

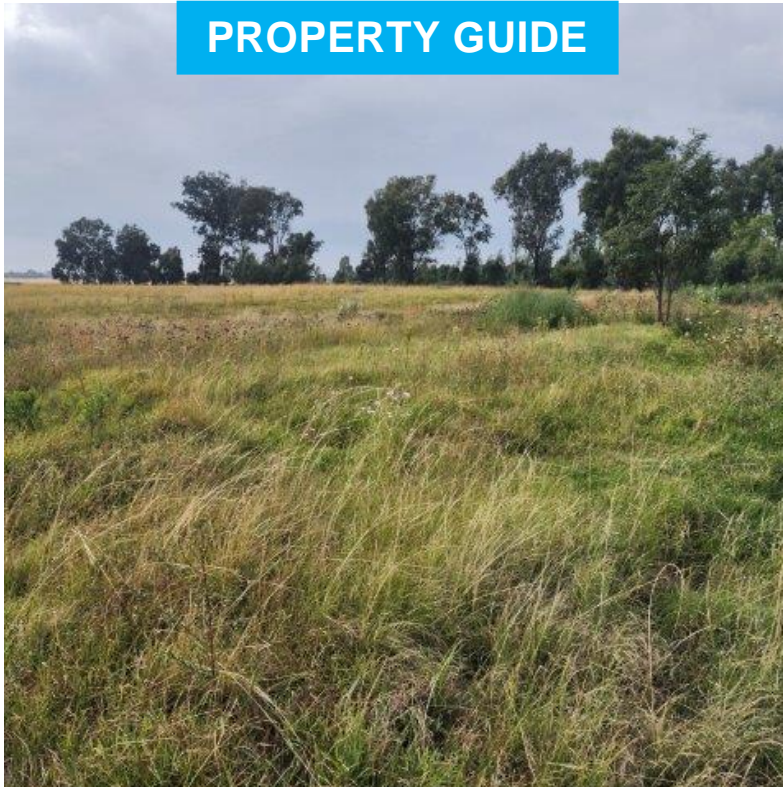


RYNCOR PROPERTIES

Address: 456 Jan van Riebeeck Street, Pretoria North, 0182

Tel: (012) 546 8409 / (012) 546 8411 | **Fax:** 086 696 5471 | **E-mail:** info@ryncor.com | **Web:** www.ryncor.com

PROPERTY GUIDE



VACANT LAND – MEYERTON FARM

6,0714 HA

TENDER CLOSING DATE: Friday, 25 April 2025 @ 12:00

VIEWING: Only by appointment

CONTACT: Trudi de Klerk – Cell: 072 271 8966 or Tel: (016) 366 4046

ADDRESS: Erf 23, Meyerton Farms, Meyerton

Buyers Commission: 0%

R20,000.00 Refundable Registration Fee (STRICTLY NO CASH)

Bank: ABSA, Branch: Pretoria North, Branch code: 632005, Account Number: 4066462915

Trudi de Klerk
(072) 271 8966 | info@ryncor.com

HOW IT WORKS

OBTAIN INFORMATION

- Visit our website to view the desired property.
- Communicate any questions you may have with us.
- Schedule a viewing appointment.

SUBMIT OFFER

- Register, create a profile and place your offers on our website.
- Or download the offer to purchase from our website and email it to info@ryncor.com.
- Or drop the tender off at your nearest Ryncor tender box.

CONFIRMATION

- The sale is subject to confirmation by the seller.
- A 10% deposit is paid into the Ryncor Properties trust account.
- If the offer is accepted, guarantees are paid within 30 business days.

REGISTRATION OF TRANSFER

- Congratulations on acquiring your new property.



PROPERTY INFORMATION

Name:	Vacant Land
Erf Number:	23
Township:	Meyerton Farms
Suburb:	Meyerton Park
Province:	Gauteng
Sector:	Residential
Co-ordinates:	-26.53852,28.016289
Erf size:	6,0714 HA
Zoning:	Residential 1

Property Description:

Welcome to an exceptional opportunity awaiting on Erf 23 Meyerton Farms, nestled within the tranquil environs of Meyerton Park, Meyerton. This sprawling parcel of vacant land offers an expansive canvas for realizing your residential dreams. Encompassing approximately 6.0714 hectares, this property boasts a prime location and holds immense potential for development.

With a zoning designation of Residential 1, this land beckons to those with a vision for creating bespoke residential spaces. Whether you aspire to build a private estate, a community of homes, or pursue other residential ventures, this blank slate provides the ideal foundation for your ambitions.

Situated within a well-established residential area, yet offering a serene retreat from the urban bustle, this property provides a harmonious blend of convenience and tranquility. Residents will enjoy easy access to essential amenities, schools, and major transportation routes, ensuring a lifestyle of comfort and convenience.

Unlock the possibilities of this expansive property and embark on a journey to bring your residential aspirations to life. Seize this opportunity to secure your piece of Meyerton's picturesque landscape and realize the full potential of Erf 23 Meyerton Farms. Inquire now and let your imagination shape the future of this remarkable piece of land.

The auctioneers have taken the greatest care to ensure the accuracy of information received, and cannot be held responsible for any errors or omissions in this whole document.

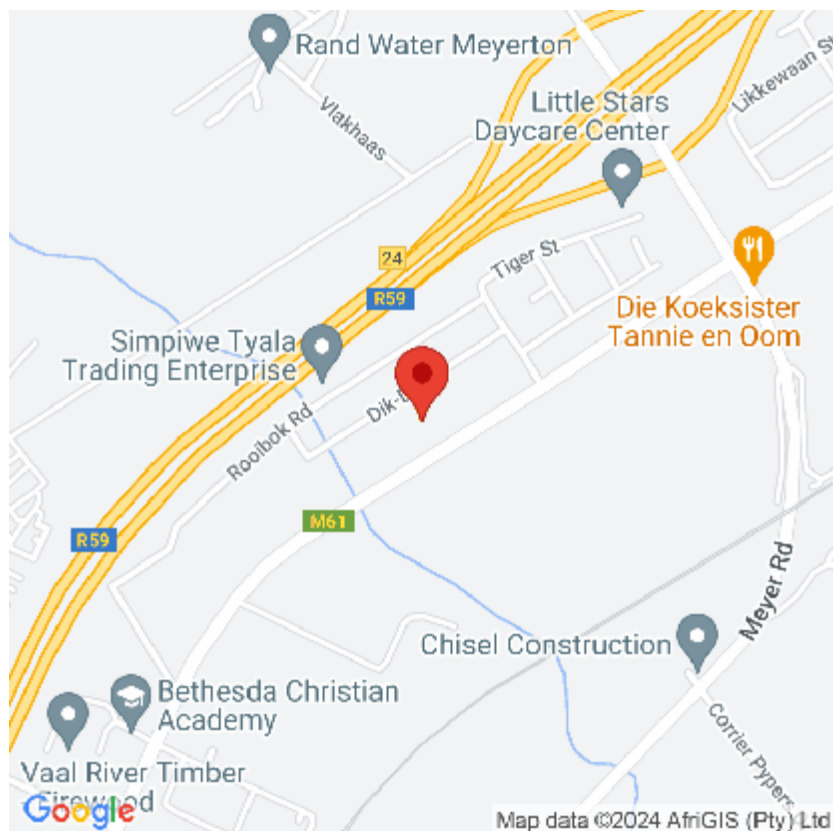


PROPERTY MAPS

Arial View:




Map View:



PHOTOS



ZONING CERTIFICATES


MIDVAAL
LOCAL MUNICIPALITY • MASEPALA WA SELENGE • PLAASLIKE MUNISIPALITEIT

20 R. 1, Meyerton, 1940 - Tel: 012 343-7111 - Fax: 012 343-7115
E-mail: info@midvaal.gov.za - Website: www.midvaal.gov.za
DEVELOPMENT & PLANNING

Refer /Spreek: S.S. Molefe

Our Ref / Ons Verw: 15/1/6

6 December 2010

TO WHOM IT MAY CONCERN

ZONING CERTIFICATE

1.	PROPERTY DESCRIPTION:	Remaining Extent of Erf 22 & 23 Meyerton Township
2.	APPLICABLE SCHEME:	Meyerton Town Planning Scheme 1986
3.	USE ZONE:	"Residential 1"
4.	USES PERMITTED:	Dwelling Houses
5.	USES PERMITTED WITH THE CONSENT OF THE COUNCIL:	Places of Public Worship, Places of Instruction, Social Halls, Institutions and Special Uses

HEIGHT, FAR AND COVERAGE:

• Height	-	3 storey
• Coverage	-	33.3%.
• FAR	-	0.9
• Density	-	1 Dwelling per 1000m ²

7	BUILDING LINES REQUIRED:	Street: 10.67 m
		Sides and rear: 2 m

(Title Deed to be checked for any building line restrictions contained in conditions)

1

Die inligting en inligting wat hierin verskyn is slegs vir informasie en is nie 'n aanbeveling of 'n waarborg van die Midvaal Plaaslike Munisipaliteit nie. Die inligting kan verander word sonder kennisgewing. Die inligting is nie 'n aanbeveling of 'n waarborg van die Midvaal Plaaslike Munisipaliteit nie. Die inligting is nie 'n aanbeveling of 'n waarborg van die Midvaal Plaaslike Munisipaliteit nie.

If desired, an English equivalent of this letter will be forwarded to you upon written request made within 7 days from date hereof.

Indien verlang, sal 'n Engelse ooreenstaende versie van hierdie brief aan u geskied binne 7 dae na die datum van hierdie brief. Indien verlang, sal 'n Engelse ooreenstaende versie van hierdie brief aan u geskied binne 7 dae na die datum van hierdie brief.

Indien verlang, sal 'n Engelse ooreenstaende versie van hierdie brief aan u geskied binne 7 dae na die datum van hierdie brief.



ZONING CERTIFICATES

8. GENERAL:

- 8.1. It must be noted that the Town Planning Scheme and Maps are open for inspection at the Town Planner's Office, Municipal Offices - Meyerton, Mitchell Street at all reasonable hours, and the information contained herein may be verified by the applicant by inspection of the Scheme and Map. The Council does not accept any responsibility for any incorrect information inadvertently given on this form.
- 8.2. Title conditions of some properties contain provisions relating inter alia to the following:
- 8.2.1 Permissible uses.
 - 8.2.2 Prohibition of certain types of building construction.
 - 8.2.3 Distances of buildings from side and rear boundaries.
 - 8.2.4 Provision of on-site parking.
- 8.3. Uses prohibited in terms of any restrictive conditions in the title conditions of the property concerned do not become permissible because of any provision in the Town Planning Scheme, authorising such use. In such cases the applicant is advised to consult an attorney and to do likewise where a use is permissible in terms of the title conditions but is prohibited in terms of the Town Planning Scheme.
- 8.4. The Council reserves the right to alter by amendment any information herein contained.

Applicants should study all title conditions before preparing development proposals.

Yours faithfully


H HUMAN
EXECUTIVE DIRECTOR: DEVELOPMENT AND PLANNING

