



VENDITOR

AUCTIONEERS



ONLINE AUCTION | 10.93ha INDUSTRIAL PLOT

LIQUIDATION ESTATE: FLIPMAN PTY LTD

ONLINE DATE:

17 SEPTEMBER 2024

STANDS ON AUCTION: (ALL STANDS TO BE SOLD COLLECTIVELY)

HOLDING 5 | HOLDING 7 | HOLDING 9 | ERF 3486 | ERF 3487 | ERF 3542 | ERF 3543

1 SWAELTJIE STR, SHALIMAR RIDGE, HEIDELBERG

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Disclaimer:

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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 right. 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



VENDITOR

AUCTIONEERS

P

Property Details

HOLDING

Suburb: Heidelberg AH

LEGAL

Holding 5 of "HEIDELBERG AGRICULTURAL HOLDINGS"

Mun: "LESEDI LOCAL MUNICIPALITY"

Province: "GAUTENG"

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

LAND SIZE (REGISTERED)

1.6187 ha

LAND SIZE (CADASTRAL)

1.7923 ha

LAST SALES DATE

2016/08/31

P

Property Details

HOLDING

Suburb: Heidelberg AH

LEGAL

Holding 7 of "HEIDELBERG AGRICULTURAL HOLDINGS"

Mun: "LESEDI LOCAL MUNICIPALITY"

Province: "GAUTENG"

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

LAND SIZE (REGISTERED)

1.6187 ha

LAND SIZE (CADASTRAL)

1.6345 ha

LAST SALES DATE

2016/08/31

P

Property Details

HOLDING

Suburb: Heidelberg AH

LEGAL

Holding 9 of "HEIDELBERG AGRICULTURAL HOLDINGS"

Mun: "LESEDI LOCAL MUNICIPALITY"

Province: "GAUTENG"

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

LAND SIZE (REGISTERED)

1.6187 ha

LAND SIZE (CADASTRAL)

1.5817 ha

LAST SALES DATE

2016/08/31

P

Property Details

FREEHOLD

Suburb: Heidelberg AH

LEGAL

Erf 3486

Town: "HEIDELBERG EXT 18"

Mun: "LESEDI LOCAL MUNICIPALITY"

Province: "GAUTENG"

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

LAND SIZE (REGISTERED)

14369 m²

LAND SIZE (CADASTRAL)

14385 m²

LAST SALES DATE

2016/08/31



VENDOR

AUCTIONEERS

Property Details

FREEHOLD



Suburb: Heidelberg AH

LEGAL

Erf 3487

Town: "HEIDELBERG EXT 18"

Mun: "LESEDI LOCAL MUNICIPALITY"

Province: "GAUTENG"

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

LAND SIZE (REGISTERED)

16149 m²

LAND SIZE (CADASTRAL)

16185 m²

LAST SALES DATE

2016/08/31

Property Details

FREEHOLD



Suburb: Heidelberg AH

LEGAL

Erf 3542 [AK10237 A826/92]

Town: "HEIDELBERG EXT 21"

Mun: "LESEDI LOCAL MUNICIPALITY"

Province: "GAUTENG"

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

LAND SIZE (REGISTERED)

18179 m²

LAND SIZE (CADASTRAL)

16179 m²

LAST SALES DATE

2016/08/31

Property Details

FREEHOLD



Suburb: Heidelberg AH

LEGAL

Erf 3543 [AK10237 A826/92]

Town: "HEIDELBERG EXT 21"

Mun: "LESEDI LOCAL MUNICIPALITY"

Province: "GAUTENG"

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

LAND SIZE (REGISTERED)

14067 m²

LAND SIZE (CADASTRAL)

12125 m²

LAST SALES DATE

2016/08/31

Amenities



FILLING STATION

1.3 km
Sasol Boschfontein

1.32 km
BP

1.62 km
Engen Rensburg Motors



POLICE STATION

2.76 km
S A Police Service

3.31 km
South African Police Service Heidelberg
Gauteng

4.17 km
South African Police Service Pretoria



BUS STATION

No bus stations in the proximity



SHOPPING CENTRE

1.82 km
Oasis Shopping Centre

2.06 km
Schoeman Gebou

2.1 km
Heidelberg Meyer Street Shopping Centre



HOSPITAL/CLINIC

0.32 km
Heidelberg Correctional Facility

1.75 km
Ratanda Ext23 Clinic

2.03 km
Heidelberg Hospital



EDUCATION

1.09 km
Kgoro Ya Thuto Secondary School

0.55 km
Ratanda Bertha Gxowa Primary School

0.68 km
Laerskool Ag Visser



PROPERTY DETAILS

PROPERTY DESCRIPTION

This versatile prime Industrial property is strategically located on the Heidelberg/Vaaldam road (R549) and offers a unique investment opportunity for businesses looking to expand or establish their operations.

With only a corner of this 10.93 ha property being utilised and developed, there is still a huge amount of available space to expand on the remaining stand with its perfect flat topography.

Property Highlights include the following:

- 70kva Solar System for the smooth and uninterrupted power supply any business should have + + + 2 Boreholes & 5 JoJo Tanks
- 5 Bay Workshop & Storeroom measuring +/- 1000 m² whereby your trucks can be serviced and washed with ease with the current drive through system implemented.
- 2 Separate Office blocks made up of the Main Operations block which includes a Boardroom, Kitchen, Bathrooms, 11 General offices and 1 Manager office and the Sub Operations block which consists of an Open plan office set-up with a separate Manager office, Bathroom, Kitchen and Storeroom
- 11 Carports as well as Open parking for hundreds of trucks and vehicles

Further enhancements and versatility include:

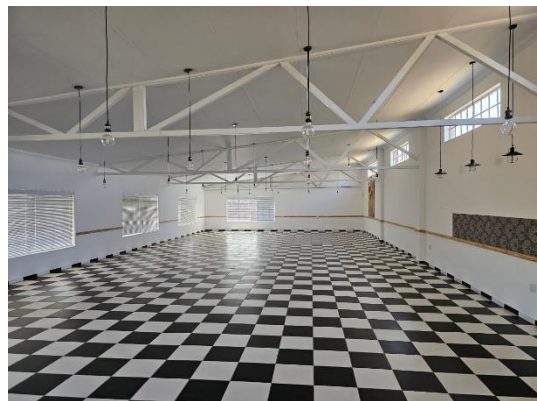
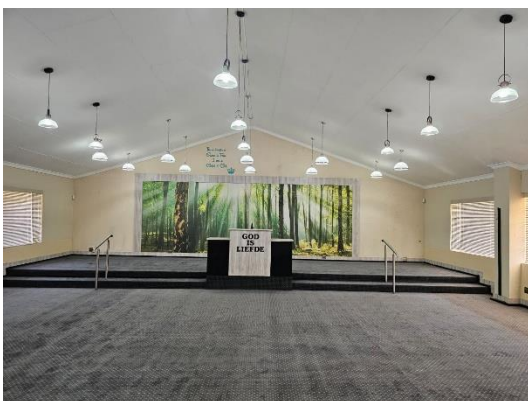
- A church / Hall built to accommodate 150pax
- Additional Function Hall for 150pax
- Large Kitchen to more than handle any catering requirements for the Venue Hall, a Welcoming reception area and Office

- And for the children, there is a lovely Playground to keep them entertained for hours

Note: The property is made up of the following stands all of which are on the same Title Deed:

- Holding 5 of Heidelberg Agricultural Holdings – 1.6187 ha
- Holding 7 of Heidelberg Agricultural Holdings – 1.6187 ha
- Holding 9 of Heidelberg Agricultural Holdings – 1.6187 ha
- Erf 3486, Swaeltjie, Heidelberg Ext 18 – 1.4369 ha
- Erf 3487, Swaeltjie, Heidelberg Ext 21 – 1.6179 ha
- Erf 3542, Swaeltjie, Heidelberg – 1.6179 ha
- Erf 3543, Swaeltjie, Heidelberg – 1.4067 ha

SG Diagrams and Plans are available by request.



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TERMS & CONDITIONS

- R 50,000.00 Refundable registration fee + FICA documents required. Upload your proof of payment and FICA documents on the online platform: www.venditoronline.co.za
- 10% Deposit as well as 6% commission payable immediately upon closing of the auction.
- The Offer is subject to a Confirmation period.
- After written acceptance, the buyer has 45 days to deliver guarantees.
- The property is sold voetstoots – as is.
- Occupation, Risk & Benefit 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: 15646ke

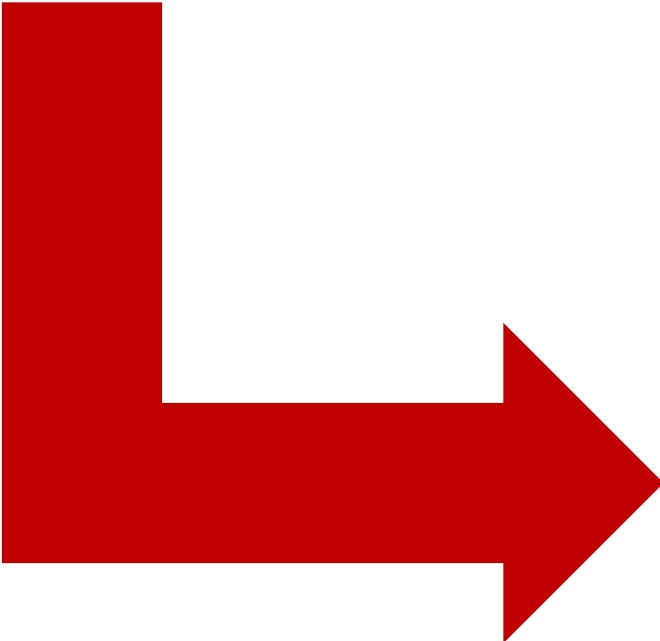
Proof of payment: karen@venditor.co.za



HOW TO REGISTER ON
www.venditoronline.co.za

1. Go to the online portal: www.venditoronline.co.za. If you have not registered before on the website, please click on REGISTER ACCOUNT (top right-hand corner). If you have registered before, please go to LOGIN.
2. Complete your details and ensure that the information you have entered is correct. Once you have completed the form, click submit. You will receive an email to verify your account. Please go to your email and verify your account.
3. Once you have verified your email, go back to the online platform and login. **Go to Your Profile and upload the necessary information as required by the system. You must upload the following documents:**

Click on the buttons below to update



Outbid – Notification Alerts

Profile Details

Password

ID Document Photo

FICA Document

Banking Details

Proof of Bank Account

Proof of Payment (POP)

TV Licence *

*Only Required if you purchase a TV

Auto-Bid Function

Auto-Bid Function Explanation:

The auto-bid function allows the system to bid on your behalf.
It doesn't automatically place your highest bid but follows certain rules.

Example Scenario:

If a Lot is priced at 50(amount) and your auto-bid is set at 450(amount):

- The system won't immediately bid 450(amount).
- Instead, it will start by bidding the next available increment, which is 60(amount).
- If the bid closes at 60(amount) and you're the highest bidder, you win the Lot.
- If someone outbids you at 70(amount), the system will raise your bid to 80(amount).
- This process continues until the system reaches your auto-bid amount.
- If your bid is 450(amount), and someone else's bid is also 450(amount), the system will raise your bid to 450(amount).

Higher Auto-Bid:

If another user sets a higher auto-bid (e.g., 800(amount)), the system will ignore your 450(amount) auto-bid.

The system always favours the user with the highest auto-bid for a specific Lot.

No Consecutive Auto-Bids:

The system won't automatically outbid someone if your auto-bid amount is the same as theirs.

Example 1:

Your auto-bid is 450(amount), and a user bids 350(amount). Your auto-bid raises it to 400(amount). If the next bid is 450(amount), the system takes the user's bid.

Example 2:

If a user bids 400(amount), and your auto-bid is 450(amount), you will be awarded the Lot because your auto-bid is the highest.

Important Note:

Regardless of the item's reserve price, you're responsible for your auto-bid.

If your auto-bid is 5000(amount), and the system reaches that amount through active bids, it will be considered the highest bid.



VENDITOR
AUCTIONEERS



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