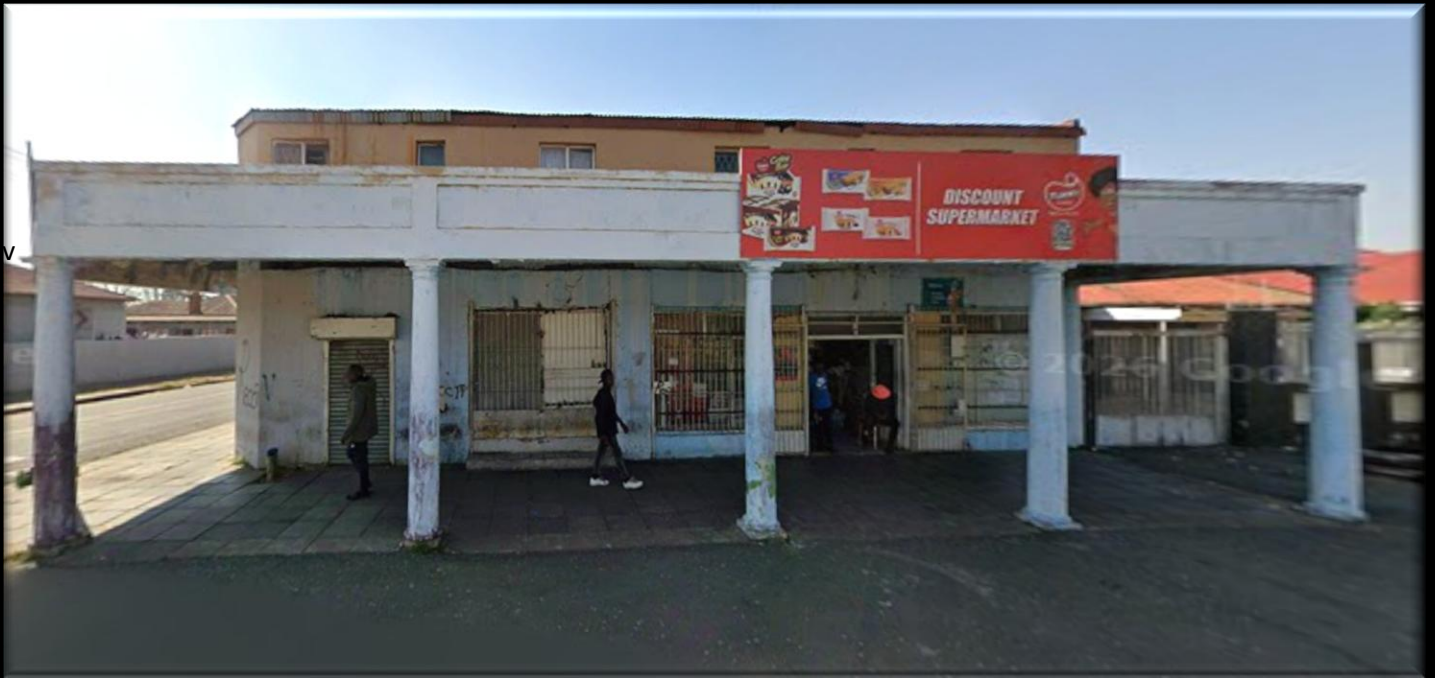




VENDITOR
AUCTIONEERS



LIQUIDATION

**495 m² RESIDENTIAL 4 STAND
ZONED PROPERTY**

**57 VICTORIA ROAD,
REGENTS PARK ESTATE
JOHANNESBURG SOUTH**



VENDOR AUCTIONEERS

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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 of errors or omissions in the information provided, whether due to negligence or otherwise of Venditor Auctioneers (Pty) Ltd or the Seller/s or any other person.

LIGHTSTONE REPORT

V VENDOR AUCTIONEERS

LIGHTSTONE

Property Details

57 Victoria Road, Regents Park Estate, Gauteng

Suburb: Regents Park

LAND SIZE (REGISTERED):
495 m²

LEGAL
Erf 375

Township: "REGENTS PARK ESTATE"

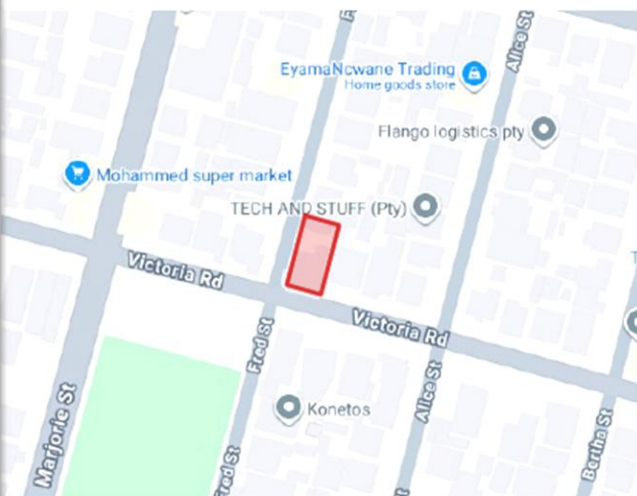
Mun: "CITY OF JOHANNESBURG"

Province: "GAUTENG"

Coordinates: [-26.239476 28.069196](#)

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

FREEHOLD



Amenities



FILLING STATION

- 0.97 km Sasol Vickers Road
- 1.36 km Sasol Rosettenville
- 1.54 km Market Gateway Convenience Centre



POLICE STATION

- 1.96 km South African Police Service Moffatview Police Station
- 2.17 km Police Station
- 4.01 km Johannesburg Metropolitan Police Department



BUS STATION

No bus stations in the proximity



SHOPPING CENTRE

- 0.81 km Vapemix
- 1.58 km Rosette Ville Junction
- 2.78 km Steeldale Shopping Centre



HOSPITAL/CLINIC

- 1.24 km Talisman Foundation
- 1.34 km Dr Nr Barnes
- 2.7 km Solid Waste Technologies Sa Ltd



EDUCATION

- 0.21 km Bapedi Edu Care
- 0.29 km Virtuoso 24 Hrs Kids Care And Preschool
- 0.37 km Regents Park Primary



PROPERTY DETAILS

PROPERTY DESCRIPTION

Property Description

Situated at 57 Victoria Road, Regents Park Estate, Johannesburg South, this 495 m² stand presents an opportunity for investors and property developers.

The property is zoned Residential 4, offering potential for residential development, subject to the applicable municipal town-planning scheme and any required approvals.

The size, layout and condition of any existing buildings on the property have not been confirmed.

Location & Accessibility

The property is situated in Regents Park Estate, Johannesburg South, with access to surrounding residential areas, local businesses and public transport routes.

Local Amenities

- **Shopping & Retail:** Local shopping centres, convenience stores and retail outlets in the surrounding area.
- **Public Transport:** Local taxi routes and public transport facilities.
- **Education:** Schools and educational facilities in the surrounding area.
- **Healthcare:** Nearby medical facilities, clinics and pharmacies.
- **Business & Recreation:** Local businesses, restaurants and recreational facilities.

**Viewing is only available by appointment, should you wish to view – feel free to contact our offices.
Any offers received will be submitted to the sellers for possible consideration**

V VENDOR

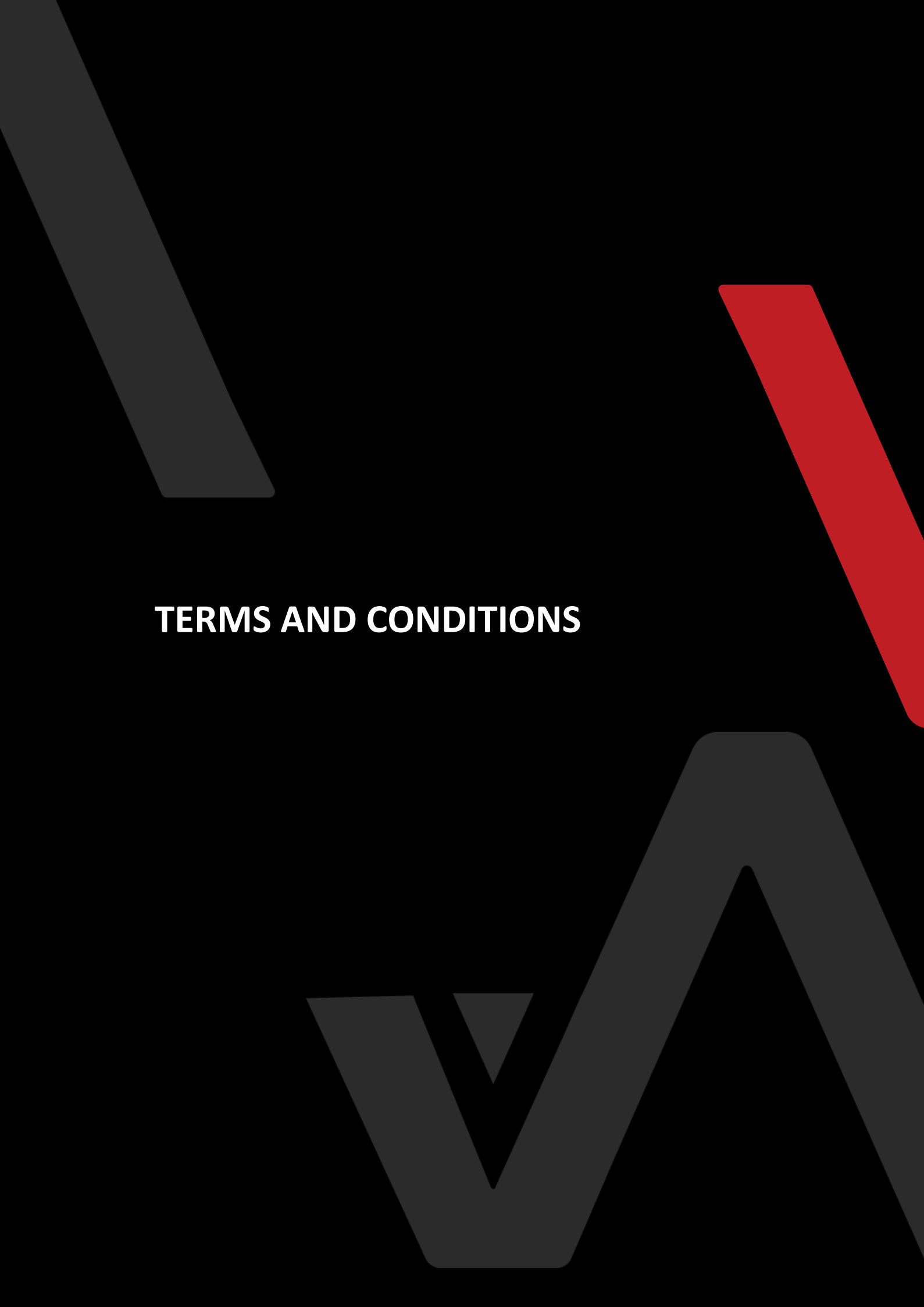
A U C T I O N E E R S

 <p>a world class African city</p>		ZONING INFORMATION NOTE PAD	
REQUESTED BY:			
LAND USE SCHEME:		CITY OF JOHANNESBURG LAND USE SCHEME 2018: AMENDED 2025	
ERF / HOLDING / FARM PORTION: 375 (495 m ²)			
TOWNSHIP NAME / HOLDING NAME / FARM NAME: REGENTS PARK ESTATE			
STREET NAME AND NUMBER: 40 FRED STREET			
ZONING INFORMATION			
USE ZONE: Residential 4			
HEIGHT ZONE: A (REFER TO TABLE 4)			
FLOOR AREA RATIO:	REFER TO TABLE 6		
COVERAGE:	REFER TO TABLE 5		
DENSITY: 1 Dwelling per 200 m ²			
BUILDING LINE: REFER TO TABLE 7			
PARKING: AS PER SCHEME			
AMENDMENT SCHEME APPLICABLE: N/A			
SERVED BY: Pfumelani Sithole			DATE: 29/10/2026

The CoJ Land Use Scheme [2018 : Amended 2025] is open for inspection at upper ground level, Nedbank building, Newtown Junction, Johannesburg between 8:00 and 15:30 weekdays. The applicant must verify the information contained herein by inspection of the CoJ Land Use Scheme [2018 : Amended 2025]. Whilst the utmost is done to ensure accuracy, the City of Johannesburg does not accept responsibility for any incorrect information given on this form.

The applicant's attention is drawn to the general provisions of the CoJ Land Use Scheme [2018 : Amended 2025]. It should be noted that the provisions of the CoJ Land Use Scheme [2018 : Amended 2025] do not override any restrictive conditions that may be contained in the Title Deed.

PLEASE NOTE: Further clarification regarding the above information can be obtained from the relevant Land Use Area Manager.



TERMS AND CONDITIONS

VENDITOR AUCTIONEERS

- 10% Deposit and buyers commission plus VAT on the commission only upon signing of the agreement.
- The Seller appears not to be VAT registered.
- 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: 16244LJ/Name and Surname

Proof of payment: leoniej@venditor.co.za



VENDITOR

AUCTIONEERS



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