



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

5,7115 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 40, 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 aquring your new property.



PROPERTY INFORMATION

| | |
|----------------------|----------------------|
| Name: | Vacant Land |
| Erf Number: | 40 |
| Township: | Meyerton Farms |
| Suburb: | Meyerton Park |
| Province: | Gauteng |
| Sector: | Residential |
| Co-ordinates: | -26.542947,28.009789 |
| Erf size: | 5,7115 HA |
| Zoning: | Residential 1 |

Property Description:

Welcome to a unique opportunity in the heart of Meyerton Park, Meyerton, where history meets potential on the grounds of Erf 40 Meyerton Farms. This distinctive property, once known as the Hampton Hotel, now presents a canvas for reinvention. Spanning approximately 5.7115 hectares, this expansive parcel of land features a dilapidated building, offering a glimpse into its storied past and a promising future.

With a zoning designation of Residential 1, this property invites visionary developers and entrepreneurs to breathe new life into its rich heritage. The dilapidated building, a relic of bygone eras, holds the promise of transformation into a symbol of modernity and sophistication, whether as a residential complex, boutique hotel, or cultural center.

Nestled within the tranquil surroundings of Meyerton Park, this property offers a harmonious blend of urban convenience and rural serenity. Residents will delight in the proximity to essential amenities, schools, and major transport routes, ensuring a lifestyle of comfort and ease.

Seize the opportunity to restore and reimagine this historic landmark, as you carve out your legacy amidst Meyerton's picturesque landscape. Discover the potential that lies within Erf 40 Meyerton Farms and embark on a journey to shape the future of this remarkable property. Inquire now and be part of the transformation that awaits in this captivating 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.

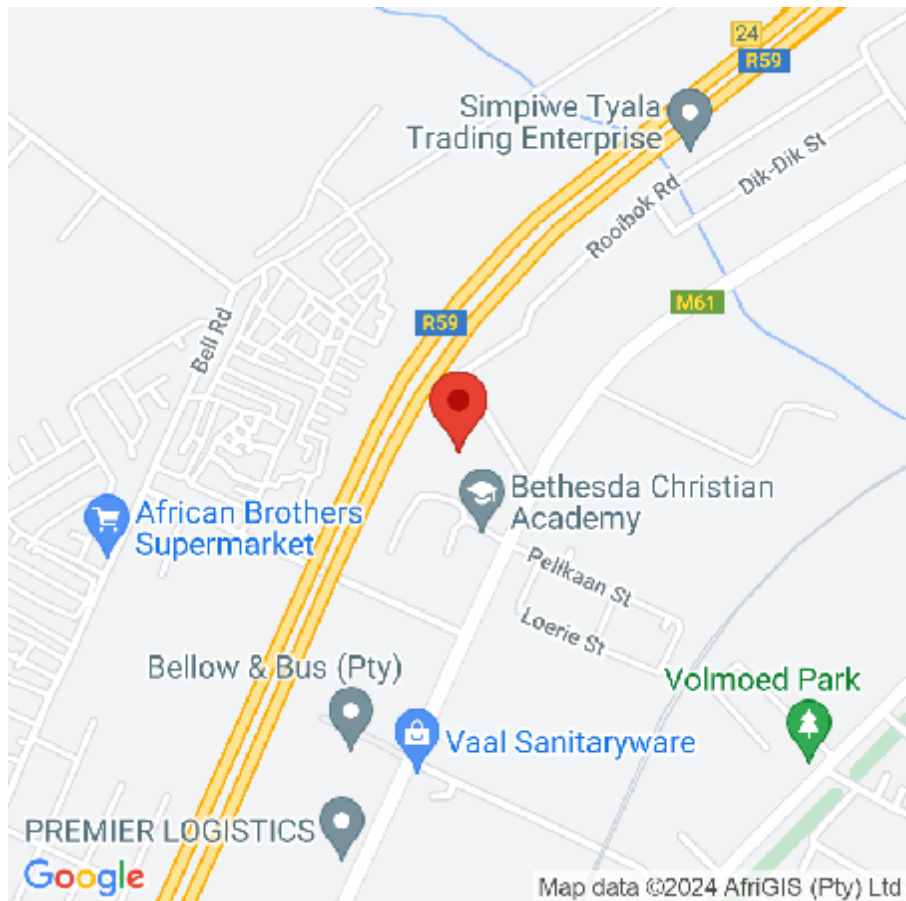


PROPERTY MAPS

Arial View:



Map View:



PHOTOS



ZONING CERTIFICATES

Hampton



LOCAL MUNICIPALITY • MASEPALA WA SELENAC • PLAASLIKE MUNISIPALITEIT

P.O.Box 9, Meyerton, 1960 - Tel: (016) 360-7400 - Fax: (016) 360-7538
E-mail: Bongani@midvaal.gov.za - Website: www.midvaal.gov.za

DEVELOPMENT & PLANNING

Our Reference: 154/74-RE402
Enquiries: B Nyambi

06 December 2010

MM Town Planning Services
P.O Box 296
Heidelberg
1438

Dear Sir

SUBDIVISION APPLICATION: REMAINING EXTENT OF ERF 40 MEYERTON FARMS

Your application dated 09 April 2008 refers.

Please note that your application is receiving attention. The following information must be noted:

In terms of the Meyerton Town Planning Scheme 1986 the subject property is zoned "Residential 1" with a density of one dwelling per 1 000m²(see annexure).

The application as submitted you have proposed to subdivide the stand into portions with minimum stand sizes of 500m². Please note that a rezoning application in terms Section 56 of the Town Planning and Township Ordinance (Ord.15 of 1986) is required to change the density first.

Attached, please find the internal comments.

You are kindly requested to contact Bongani Nyambi of Development & Planning Department at (016) 360 7489.

Your cooperation in expediting the matter is appreciated

Yours faithfully

HB NYAMBI
TOWN PLANNER

Handwritten notes:
Section 7 Regard
Jac Botha - Part 2
iduvor

Kindly address all correspondence to the Municipal Manager • Gelieve alle korrespondensie aan die Munisipale Bestuurder te rig • O gaiselwa go rona lekgale a gaga ga Mungisi wa Masepala
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, en op skriftelike versoek gong binne 7 dae na hierdie datum sal 'n Afrikaanse ekwivalent van hierdie brief aan u gestuur word.
Langwale le ka romela ka Peto ya gaga ga tele o ka ngwala kgopolo ya gaga pele ga matlala a lapa go foga letlaling leo tengwale le romelwago ka lona.



ZONING CERTIFICATES



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PO Box 9, Meyerton, 1960 - Tel: (016) 360-7400 - Fax: (016) 360-7538
E-mail: info@midvaal.gov.za - Website: www.midvaal.gov.za

DEVELOPMENT & PLANNING

Refer /Spreek: S.S. Molofe

Our Ref / Ons Verw: 15/1/6

6 December 2010

TO WHOM IT MAY CONCERN

ZONING CERTIFICATE

1. **PROPERTY DESCRIPTION:** Remaining Extent of Erf 40 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
6. **HEIGHT, FAR AND COVERAGE:**
 - Height - 3 storey
 - Coverage - 33.3%
 - FAR - 0.9
 - Density - 1 Dwelling per 1000m²
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

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Indien verlang, en op skriftelike versoek gery binne 7 dae na hierdie datum sal 'n Afrikaanse ekwivalent van hierdie brief aan u gestuur word.
Langwalo le le ka nnelewa ka Poteto ya gago go feta o ka nnelewa kgetswa ya gago pete go nnelewa a tupa go tupa letlatsing bo kgetswa le nnelewa go ka tupa



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



