

ONLINE AUCTION – 13 – 14 MAY 2025

INFORMATION BROCHURE – RESIDENTIAL DEVELOPMENT STAND

LEOPARD PARK – MMABATHO UNIT 11

PORTION 7 OF ERF 4392 MMABATHO UNIT 11, JO, NORTH-WEST PROVINCE

MEASURING: 1061 square metres



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DISCLAIMER, AUCTION INFORMATION AND TERMS & CONDITIONS

Auction Information

Deposit	10% of the bid price
Commission	6% plus 15% VAT thereon of the bid price
Confirmation period	14 days

Rules of auction and conditions of sale available at: www.ubique.co.za

Terms & Conditions

10% of the purchase price and 6% commission plus VAT thereon is payable by the PURCHASER at the fall of the hammer. Balance on transfer, guarantees to be furnished within 60 days of acceptance. Bidders must provide original proof of identity and residence on registration. All bids are exclusive of VAT. Ubique Auctioneers may bid up to the reserve on behalf of the sellers. Subject to change without notification.

Auctioneer: Rudi Müller (082 490 7686)

Disclaimer

Whilst all reasonable care has been taken to provide accurate information, neither Ubique Auctioneers (Pty) Ltd nor the Seller/s guarantee the correctness of the information provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to negligence or other wise of Ubique Auctioneers (Pty) Ltd or the Seller/s or any other person.

EXECUTIVE SUMMARY & KEY INVESTMENT HIGHLIGHTS

Street address / Location:	The property is situated at Palmer Crescent, Leopard Park, Mmabatho Unit 11, North-West Province.
GPS Coordinates:	(Lat/Long): -25,808901 / 25.635838
Registered Land size:	1061 square metres
Zoning:	Residential
Assessment Rates:	Details on page 7 <i>(Note: The registration of transfer of the property might be subject to the application for and issuing of a certificate by the Municipality in terms of the Spatial Planning and Land Use Management Act SPLUMA), Act 16 of 2013, read with the relevant section(s) of the applicable By-Law).</i>
Improvements:	Details of improvements on pages 7
Key Investment Highlights	* Residential development stand Excellent Location

Note: By bidding on this property, prospective purchasers acknowledge that they have acquainted themselves with the extent and the nature of the property they are buying and that they accept the property as such.

GENERAL INFORMATION:**Title Deed information:****REGISTERED OWNER:**

OWNER INFORMATION (2)	
KGOMO TIEGO CORNELIUS	
Company Type**	-
Registration Number	6712166186084
Name	KGOMO TIEGO CORNELIUS
Multiple Owners**	NO
Multiple Properties**	NO
Share (%)	-

And

OWNER INFORMATION (2)	
KGOMO ELIZABETH MAPATANE	
Company Type**	-
Registration Number	7511170736085
Name	KGOMO ELIZABETH MAPATANE
Multiple Owners**	NO
Multiple Properties**	NO
Share (%)	-

PROPERTY DESCRIPTION:

PROPERTY INFORMATION			
Property Type	ERF	Diagram Deed Number	T3564/2005
Township	MMABATHO UNIT 11	Local Authority	MAFIKENG LOCAL MUNICIPALITY
Erf Number	4392	Province	NORTH WEST
Portion Number	7	Extent	1061.0000UNKNOWN
Registration Division	JO	LPI Code	-
Previous Description	-	Co-ordinates (Lat/Long)**	-
Suburb / Town**	-		

Held by Deed of Transfer Nr T1540/2007

Other Title Deed information

SG Diagram:

Currently not available



Servitudes:

As reflected on the SG Diagrams (if applicable).

DESCRIPTION OF IMPROVEMENTS ON THE SUBJECT PROPERTY

There are no structural improvements on the property. The property is a vacant residential development stand.

FENCING

- None

WATER AND ELECTRICITY SUPPLY

- Local municipal connections.

Municipal account information: - Account nr: - 0000021253

Assessment rates **R1,189.70**

Basic sewerage levy **R 279.28**

Per month total **R1,468.98**

Current outstanding arrear amount: R140,037.42

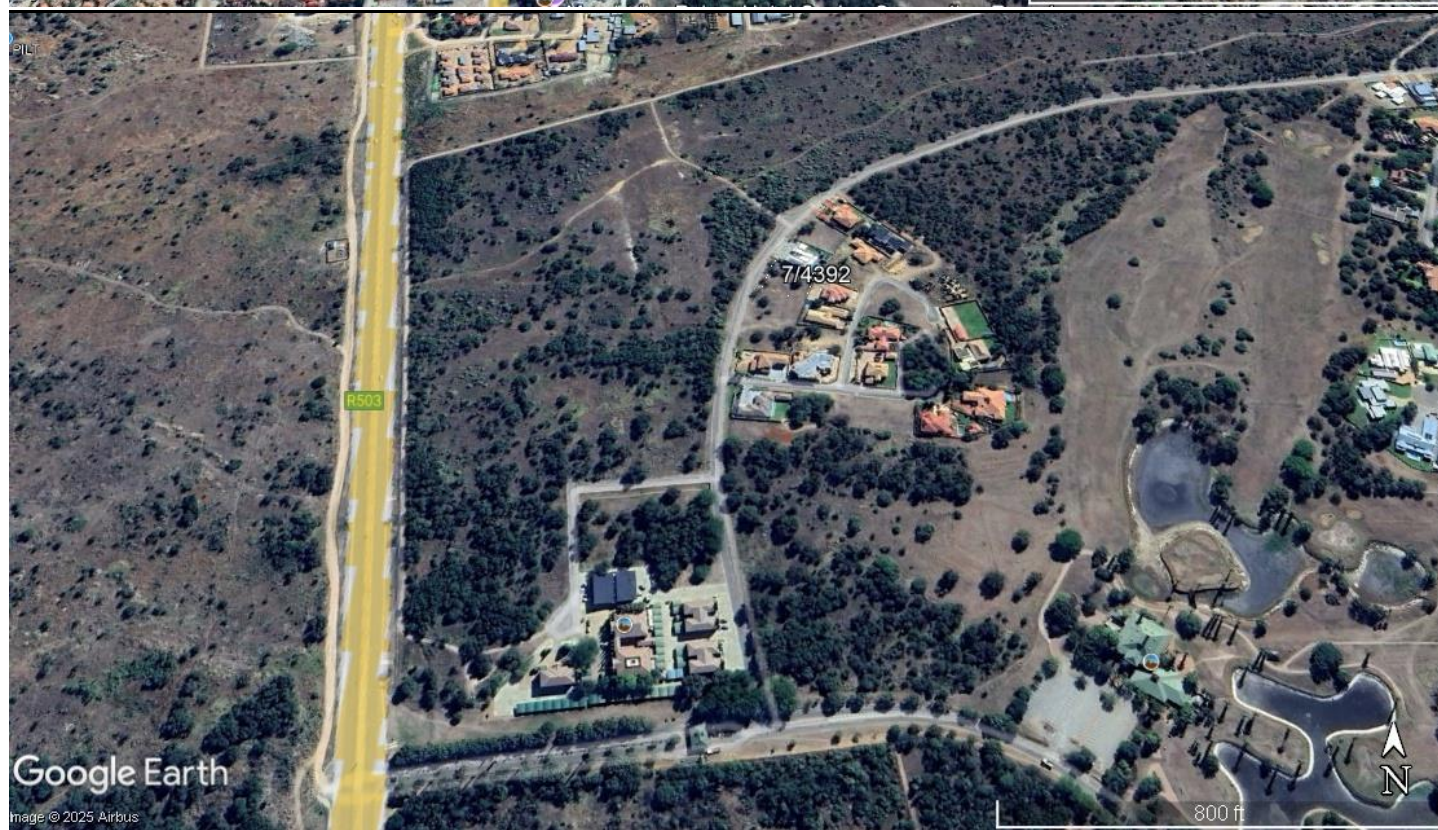
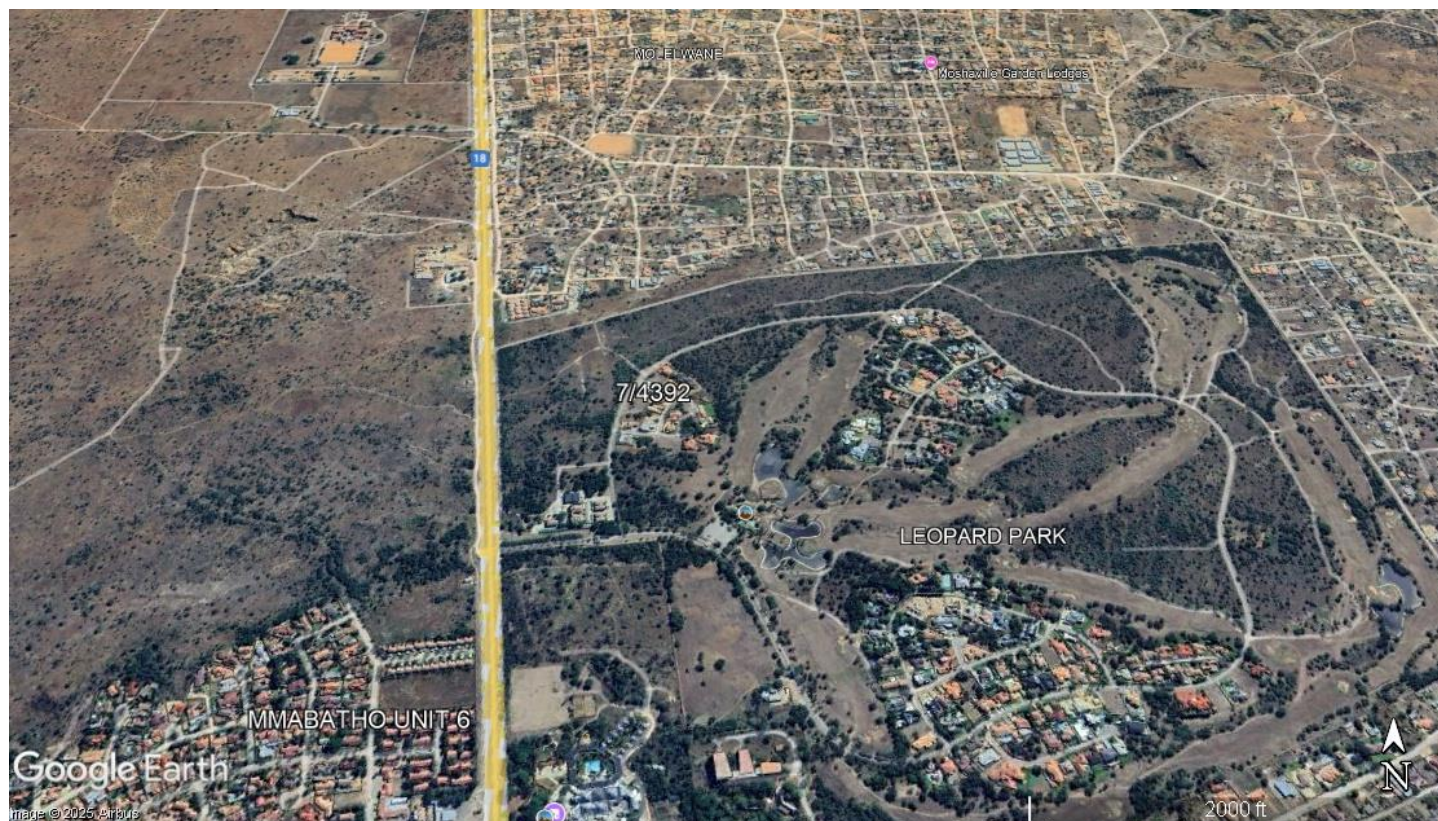
Property information:

GIS image:

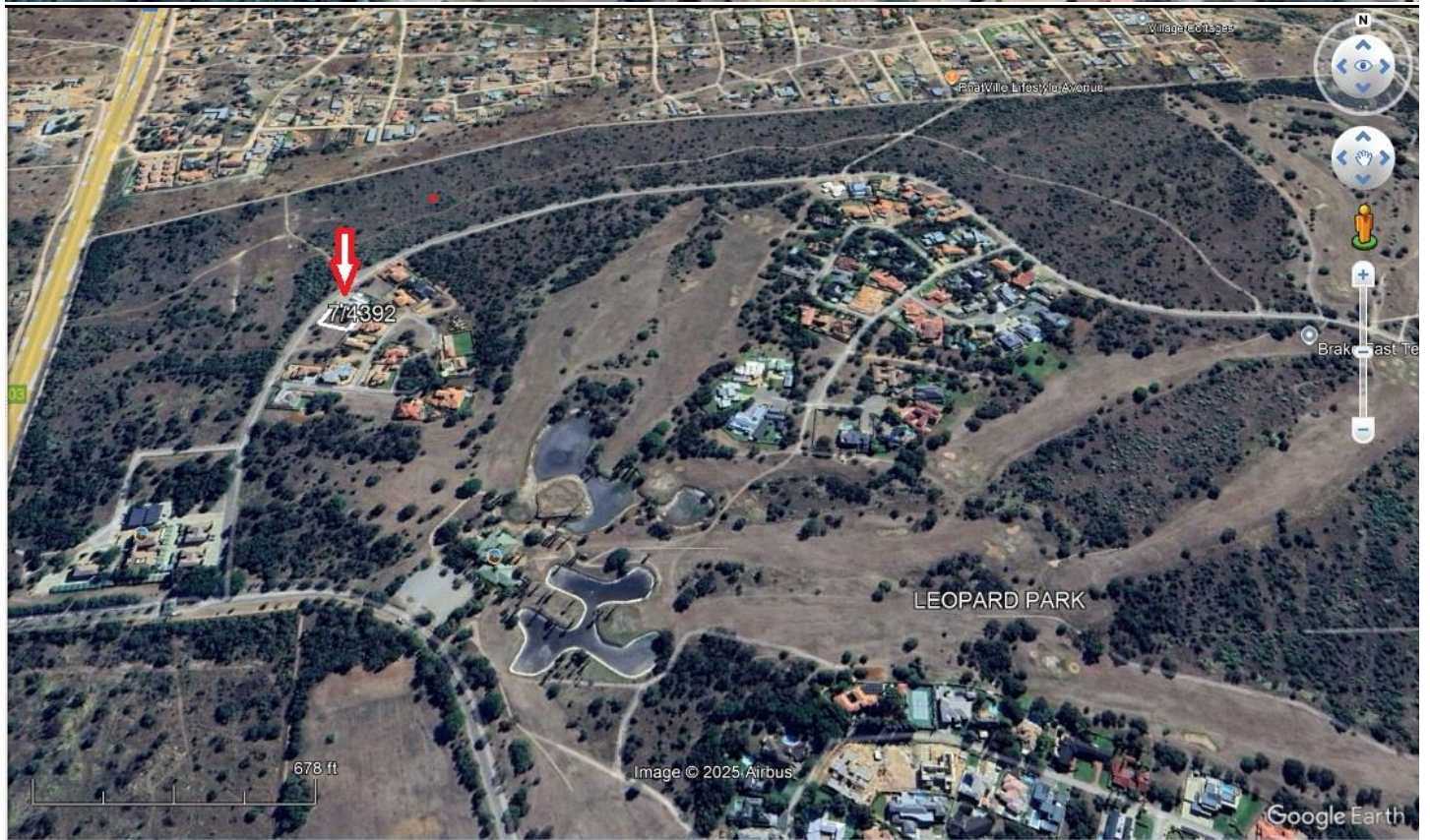


Vacant stand – residential property - Mmabatho

Google Earth images:







PROPERTY IMAGES



ONLINE AUCTION – VACANT STAND – MMABATHO UNIT 11
VACANT RESIDENTIAL PROPERTY – LEOPARDS PARK
REGISTER AND BID ONLINE @ WWW.UBIQUE.CO.ZA

STARTS: 13 MAY 2025 @ 09:00

ENDS: 14 MAY 2025 @ 14:00

Location: Palmer Crescent, Leopard Park, Mmatoho Unit 11

GPS (LAT/LONG) -25.808901, 25.635838

PORTION 7 OF ERF 4392 MMABATHO UNIT 11, REGISTRATION DIVISION JO, NORTH-WEST PROVINCE

MEASURING: 1061 square metres

VACANT RESIDENTIAL PROPERTY – NO IMPROVEMENTS

EXCELLENT LOCATION!!



Notes: 1) Contact the auctioneers for further information.

CONDITIONS: 10 % of the purchase price and 6% commission plus VAT thereon is payable by the PURCHASER at the fall of the hammer. 14 DAY confirmation period. Balance on transfer, guarantees to be furnished within 30 days of acceptance. Buyers must register and bid online and upload proof of residence and identification. (FICA).

For further information contact:

Auctioneer/RUDI MÜLLER 082 490 7686

ANTON ENGELBRECHT 082 789 2772

Office: 018 294 7391



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Visit our website for further information, the rules of auction as well as the regulations in terms of the Consumer Protection Act.