

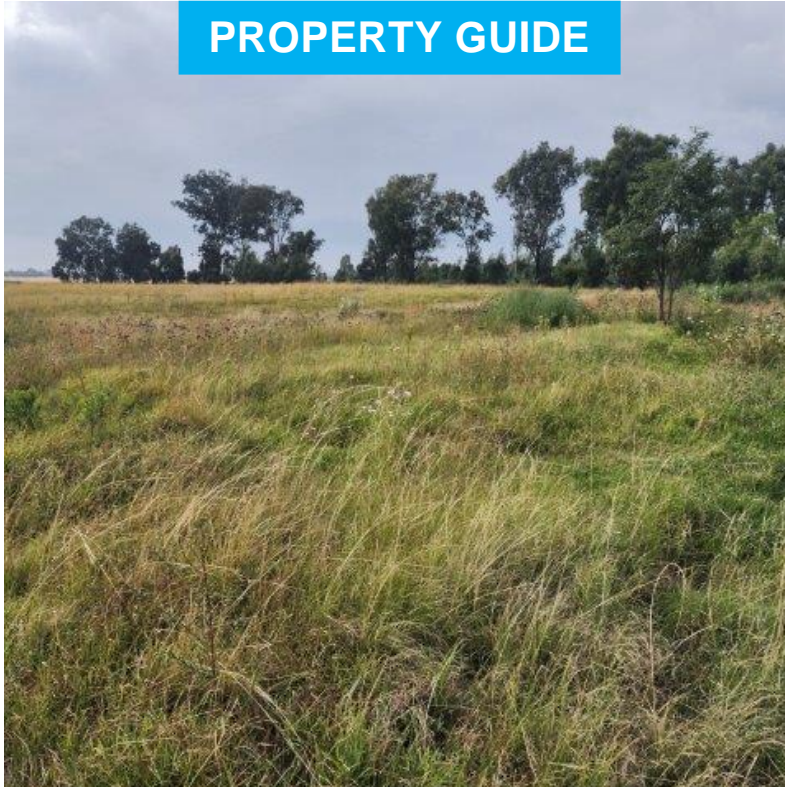


RYNCOR PROPERTIES

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

5,9512 HA

TENDER CLOSING DATE: Friday, 30 August 2024 @ 12:00

VIEWING: Only by appointment

CONTACT: Johan de Klerk – Cell: 079 716 1545 or Tel: (016) 366 4046

ADDRESS: Erf 22, Meyerton Farms, Meyerton

R20,000.00 Refundable Registration Fee (STRICTLY NO CASH)

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

Johan de Klerk
(079) 716 1545 | 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, guarentees are paid within 30 business days.

REGISTRATION OF TRANSFER

- Congratulations on aqiring your new property.



PROPERTY INFORMATION

Name:	Vacant Land
Erf Number:	22
Township:	Meyerton Farms
Suburb:	Meyerton Park
Province:	Gauteng
Sector:	Residential
Co-ordinates:	-26.540863,28.012259
Erf size:	5,9512 HA
Zoning:	Residential 1

Property Description:

Discover the expansive potential of this prime piece of vacant land nestled within the serene surroundings of Meyerton Park, Meyerton. Spanning an impressive 5.9512 hectares, Erf 22 Meyerton Farms presents a canvas for your residential aspirations. With a residential zoning designation of Residential 1, the possibilities for development are vast, offering the opportunity to create a haven tailored to your vision.

Located in an established residential area, this parcel of land offers a tranquil retreat from the hustle and bustle of city life while maintaining convenient access to essential amenities and major transport routes. Whether you envision crafting a private estate or embarking on a residential development project, this blank canvas invites you to transform your dreams into reality.

Immerse yourself in the potential of this expansive property, where each hectare holds promise and opportunity. Don't miss the chance to secure your slice of Meyerton's idyllic landscape and unlock the full potential of Erf 22 Meyerton Farms. Enquire now and start envisioning the limitless possibilities awaiting on 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.

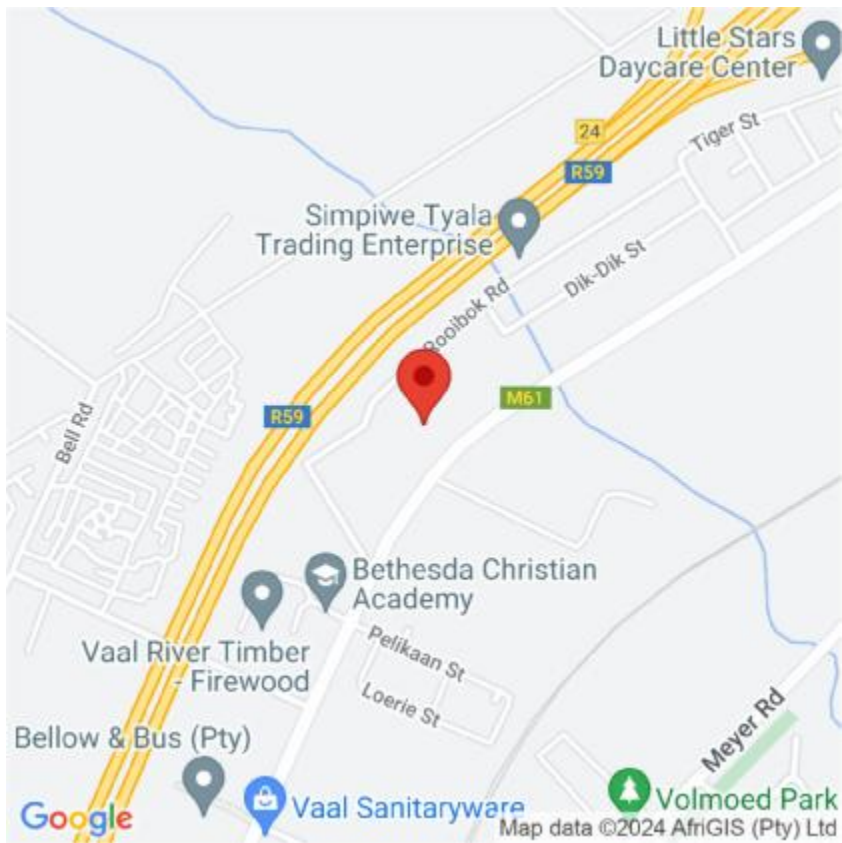


PROPERTY MAPS

Arial View:



Map View:



PHOTOS



ZONING CERTIFICATES

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

