Sales Date
14/09/2006



Amenities



Filling Station

- 1.43 km Kloofsig
- 1.67 km Sasol Suikerbos Motors
- 1.71 km Fbm Motors



Bus Station

No bus stations in the proximity



Hospital

- 1.92 km Heidelberg - CareCross



Police Station

- 1.37 km South African Police Service Heidelberg
Gauteng
- 1.98 km S A Police Service



Shopping Centre

- 1.28 km Victorian Shopping Centre
- 1.58 km Heidelberg Forum Centre
- 1.78 km Heidelberg Mall



Education

- 1.24 km Tjokkerkie Land
- 1.45 km Laer Volksskool Heidelberg
- 1.41 km Seriously Addictive Math Heidelberg



PROPERTY DETAILS

PROPERTY DESCRIPTION

The subject property comprises a 2,320 m² vacant residential stand situated within Overkruin Estate, Heidelberg, in close proximity to the R23 freeway.

The stand improvements comprise two Wendy houses and a carport.

The property is enclosed by a boundary wall, and electric fence is also installed along the boundary.

Access to the property is obtained through the neighbouring property, House No. 17, and the two properties share a common driveway.

There are currently no municipal services, such as water and electricity, connected to the erf. However, the Estate levies basic service charges in respect of the property.

Extent:	2,320 m ²
Rates:	R 1 057.38
Sewerage:	R 97.75
Water:	R 413.87
Electricity:	R 572.93



PROPERTY PHOTOS

V VENDOR

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A U C T I O N E E R S





TERMS AND CONDITIONS

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- 10% Deposit is payable upon signing of the agreement
- 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 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: 16248NDB | Your name

Proof of payment: natasha@venditor.co.za



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199 Gordon Rd
Queenswood, Pretoria



+27 (0)12 403 8360



monique@venditor.co.za



venditor.co.za