



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers

**SANNETTE ROSSOUW PROPERTIES (PTY) LTD (IN LIQUIDATION)
MASTER'S REFERENCE NUMBER M178/2019**

PROPERTY PROSPECTUS

**TIEGERSKLOOFMANOR GUEST HOUSE & CONFERENCE CENTRE
TIEGERSKLOOF ROAD RUSTENBURG**



**PTN 19 OF THE FARM BAVIAANSKRANS:
MEASURING 55.7753 HECTARES**

AUCTION:

WEDNESDAY 5 MAY 2021 AT 12:00 NOON

Auctioneer: Roy Lazarus and Clive Lazarus

Unit Number 10, Ferndale Mews North,
Cnr Oak & Dover Road, Ferndale, Randburg, 2194
Tel: (011) 789-4375 Fax: (011) 789-4369



CONTENTS

1. Disclaimer	2
2. Conditions of Sale	3
3. Property Description.....	4
a. The Stand	
b. The Improvements	
c. Municipal Information	
4. Attachments	5 - 11

DISCLAIMER

Whilst all reasonable care has been taken to provide accurate information, neither Park Village Auctions nor the Seller/s guarantee the accuracy of the information and neither will be held liable for any loss or damages resulting from any errors or omissions in the information herein provided, whether due to the negligence or otherwise of Park Village Auctions or the Sellers or any other person.



Whilst all reasonable care has been taken to provide accurate information, neither Park Village Auctions nor the Seller/s guarantee the accuracy of the information

CONDITIONS OF SALE

- Deposit:** 15% of the Purchase Price payable on the day of the auction
- Commission:** Buyer's commission of Five (5%) plus VAT payable on the day the auction
- Confirmation Period:** Fourteen (14) Business Days from date of signature
- Occupation:** Occupation is on the registration of transfer of the property into the Purchaser's name
- Risk, Control & Insurance:** The sole risk and control and benefit in and to the property shall, unless otherwise agreed in writing and signed by both parties, pass to the Purchaser ***on the registration of transfer of the property into the Purchaser's name*** and from that date, the Purchaser shall be liable for all imposts levied on the property, inclusive of and without limiting the generality hereof, all municipal rates and taxes, licences and other official and/or municipal and consumable charges.
- Transfer Duty / VAT:** Transfer Duty or VAT is Payable on the Purchase amount (NOT BOTH)

FOR MORE INFORMATION PLEASE CONTACT: Debbie



Whilst all reasonable care has been taken to provide accurate information, neither Park Village Auctions nor the Seller/s guarantee the accuracy of the information

PROPERTY DESCRIPTION

PROPERTY LAYOUT:

THE FARM PORTION:

The farm property is located along the Waterkloof Spruit bordering the Kgaswane Nature Reserve along the Reserve's Eastern perimeter.

The farm property is roughly triangular in proportion with the apex of the triangle extending North over the Tierkloof Ridge.

The improvements are located towards the Southern border of the farm in a lower lying valley near the Waterkloof Spruit.

The topography of the farm property is undulating, with fairly rocky surrounds.

ACCESS ROAD AND RIGHT OF WAY:

Access to the farm is from the R24 (Rustenburg / Magaliesburg main road) via Tierkloof Road.

Tierkloof Road extends over three farms portions being the Remaining Extent (RE) of Portion 250 of the Farm Waterkloof No. 305, JQ; Portion 265 of the Farm Waterkloof No. 305, JQ and the RE of Portion 283 of the Farm Waterkloof No. 305, JQ

Tierkloof road is marked on Google Maps as an apparent public road and Surveyed as a Servitude Right of way over two of the portions being the RE of Portion 250 and Portion 265, the Servitude but only partially indicated on the Surveyor General Diagram No. 1990/2002 for the RE OF Portion 283 of the Farm Waterkloof No. 305

THE IMPROVEMENTS:

Guest Lodge & Thatch Entertainment area:

The guest lodge is a double storey building of plastered and painted brick walling fitted with timber framed glazing under a pitched and tiled roofing structure comparing on the Ground Floor an entrance foyer and reception area, open plan lounge and dining room, bar lounge, guest cloakrooms and an industrial kitchen with pantry and scullery area. Timber pedestrian staircases from the foyer area lead to the Upper Level comprising a large conference room / lecture room.

With access from the covered walkway at the front of the buildings, the accommodation comprises **nine (9) fully furnished air-conditioned guest rooms with en-suite bathrooms** on both the Ground Floor and Upper Level.

Staff Accommodation, Laundry, Tandem Garage and Storerooms:

Located at the back of the lodge building are three (3) free-standing single storey buildings of plastered and painted brick walling fitted with steel framed glazing under IBR roofing structure comprising three (3) staff rooms, a staff bathroom and toilet, a laundry room, storerooms, single garage with parking for at least two cars in tandem and a garden storeroom.

Main House and Two (2) Guest rooms:

Situated towards the South Eastern boundary to the left of the paved entrance and egress driveway, is a double storey residential dwelling of plastered and painted brick walling fitted with timber framed glazing under a pitched and tiled roofing structure comprising on the Ground Floor of covered patio leading to the open plan entrance foyer, lounge and dining room, guest cloakroom, breakfast area and kitchen.

A pedestrian staircase from the entrance foyer area leads to the Upper Level comprising an open plan TV lounge and study area, three (3) bedrooms and two (2) bathrooms (main en-suite).

Located on the Upper Level with a private access via a staircase leading up the side of the dwelling are two (2) en-suite guest rooms. The two guest suite are also accessible from the interior of the dwelling via an interleading pedestrian door from the third bedroom.

Other Improvements:

Other improvements include two (2) boreholes (one equipped) and a cement dam and a solar geyser requiring repairs.

APPROXIMATE EXTENT OF IMPROVEMENTS:

Guest Lodge Building:	1 546 Square Metres
Thatch entertainment areas:	126 Square Metres
Outbuildings:	132 Square Metres
Main House:	<u>544</u> Square Metres
Total:	2 348 Square Metres

CONDITION OF IMPROVEMENTS:

The building improvements and infrastructure all appear to be in good physical condition with no apparent major structural defects, however, requiring some repairs and general maintenance such as, but not limited to;

- Painting the exterior of the guest lodge building, main house and outbuildings including gutters and down pipes, window frames, windowsills, doors and door frames
- Painting the interior of the guest lodge building, main house and outbuildings including ceilings, doors and door frames
- Repairing collapsed ceiling in guest lodge reception
- Repairing solar geyser

BOUNDARY:

The greater portion of the farm extending over the ridge is unbound with the Western and Southern perimeters bound by the fencing of the Kgaswane Nature Reserve.

RATES AND TAXES:

Account Number: *Information to follow*
Monthly Rates: *Information to follow*

ZONING:

The rezoning of the subject property was approved on 15 May 2017 by the Rustenburg Local Municipality from "Agricultural" to "Agricultural for purposes of Guest Lodge restricted to 12 en-suite, Conference and Wedding facilities, Chapel and private dwelling.

The application for rezoning was attended to by Maxim Planning Solutions (Rustenburg)

Contact Person: Ms. Simonè Swanepoel
Contact Details: Land Line: (014) 592 9489



Whilst all reasonable care has been taken to provide accurate information, neither Park Village Auctions nor the Seller/s guarantee the accuracy of the information

WINDEED

WinDeed Property Report

windeed
A LexisNexis® Product

Name **BAVIAANSKRANS**, Number **308**, Portion **19**

REGISTERED PROPERTY DETAILS

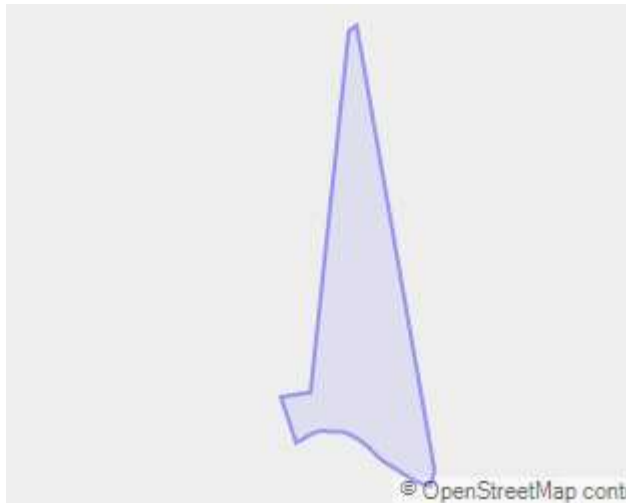
Property Type	FARM	Diagram Deed	T28720/946
Farm Number	308	Registered Size	55.7753H
Portion Number	19	Municipality	RUSTENBURG LOCAL MUNICIPALITY
Farm Name	BAVIAANSKRANS	Province	NORTH-WEST
Registration Division	JQ	Coordinates (Lat/Long)	-25.737185 / 27.247469
Deeds Office	PRETORIA		

OWNER DETAILS

Owner 1 of 1

Person Type	COMPANY	Title Deed	T68437/2008
Name	SANNETTE ROSSOUW PROP PTY LTD	Purchase Date	2008/04/02
Registration Number	200800522407	Purchase Price (R)	15,733,710
Share (%)	-	Registration Date	2008/07/24

MAPS



PROPERTY INFORMATION

Address	-
Primary Use	-
Estate	-

Room Configuration

Bedrooms	1	Reception Areas	-
Bathrooms	1	Study/Office	-
Kitchens	-		
Internal Finishes	-		

Whilst all reasonable care has been taken to provide accurate information, neither Park Village Auctions nor the Seller/s guarantee the accuracy of the information

PHOTOGRAPHS



Whilst all reasonable care has been taken to provide accurate information, neither Park Village Auctions nor the Seller/s guarantee the accuracy of the information



Whilst all reasonable care has been taken to provide accurate information, neither Park Village Auctions nor the Seller/s guarantee the accuracy of the information



Whilst all reasonable care has been taken to provide accurate information, neither Park Village Auctions nor the Seller/s guarantee the accuracy of the information