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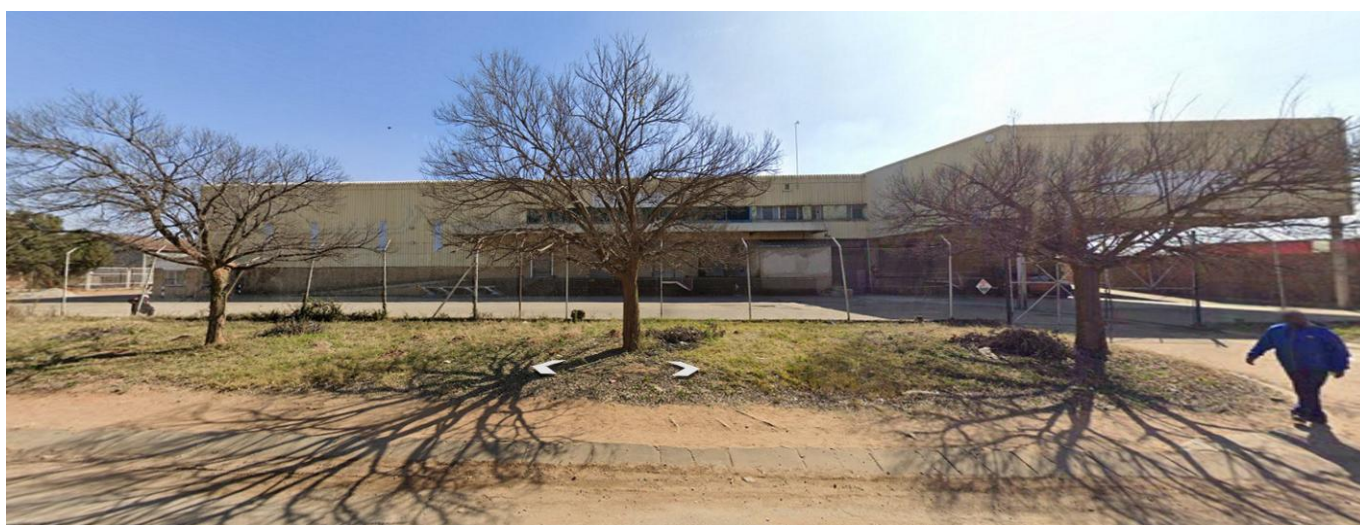
**ONLINE AUCTION: 18 – 19 JUNE 2025 – INDUSTRIAL PROPERTY**

**Property: ERF 6 URANIAVILLE**

**10 NEUTRON STREET, URANIAVILLE, CITY OF MATLOSANA LOCAL MUNICIPALITY**

**Registration Division IP, North-West Province**

**Measuring: 8300m<sup>2</sup> square metres**



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**ERF 6 URANIAVILLE, 10 NEUTRON STREET, URANIAVILLE**

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## DISCLAIMER, AUCTION INFORMATION AND TERMS & CONDITIONS

### Auction Information

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

Rules of auction and conditions of sale available at: [www.ubique.co.za](http://www.ubique.co.za)

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### 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)**

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### 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.

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**ERF 6 URANIAVILLE, 10 NEUTRON STREET, URANIAVILLE**

## EXECUTIVE SUMMARY & KEY INVESTMENT HIGHLIGHTS

**Street address / Location:** ERF 6 URANIAVILLE,10 NEUTRON STREET, URANIAVILLE

**GPS Coordinates:** (Lat/Long): GPS: (Lat/Long): 26°52'24"S 26°37'32"E



**Pin location:**

**Registered Land size:** 8300 square metres

**Zoning:** Business 1

**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 7-8**

**Key Investment Highlights** \* Commercial / Industrial 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.*

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**ERF 6 URANIAVILLE, 10 NEUTRON STREET, URANIAVILLE**

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

OWNER INFORMATION (1)	
D C HOBSON FARMING PTY LTD	
Company Type**	COMPANY
Registration Number	200302284707
Name	D C HOBSON FARMING PTY LTD
Multiple Owners**	NO
Multiple Properties**	NO
Share (%)	-

**DEEDS OFFICE PROPERTY DESCRIPTION**

PROPERTY INFORMATION			
Property Type	ERF	Diagram Deed Number	T22762/1980
Township	URANIAVILLE	Local Authority	CITY OF MATLOSANA
Erf Number	6	Province	NORTH WEST
Portion Number	0	Extent	8300.0000SQM
Registration Division	IP	LPI Code	T0IP004700000000600000
Previous Description	-	Co-ordinates (Lat/Long)**	-26.873536 / 26.624887
Suburb / Town**	URANIAVILLE		

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**ERF 6 URANIAVILLE, 10 NEUTRON STREET, URANIAVILLE**

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**Title Deed:**



**ERF 6 URANIAVILLE, 10 NEUTRON STREET, URANIAVILLE, CITY OF MATLOSANA  
LOCAL MUNICIPALITY GPS: (Lat/Long): 26°52'24"S 26°37'32"E**

**THE IMPROVEMENTS MAINLY CONSIST OF THE FOLLOWING:**

Industrial property comprising of the following:

4,400 m<sup>2</sup> under roof, double-storey, double-volume warehouse, with internal offices.

**Ground Floor:**

1x Warehouse.

1x Workshop.

1x Large Office.

1x Kitchen.

1x Board Room.

2x Toilets.

1x Covered loading area

2x 100 000 litre bulk water storage tanks

1x 2 500 liter Jojo Tank

1x Guard House

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**ERF 6 URANIAVILLE, 10 NEUTRON STREET, URANIAVILLE**

**First Floor:**

4x offices.

1x Board Room.

1x Canteen.

1x Change Room.

1x Store Room.

1x Kitchen.

1x Male ablution.

1x Female ablution.

**WATER AND ELECTRICITY SUPPLY**

Local municipal connections.

1x fully equipped borehole

**Municipal account information – Account Number: 76000060224**

Monthly property rates levy:	R10,387.58
Basic electricity levy	R 526.31
Basic water levy	R 826.86
Refuse levy	R 283.69
Basic sewerage levy	<u>R 3,637.86</u>
Total monthly rates & levies	<b><u>R15,662.30</u></b>

(above does not include usages account information)

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**ERF 6 URANIAVILLE, 10 NEUTRON STREET, URANIAVILLE**



**Photographs of the property:**



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**ERF 6 URANIAVILLE, 10 NEUTRON STREET, URANIAVILLE**

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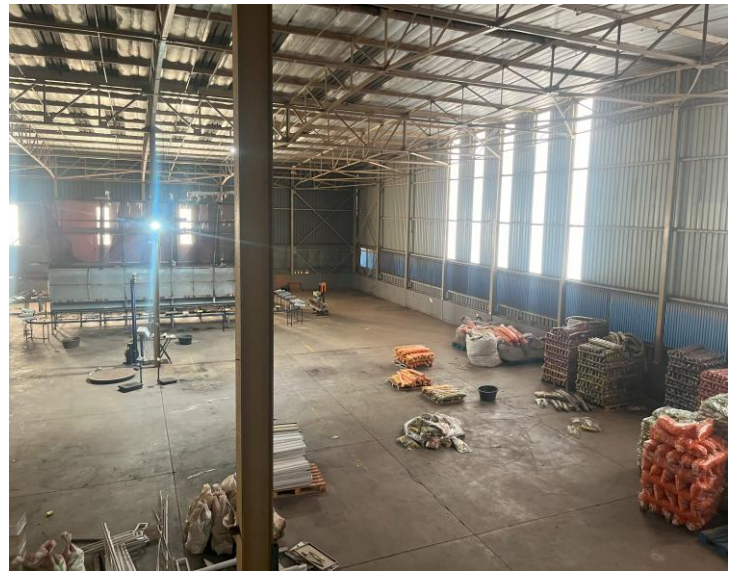


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**ERF 6 URANIAVILLE, 10 NEUTRON STREET, URANIAVILLE**

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**ERF 6 URANIAVILLE, 10 NEUTRON STREET, URANIAVILLE**

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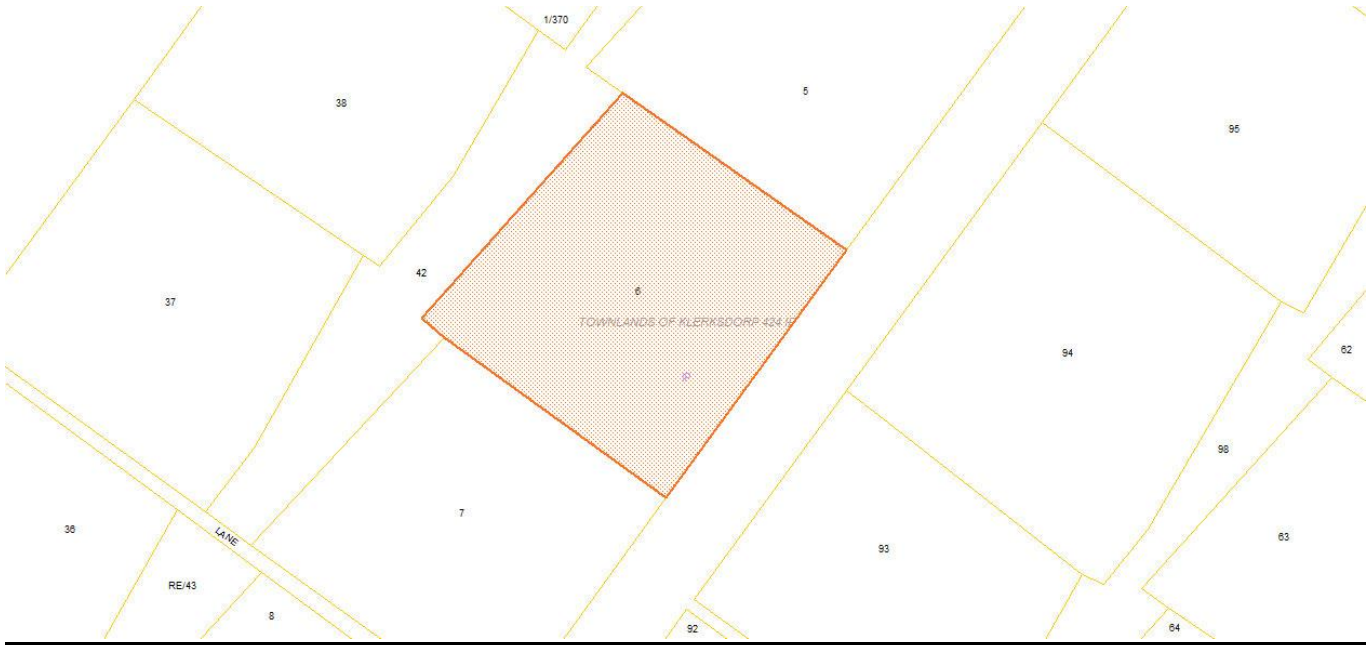


**Google earth and GIS images:**



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**ERF 6 URANIAVILLE, 10 NEUTRON STREET, URANIAVILLE**



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**ERF 6 URANIAVILLE, 10 NEUTRON STREET, URANIAVILLE**

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# ONLINE AUCTION INDUSTRIAL PROPERTY

## URANIAVILLE, KLERKSDORP EXCELLENT LOCATION

**Property:** Erf 6 Uraniaville, Klerksdorp:  
**Measuring:** 8300 square metres  
**Physical address of property:**  
**10 Neutron Road, Uraniaville, Klerksdorp**  
**(GPS: (Lat/Long: -26.873536 / 26.624887**

**The improvements on the property consist of:**  
**4,400 m<sup>2</sup> under roof**, double-storey, double-volume warehouse, with internal offices.

**GROUND FLOOR:** Warehouse; workshop; large office; kitchen; boardroom; 2 x toilets; covered loading area, 1 x 2,500 litre JoJo tank, 2x 100 000 litre bulk water storage tanks and a Guard house.

**FIRST FLOOR:** 4 x offices; boardroom; canteen; change room; storeroom; kitchen; male ablution and female ablution facilities.

There is 1 x equipped borehole on the property.



**STARTS 09:00 18 JUNE '25**  
**ENDS 14:00 19 JUNE '25**

**[www.ubique.co.za](http://www.ubique.co.za)**

**Notes:** Contact the auctioneers for a detailed brochure and further information. Viewing by appointment only.

**CONDITIONS:** 10% of the purchase price plus 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 by the Seller. Buyers upload proof of residence and identification (FICA), during the registration process.

**For further information:**

**Auctioneer: RUDI MÜLLER: 082 490 7686**

**EDRICH FOURIE: 082 746 6141**

**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.

**ERF 6 URANIAVILLE, 10 NEUTRON STREET, URANIAVILLE**