



# PARK VILLAGE AUCTIONS

*Trusted by banks, respected by buyers*

BITFLOW INV 403 (PTY) LTD

## “LAKAMA” ACCOMMODATION FACILITY- BREYTEN

ERF NUMBERS 916, 917, 918, 919, 920, 921, 922, 923, 924, 931, 932, 933, 934, 935, 936,  
937, 938, 939, 940, 941, 942, 943, 944, 949, 950, 951, 952, 953 & 955  
BREYTEN EXTENSION 3, BREYTEN, MPUMALANGA PROVINCE



Breytenbach Road, Breyten  
Mpumalanga Province

**INVITATION TO SUBMIT OFFER**  
**OFFERS CLOSE: 12 MAY 2021**

**VIEWING BY APPOINTMENT**

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# DISCLAIMER

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# CONDITIONS OF SALE

<b>Deposit:</b>	15% of the Purchase Price payable on submission of Offer
<b>Commission:</b>	Buyer's commission of Six (6%) plus VAT payable on submission of Offer
<b>Confirmation Period:</b>	Fourteen (14) Business Days from date of signature
<b>Occupation:</b>	Date of Registration of Transfer
<b>Risk, Control &amp; Insurance:</b>	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 date of registration of transfer 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.
<b>Transfer Duty / VAT:</b>	The Seller is a registered VAT Vendor and VAT at 15% on the purchase price is payable.



# PROPERTY SUMMARY

## GENERAL:

**Property Address:** Breytenbach Road, Breyten Extension 3

**GPS co-ordinates:** -26.298759, 29.993699

**City & Province:** Breyten Mpumalanga Province

**Description:** The aforesaid property lies towards the Eastern periphery of Breyten and has been developed as an Accommodation Facility known as "Lakama", comprises of 20 Apartment blocks in close distance to each other with a kitchen, dining room and a Recreational hall. Surrounding the current improvements are 10 vacant stands earmarked for feature development.

## TITLE DEED INFORMATION:

**Registered Description:** Erf Numbers 916, 917, 918, 919, 920, 921, 922, 923, 924, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 949, 950, 951, 952, 953 & 955, Breyten Extension 3, Mpumalanga Province

**Registered Owner:** BITFLOW INV 403 (PTY) LTD

**Title Deed Number:** T169869/2005

**Endorsements:** Standard Bank South Africa Ltd in the amount of R 2,000,000.00 - Endorsement number B194160/2005

and

Standard Bank South Africa Ltd in the amount of R 4,000,000.00 - Endorsement number B45960/2007

and

Standard Bank South Africa Ltd in the amount of R 6,000,000.00 - Endorsement number B6438/2008

**Combined Registered Extent of Stands:** 3.6079 Hectares



## PARK VILLAGE AUCTIONS

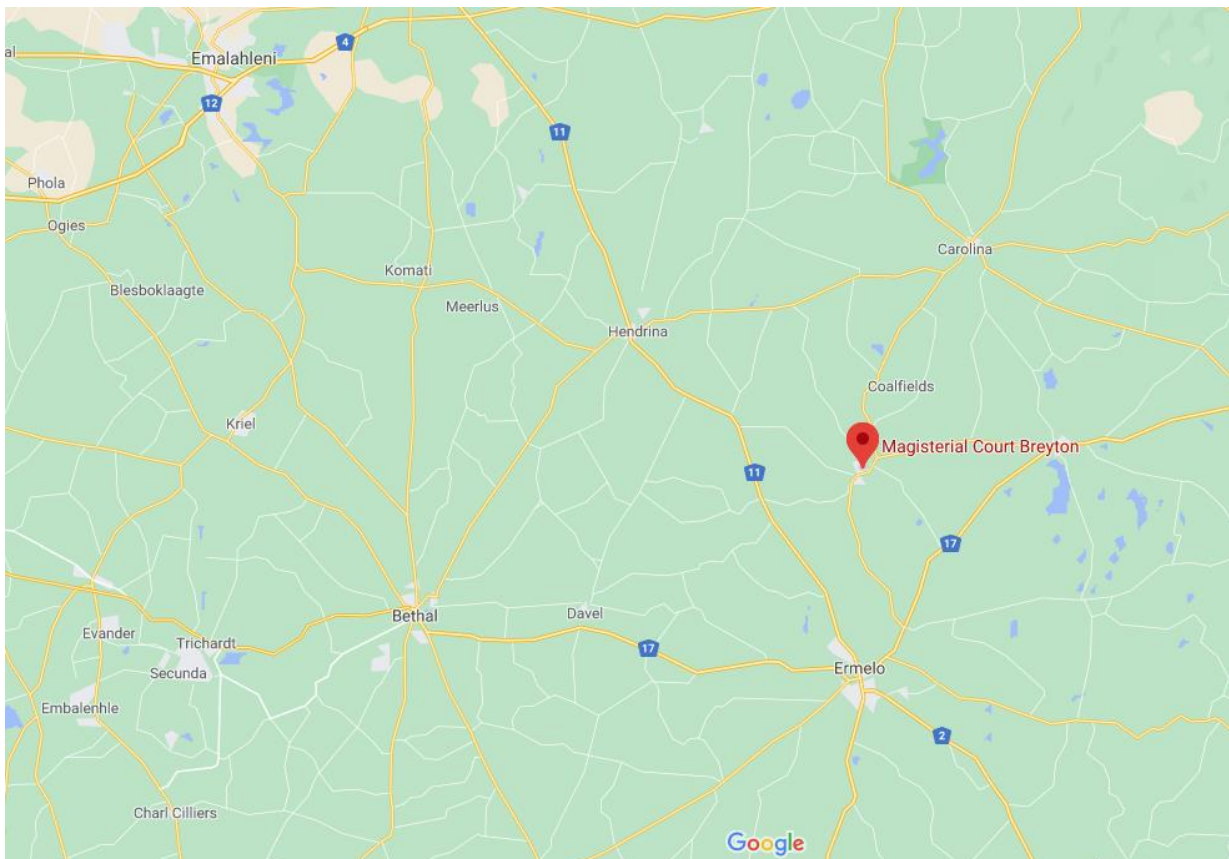
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# LOCATION

The aforesaid property lies towards the Eastern periphery of Breyten along Breytenbach Street opposite the Breyten Medical Clinic.

Breyten is small rural town located in Mpumalanga Province between the towns of Ermelo and Carolina and falls within the boundaries of the Msukaligwa Local Municipality (Breyten) Mpumalanga Province

While agriculture is the main activity in the area surrounding Breyten, the largest employers are the nearby Spitskop Msobo Coal Mine and Moifontein Coal Mine.



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# PROPERTY DESCRIPTION

## THE SUBJECT STAND:

- Layout: The stands is roughly rectangular in proportion.
- Topography: The topography of the area appears to be relatively steep however drainage does not appear to be a problem

## THE IMPROVEMENTS:

“Lakama”, comprises of 20 Apartment blocks in close distance to each other with a kitchen, dining room and a Recreational hall Surrounding the current improvements are 10 vacant stands earmarked for feature development and extension of the current layout thereto Access is from the main road via a palisade sliding gate and internal sand road to the covered parking bays. Internal grass walkways lead to the different Units.

External Construction: All the improvements although different in extent, being rectangular single storey building structures of plastered and painted brick walling, fitted with steel framed glazing under pitched concrete roof structures with the front entrances having IBR and steel canopies

Building Improvements: The bigger units namely **Blocks 1, 2, 12, 13, 16, 17, 18, 19 & 20** comprise of an entrance, kitchen, passage walkway, 5 double bedrooms and a bathroom facility

Flooring: Ceramic floor tiles throughout

Walling: Plastered and painted brick with one bedroom having dry wall finish and the bathrooms being tiled to window height

Ceilings: Plastered rhino-lite ceilings throughout

Fittings & Fixtures: No built-in cupboards in the bedrooms  
Wooden cupboard with formica top and single stainless steel sink unit in the kitchen  
Industrial equipped kitchen

Located towards the side of the buildings are double concrete wash troughs

The smaller units namely **Blocks 3, 4, 5, 6, 7, 9, 10, 11, 14 & 15** have been divided into two areas, each side has a separate entrance door and comprises of an entrance, kitchen, short passage walkway, 2 bedrooms and a bathroom facility

Flooring: Ceramic floor tiles throughout  
 Walling: Plastered and painted brick throughout with the  
 bathrooms being tiled to ceiling height  
 Ceilings: Plastered rhino-lite ceilings throughout

Fittings & Fixtures: No built-in cupboards in the bedrooms  
 Wooden cupboard with formica top and  
 single stainless steel sink unit in the  
 kitchen

Located towards the side of the buildings are two single  
 stainless steel wash troughs

The **Kitchen** is located towards the left of the driveway with  
 a large concrete slab surround and comprises of a dining  
 room, fully equipped kitchen and storage facility

Flooring: Ceramic floor tiles throughout Walling: Plastered  
 and painted brick with the kitchen and storage area tiled to  
 ceiling height Ceilings: Plastered rhino-lite ceilings

Fittings & Fixtures: Industrial equipped kitchen  
 Walk-in fridge/freezer connected to the  
 outside compressor

The **Recreational Hall** is situated between the residential  
 blocks with a concrete slab surround and comprises of a  
 rectangular floor area.

Flooring: Africote flooring  
 Walling: Plastered and painted brick  
 Ceilings: Plastered rhino-lite ceilings

Located opposite the kitchen is a rectangular steel  
 constructed carport under flat IBR roofing with parking for 12  
 vehicles

Extent of Improvements:

- Erf 916 - 112 m<sup>2</sup> (Block 1)
- Erf 918 - 210 m<sup>2</sup> (Kitchen)
- Erf 931 - 112 m<sup>2</sup> (Block 2)
- Erf 932 - 77 m<sup>2</sup> (Block 3)
- Erf 933 - 77 m<sup>2</sup> (Block 4)
- Erf 934 - 77 m<sup>2</sup> (Block 5)
- Erf 935 - 77 m<sup>2</sup> (Block 6)
- Erf 936 - 77 m<sup>2</sup> (Block 7)
- Erf 937 - 230 m<sup>2</sup> (Covered parking)
- Erf 938 - 160 m<sup>2</sup> (Recreational Hall)
- Erf 938 - 112 m<sup>2</sup> (Block 12)
- Erf 939 - 77 m<sup>2</sup> (Block 11)
- Erf 940 - 77 m<sup>2</sup> (Block 10)
- Erf 941 - 77 m<sup>2</sup> (Block 9)

Erf 942 - 77 m<sup>2</sup> (Block 14)  
 Erf 943 - 112 m<sup>2</sup> (Block 13)  
 Erf 950 - 112 m<sup>2</sup> (Block 16)  
 Erf 950 - 112 m<sup>2</sup> (Block 17)  
 Erf 951 - 112 m<sup>2</sup> (Block 18)  
 Erf 952 - 112 m<sup>2</sup> (Block 19)  
 Erf 953 - 112 m<sup>2</sup> (Block 20)

Physical Condition: The improvements are in fairly good physical condition with no apparent major structural defects.

Boundary: The roadside and the Western boundary has palisade fencing with the remaining sides being pre-cast walled, topped with razor wire

### **THE UNIMPROVED STANDS:**

<b>Registered Extent of Vacant Stands:</b>	Erf 917 -	920 m <sup>2</sup>
	Erf 919 -	912 m <sup>2</sup>
	Erf 920 -	956 m <sup>2</sup>
	Erf 921 -	956 m <sup>2</sup>
	Erf 922 -	956 m <sup>2</sup>
	Erf 923 -	956 m <sup>2</sup>
	Erf 924 -	913 m <sup>2</sup>
	Erf 944 -	787 m <sup>2</sup>
	Erf 949 -	1547 m <sup>2</sup>
	Erf 955 -	9211 m <sup>2</sup>

### **MUNICIPAL INFORMATION:**

Municipal Valuation: R 3,250,500.00

Rates & Taxes: Monthly R 2,098.68



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