



## RYNCOR PROPERTIES

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### PROPERTY GUIDE



**PRIME VACANT LAND, ELANDSFONTEIN – 8.5779HA**

**Land Size: 8.5779 HA**

**TENDER CLOSING DATE:** Friday 27 February 2026 @ 12:00

**VIEWING:** Only by appointment

**CONTACT:** Corne Smit Cell: 082 956 5199 or Tel: (012) 546 8409 / 11

**ADDRESS:** Farm 334, Portion 156 – Barbuda Road, Elandsfontein, Gauteng

**Buyers Commission:** 10%

R20,000.00 Refundable Registration Fee

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

Cornay Smit

(082) 956 5199 | [info@ryncor.com](mailto: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](mailto: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

<b>Name:</b>	Property Forfeiture
<b>Property Type:</b>	Farm
<b>Erf Number:</b>	334
<b>Portion Number:</b>	156
<b>Area:</b>	Elandsfontein
<b>Province:</b>	Gauteng
<b>Sector:</b>	Agricultural Holding
<b>Co-ordinates:</b>	-26.392785 / 27.903956
<b>Land Size:</b>	8.5779 HA

### Property Description – Vacant Land:

The subject property is Farm 334, Portion 156, located along Barbuda Road, within the Elandsfontein area of Gauteng Province. The property measures approximately 8.5779 hectares according to the registered title deed.

### LOCATION & SURROUNDINGS

The property is situated in a semi-rural zone directly between two large informal settlements, resulting in high levels of surrounding pedestrian movement and informal activity. While positioned within an agricultural holding area, the immediate environment is significantly influenced by the neighboring informal communities.

Access to the property is obtained from Barbuda Road, which links to the broader local road network and nearby urban centers.

Approximate GPS Coordinates:

Latitude:  $-26.195^{\circ}$  (S)

Longitude:  $28.323^{\circ}$  (E)

(Purchaser to verify on inspection.)

### PROPERTY CONDITION & CHARACTERISTICS

The land is an open, undeveloped agricultural parcel with no functional infrastructure remaining. All improvements and items of value have been removed, including:

- Boundary fencing
- Steel poles
- Electrical components
- Water-related infrastructure
- Any buildings or structures of significance

There is no electricity supply, and the property contains no existing improvements that contribute material value.

The property is therefore sold as vacant land suitable for:

- Agricultural use
- Livestock (subject to fencing reinstatement)
- Storage yards
- Future development (subject to municipal processes)
- Any legally compliant land use permitted under the applicable zoning scheme
- Zoning: Agricultural / Agricultural Holdings (to be confirmed by purchaser).



## **BOUNDARIES & SITE FEATURES**

- Total land size: 8.5779 hectares
- Current boundary fencing: Removed
- Improvements: None of significance remaining
- Services: No electricity; water and sanitation availability to be confirmed by purchaser
- Topography: Generally, level to gently sloping

Because surrounding activity is informal and uncontrolled, purchasers should conduct thorough on-site inspections as part of their due diligence.

## **SERVITUDES & TITLE CONDITIONS**

All registered or unregistered servitudes, restrictions, rights-of-way, or municipal encumbrances applicable to Farm 334, Portion 156 remain in force and form part of the sale. These may include:

- Eskom electrical servitudes (inoperative infrastructure)
- Road or access servitudes
- Pipeline or service servitudes

Purchaser is responsible for checking the relevant title deed and SG diagrams.

## **LEGAL & GENERAL CONDITIONS**

The property is sold voetstoots, with the purchaser accepting it in its current state, including:

- Absence of fencing
- Absence of improvements
- Encroachment risks from neighboring informal settlements
- Any illegal dumping or informal activity on site

The Seller and Agent make no warranties regarding land condition, services, zoning, environmental compliance, or security.

All municipal charges and adjustments will be handled according to standard conveyancing procedures upon transfer.

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



# PHOTOS



# PHOTOS



# PHOTOS

