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INFORMATION BROCHURE – LA HOFF RESIDENTIAL PROPERTY

ONSITE AUCTION: 20 FEBRUARY 2025

Property: ERF 286 LA HOFF

Registration Division IP, North-West Province

Measuring: 1323 square metres



54 Irvine Street, La Hoff

INDEX

	<u>Page</u>
DISCLAIMER, AUCTION INFORMATION AND TERMS & CONDITIONS	3
EXECUTIVE SUMMARY & KEY INVESTMENT HIGHLIGHTS	4
GENERAL INFORMATION:	
• TITLE DEED DESCRIPTION	5
• SURVEYOR DIAGRAM	6
PROPERTY INFORMATION	7
IMPROVEMENTS & MUNICIPAL RATES	8
PHOTOGRAPHS OF THE PROPERTY	8-10
GIS & GOOGLE EARTH IMAGES	11
ADVERTISEMENT	12

DISCLAIMER, AUCTION INFORMATION AND TERMS & CONDITIONS

Auction Information

Deposit	10% of the bid price
Commission	7.5% plus 15% VAT thereon of the bid price
Confirmation period	7 days

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

Terms & Conditions

10% of the purchase price and 7.5% commission plus VAT thereon is payable by the PURCHASER at the fall of the hammer. Balance on transfer, guarantees to be furnished within 30 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.

54 Irvine Street, La Hoff

EXECUTIVE SUMMARY & KEY INVESTMENT HIGHLIGHTS

Street address / Location: 54 Irvine Street, La Hoff, Klerksdorp

GPS Coordinates: (Lat/Long): GPS: (Lat/Long): -26.821004 / 26.659455

Pin location:



Registered Land size: 1323 square metres

Zoning: Residential

Assessment Rates: Details on page 8

(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).

Improvements: Details of improvements on **page 7**

Key Investment Highlights * Residential property

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.

54 Irvine Street, La Hoff

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

OWNER INFORMATION (2)	
KINNEAR SYDNEY JOHN	
Person Type**	PRIVATE PERSON
ID Number	5301075042009
Name	KINNEAR SYDNEY JOHN
Multiple Owners**	NO
Multiple Properties**	NO
Share (%)	-
KINNEAR TANIA THERESE	
Person Type**	PRIVATE PERSON
ID Number	6204160153005
Name	KINNEAR TANIA THERESE
Multiple Owners**	NO
Multiple Properties**	NO
Share (%)	-

DEEDS OFFICE PROPERTY DESCRIPTION

PROPERTY INFORMATION			
Property Type	ERF	Diagram Deed Number	T6222/1964
Township	LA HOFF	Local Authority	CITY OF MATLOSANA
Erf Number	286	Province	NORTH WEST
Portion Number	0	Extent	1323.0000SQM
Registration Division	IP	LPI Code	T0IP00250000028600000
Previous Description	-	Co-ordinates (Lat/Long)**	-26.821004 / 26.659455
Suburb / Town**	LA HOFF		

54 Irvine Street, La Hoff



Location: 54 IRVINE STREET, LA HOFF, KLERKSDORP | GPS: (Lat/Long): -26.821004 / 26.659455

THE IMPROVEMENTS MAINLY CONSIST OF THE FOLLOWING:

Residential dwelling comprising of the following:

3 x bedrooms (main en suite)

Kitchen

Lounge

Dining room

TV-room

Bathroom and toilet

Double garage

Outside toilet

54 Irvine Street, La Hoff

WATER AND ELECTRICITY SUPPLY

Local municipal connections.

Municipal account information – Account Number: 94519

Monthly property rates levy:	R 996.96
Basic electricity levy	R 258.19
Basic water levy	R 211.09
Refuse levy	R 240.78
Basic sewerage levy	<u>R 235.70</u>
Total monthly rates & levies	<u>R1,942.72</u>

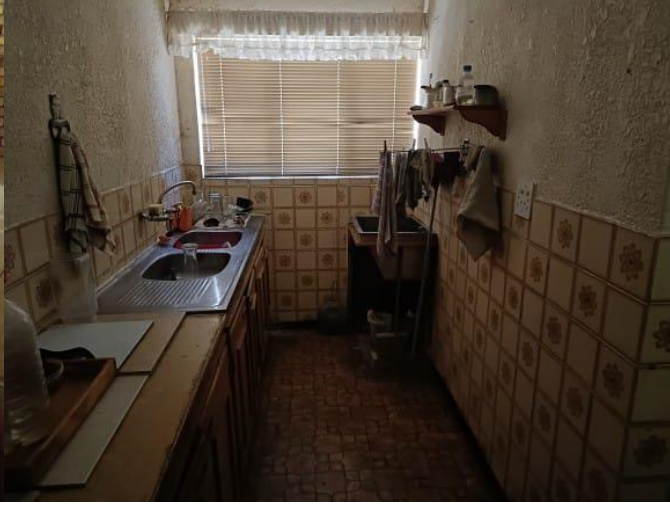
Photographs of the property:



54 Irvine Street, La Hoff

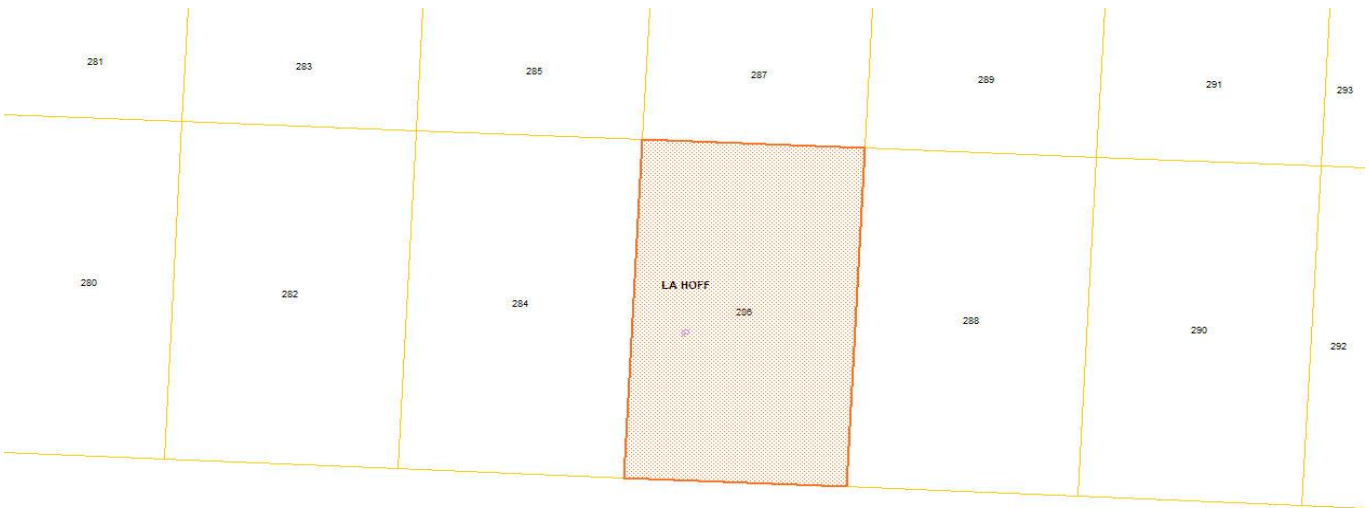


54 Irvine Street, La Hoff



54 Irvine Street, La Hoff

Google earth and GIS images:



54 Irvine Street, La Hoff

Advertisement

AUCTION – RESIDENTIAL PROPERTY

**LA HOFF, KLERKSDORP
ON 20 FEBRUARY 2025
AT 11:00 AT 54 IRVINE STREET**

PROPERTY: ERF 286 LA HOFF, IP, NORTH-WEST

MEASURING: 1323 square metres

Improvements: dwelling with 3 bedrooms (main en suite); bathroom; TV-room; dining room; lounge; kitchen; double garage and outside toilet.

CONDITIONS: 10% deposit of the purchase price and 7.5% commission plus VAT thereon is payable by the PURCHASER at the fall of the hammer. 7-day confirmation period. Balance on registration, guarantees to be furnished within 30 days after acceptance of the offer. Buyers must have proof of residence and identification available (FICA).

For further information contact:

Auctioneer/RUDI MÜLLER 082 490 7686

ANTON ENGELBRECHT 082 789 2772

Office: 018 294 7391



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www.ubique.co.za

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

54 Irvine Street, La Hoff