

INFORMATION BROCHURE

ONLINE AUCTION – 23 – 24 APRIL 2025

3 X PRIME COMMERCIAL / BUSINESS PROPERTIES

(WILL BE SOLD AS A UNIT)

&

2 X DEVELOPMENT PROPERTIES

HARTBEEFONTEIN, NORTH-WEST PROVINCE

EXCELLENT LOCATION!!



INDEX

	<u>Page</u>
DISCLAIMER, AUCTION INFORMATION AND TERMS & CONDITIONS	3
EXECUTIVE SUMMARY & KEY INVESTMENT HIGHLIGHTS	4
GENERAL INFORMATION:	
• TITLE DEED DESCRIPTION	5-6
• SURVEYOR DIAGRAM	7-10
PROPERTY IMPROVEMENT INFORMATION	11
MUNICIPAL RATES	11-12
LOCALITY INFORMATION	13
GIS & GOOGLE EARTH IMAGES	13-14
PROPERTY IMAGES	14-20
ADVERTISEMENTS	21-22

DISCLAIMER, AUCTION INFORMATION AND TERMS & CONDITIONS

Auction Information

Deposit	5% of the bid price
Commission	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

5% of the purchase price and 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. Ubuque 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 Ubuque 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 Ubuque Auctioneers (Pty) Ltd or the Seller/s or any other person.

EXECUTIVE SUMMARY & KEY INVESTMENT HIGHLIGHTS

Street address / Location: Erven 244 – 246 are situated at Magda Street
Ptn 534 & Ptn 535 situated at Meule Street
(Main road to Ottosdal [507])

GPS Coordinates: (Lat/Long): -26.773437 / 26.418342

Pin location: 

Registered Land size: details on pages: 5-6

Zoning: Commercial

Assessment Rates: Details on page 11-12

(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 12**

Key Investment Highlights * Prime business / commercial properties. Prime residential development properties. Excellent Location R507 main road

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.

TITLE DEED INFORMATION

1. DEEDS OFFICE TITLE DEED DESCRIPTION

Erf 244

REGISTERED PROPERTY DETAILS			
Property Type	ERF	Diagram Deed Number	T28519/1962
Erf Number	244	Registered Size	2017.0000SQM
Portion Number	0	Municipality	CITY OF MATLOSANA
Township	HARTBEESFONTEIN EXT 4	Province	NORTH-WEST
Registration Division	IP	Coordinates (Lat/Long)	-26.773437 / 26.418342
Deed Office	PRETORIA		

Erf 245

REGISTERED PROPERTY DETAILS			
Property Type	ERF	Diagram Deed Number	T28519/1962
Erf Number	245	Registered Size	2017.0000SQM
Portion Number	0	Municipality	CITY OF MATLOSANA
Township	HARTBEESFONTEIN EXT 4	Province	NORTH-WEST
Registration Division	IP	Coordinates (Lat/Long)	-26.773396 / 26.418687
Deed Office	PRETORIA		

Erf 246

REGISTERED PROPERTY DETAILS			
Property Type	ERF	Diagram Deed Number	T28519/1962
Erf Number	246	Registered Size	2065.0000SQM
Portion Number	0	Municipality	CITY OF MATLOSANA
Township	HARTBEESFONTEIN EXT 4	Province	NORTH-WEST
Registration Division	IP	Coordinates (Lat/Long)	-26.773347 / 26.419036
Deed Office	PRETORIA		

Portion 534 of the farm Hartbeestfontein 297

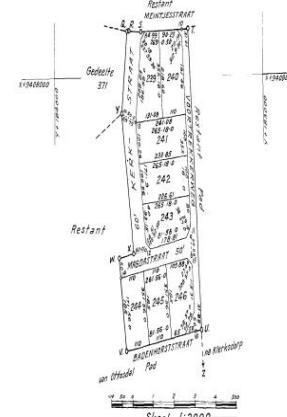
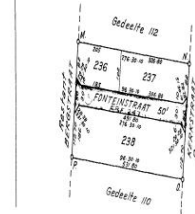
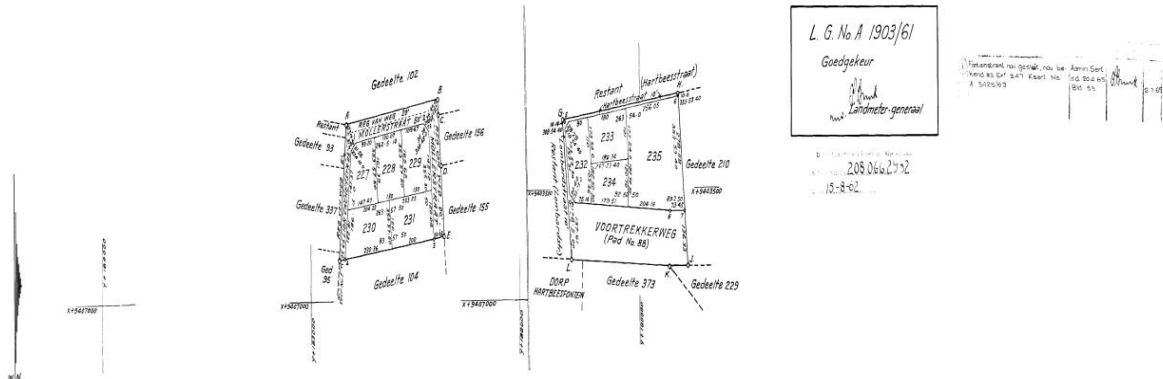
REGISTERED PROPERTY DETAILS			
Property Type	FARM	Diagram Deed Number	T42443/2009
Farm Number	297	Registered Size	1.2856H
Portion Number	534	Municipality	CITY OF MATLOSANA
Farm Name	HARTBEESTFONTEIN	Province	NORTH-WEST
Registration Division	IP	Coordinates (Lat/Long)	-26.772223 / 26.419666
Deed Office	PRETORIA		

Portion 535 of the farm Hartbeestfontein 297

REGISTERED PROPERTY DETAILS			
Property Type	FARM	Diagram Deed Number	T42444/2009
Farm Number	297	Registered Size	9724.0000SQM
Portion Number	535	Municipality	CITY OF MATLOSANA
Farm Name	HARTBEESTFONTEIN	Province	NORTH-WEST
Registration Division	IP	Coordinates (Lat/Long)	-26.774110 / 26.419835
Deed Office	PRETORIA		

SG Diagram:

Erf 244



GEGEVENS VAN HELE FIGURE

SYE	RIGTING	KO-ORDINATE
Knaappe Voet	POEKE	Y Stelsel Lg 20° X
Konstante 1160000.00 + 390000.00		
AB	44.4 13	262.05 10 A +22827.30 + 16564.85
BC	41.64	235 17 30 B +22368.00 + 16563.70
CD	12.5 50	334 57 10 C +22374.50 + 16543.20
DE	174.76	358 56 30 D +22373.50 + 16670.21
EF	505.97	83 57 50 E +22361.00 + 16644.53
FA	334.88	186 15 00 F +22864.35 + 16697.74
GB	55.6 05	263 54 00 G +20366.20 + 13925.60
HJ	42.4 91	353 53 40 H +19618.30 + 13966.50
JK	30.21	89 02 50 J +19768.10 + 13989.00
KL	471.92	32 41 00 K +19858.30 + 13690.50
LG	344.74	173 55 20 L +20329.70 + 13668.40
MN	531.80	076 30 10 M +24123.37 + 17356.57
NO	284.70	6 30 10 N +23595.00 + 17416.80
OP	531.80	96 30 40 O +23627.24 + 17659.67
PM	284.70	186 30 10 P +24155.61 + 17633.44
QR	5.04	276 50 30 Q +23659.10 + 17884.20
RS	6.0 55	272 21 00 R +23648.10 + 17884.80
ST	226.43	269 00 50 S +23687.20 + 17887.30
TU	742.97	355 14 50 T +23960.80 + 17883.40
UV	366.88	81 56 00 U +23293.24 + 18623.82
VW	235.00	171 56 00 V +23662.43 + 18673.30
WX	70.00	261 56 00 W +23635.47 + 18442.63
XY	248.45	171 03 40 X +23626.16 + 18432.81
YZ	216.02	07 25 40 Y +23679.70 + 18088.80
UZ	1023.13	355 14 50 Z +23214.50 + 19643.40

KO-ORDINATE VAN BUKKOEKE

Y	Stelsel Lg 20° X
Konstante + 400000.0 + 390000.0	
1	+22827.30 + 16562.56
2	+22433.43 + 16560.42
3	+20419.90 + 16849.79
4	+22368.00 + 16885.05
5	+20365.20 + 13334.47
6	+19612.24 + 13276.44
7	+19762.61 + 13553.44
8	+19856.05 + 13554.66
9	+20334.29 + 13530.87
10	+23892.01 + 17883.94
11	+23350.10 + 18393.68
12	+23566.75 + 18424.35
13	+23614.95 + 18114.44
14	+23688.45 + 18492.13
15	+23346.00 + 18443.60
16	+23330.81 + 18628.29

GROOTTES VAN ERWE

ERF No	Vk	Voet	ERF No	Vk	Voet
227	20561	237	23134		
228	21258	238	23134		
229	21890	239	23160		
230	26071	240	23454		
231	24195	241	23746		
232	21447	242	23023		
233	20790	243	23909		
234	20120	244	20350		
235	63989	245	20350		
236	20710	246	20834		

NOTE: Termy andersgemeld, is alle afstande met inreke stemping en oo k voet

Bakenbeskrywing

- A.....Spoorstaafpaal in beton
 - B.....Spoorstaafpaal en slaaf in beton
 - C.....Hawe ysterpaal en slaaf
 - D,E,F,G,H,I,J,K,L,M.....Ysterstawe
 - N.....Ysterpen eos van Houfpaal
 - O,P.....Ysterstawe
 - Q.....Ysterpen nes van ingeplante klippe
 - R,S.....Ysterstawe
 - T,U.....Nie gebaken nie (in pad)
 - V,W,X,Y.....Ysterstawe
 - Z.....Pyp en klipstapel
 - 10,16.....Ysterstawe (aanduidingsbakens)
- Alle ander bakens is ysterstawe of penne*

Terminette
 Onderhawig aan 'n Reg van Weg 6 Vloet wyd langs die sy FA en 'n Reg van Weg 20 Vloet wyd langs die sy BC, CD en DE, asook 'n Waterloop langs die sy FA 2005 aangehoor, volgens 'n Akte van Transport No. 1854/1884

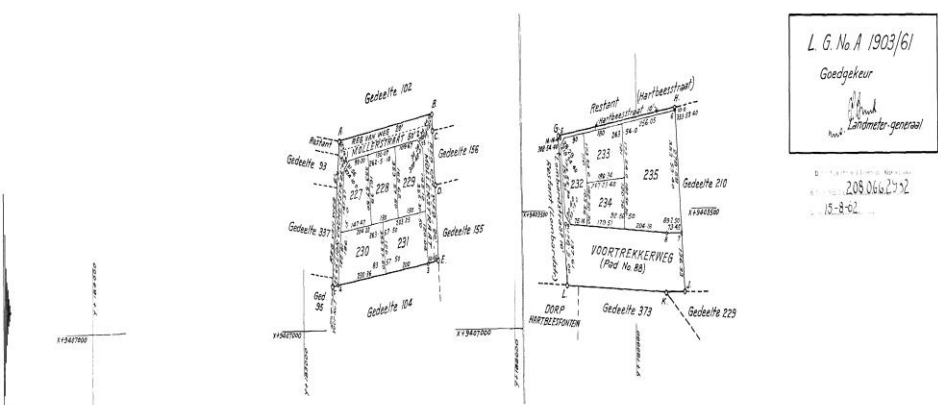
ALGEMENE PLAN

Die figure A B C D E F A, G H J K L G, M N O P M en Q R S T U V W X Y Z stel voor die Durp **HARTBEEFFONTEIN UITBREIDING No. 4**

- groot 3 9606 Morge grond en bestaan uit 20 Erwe en die Deurgange waarvan
 - (1) Erwe nommers 227-231 en deurgange, geleë is op Gedeelte 103, groot 18400 Morge, volgens Kaart L.G. No. A 1249/15, Akte van Transport No. 3689/2016
 - (2) Erwe nommers 232-235 en deurgange, geleë is op Gedeelte 206, groot 2 5000 Morge, volgens Kaart L.G. No. A 151/15, Akte van Transport No. 3689/2016
 - (3) Erwe nommers 236-238 en deurgange, geleë is op Gedeelte 111, groot 1 7350 Morge, volgens Kaart L.G. No. A 125/15, Akte van Transport No. 3679/2016
 - (4) Erwe nommers 239-246 en deurgange, geleë is op Gedeelte 434, groot 2 3656 Morge, volgens Kaart L.G. No. A 1839/16
- Almal van die plaas **HARTBEEFFONTEIN No. 227**, Registrawe Afdeling **IP** **QUSTRUK KLERKSDEURP** **PROVINSIE TRANSVARAL**
 Die bakens van elke Erf wat op hierdie plan voorgestel word, is volgens regulasie en deur my geplaas.
 Genees in Februarie tot April 1961 deur my

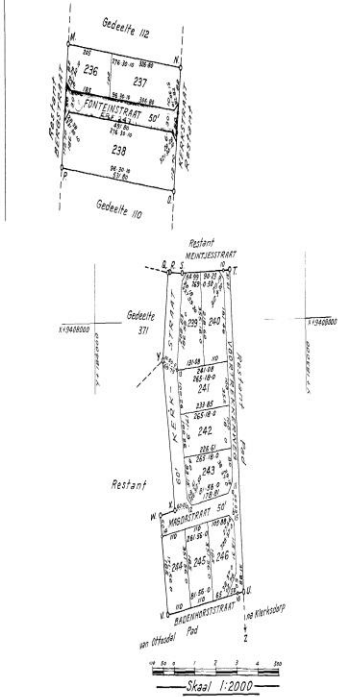
[Handwritten Signature]
 Landmeter

L.G. Lëer No
 Meetstukke No 663/61
 Komplekse No IP-7-84 (1st 2) - 1



L.G. No. A 1903/61
Goedgekeur
Landmeter-generaal

I. Minister van Grondbouwe en Waterbouwe
A. Steynbos



GEGEWENS VAN HELE FIGURE

SYE	RIGTINGS	KO-ORDINATE
Kaapje Noef	HUURKE	Y - Stelsel L. 27° X
	Konstante	+160000.00 + 939000.00
A	4.4.4.13	202.05.0 A +23827.30 +16564.85
B	4.1.6.4	555.17.30 B +23789.00 +16503.70
C	1.25.50	394.57.10 C +23784.50 +16545.20
D	17.4.76	355.56.30 D +23773.54 +16670.21
E	5.15.97	83.57.50 E +23761.18 +16844.43
F	3.4.88	106.15.00 F +23864.35 +16937.74
G	5.16.05	263.54.00 G +20360.20 +13325.60
H	4.2.4.91	353.53.40 H +13018.30 +13265.50
I	9.0.21	89.02.50 I +13760.10 +13683.00
J	4.71.32	392.41.00 J +13858.30 +13630.50
K	3.4.4.74	173.55.00 K +20329.70 +13669.40
L	5.31.80	276.30.10 L +24123.37 +17356.57
M	2.84.70	6.30.10 M +23595.00 +17416.80
N	5.31.80	36.30.10 N +23627.24 +17639.67
O	2.84.70	106.30.10 O +24155.61 +17639.64
P	5.04	276.50.30 P +23653.10 +17894.20
Q	6.0.95	272.21.00 Q +23648.10 +17894.80
R	2.26.43	263.00.50 R +23687.20 +17897.30
S	7.42.97	355.14.50 S +23660.80 +17893.40
T	3.66.88	81.56.00 T +23293.24 +18623.82
U	2.35.00	171.56.00 U +23662.43 +18675.30
V	7.0.00	261.56.00 V +23628.47 +18442.63
W	3.48.45	171.03.40 W +23626.16 +18432.81
X	2.06.02	187.25.10 X +23679.70 +18088.50
Y	10.23.13	355.14.50 Y +23214.50 +13643.40
Z		

KO-ORDINATE VAN BAKKENDIKE

Y	X
1 +22807.97	+16612.56
2 +23843.63	+16560.52
3 +22410.93	+16849.73
4 +22839.90	+16855.05
5 +20385.20	+13334.47
6 +19812.24	+13276.44
7 +19782.61	+13553.44
8 +18656.05	+13554.66
9 +20334.29	+13530.87
10 +23392.01	+17883.94
11 +23350.10	+18393.68
12 +23566.75	+18424.33
13 +23614.95	+18114.44
14 +23688.45	+18492.13
15 +23346.00	+18443.60
16 +23330.81	+18628.29

GROOTTES VAN ERWE

ERF No	Vk Noef	ERF No	Vk Noef
227	20561	237	33134
228	21258	238	70170
229	21850	239	23760
230	26075	240	23454
231	24135	241	23746
232	21447	242	23023
233	20790	243	23303
234	20128	244	20350
235	68399	245	20350
236	20710	246	20814

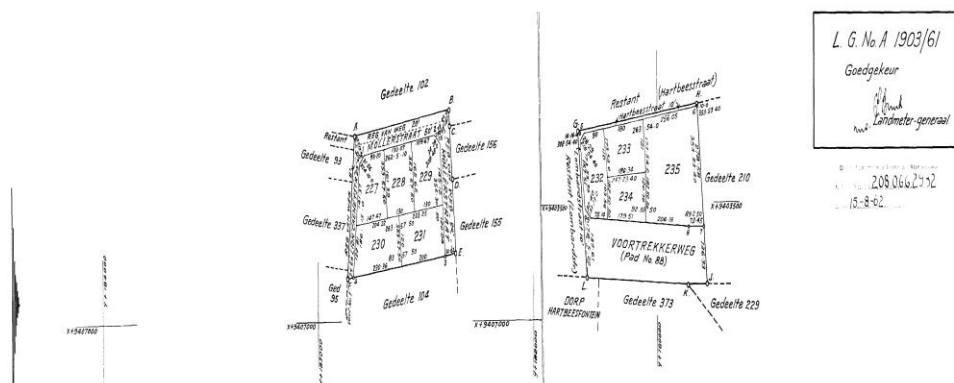
Bakenbestrywing
A..... Spoorstaafpaal in beton
B..... Spoorstaafpaal en staaf in beton
C..... Halve spoorstaaf en staaf

DEFGHJKLM - Isterstawe
N..... Isterpen oos van Houfpaal
O.P..... Isterstawe
Q..... Isterpen wes van ingeplanteklip
R.S..... Isterstawe
T.U..... Nie gebaken nie (in pad)
V.W.X.Y..... Isterstawe
Z..... Pyp en klipstapel
10.16..... Isterstawe (aanduidingsbakkens)
Alle ander bakkens is Isterstawe of penne

Sermite
Onderhewig aan in Reg van Weg 6 Vaet wyd langs die sy F.A. en i.
Reg van Weg 20 Vaet wyd langs die sye BC, CD en DE, soos in
Waterloof langs die sy F.A. soos aangehoof, volgens Akte van
Transport No. 1854/1854

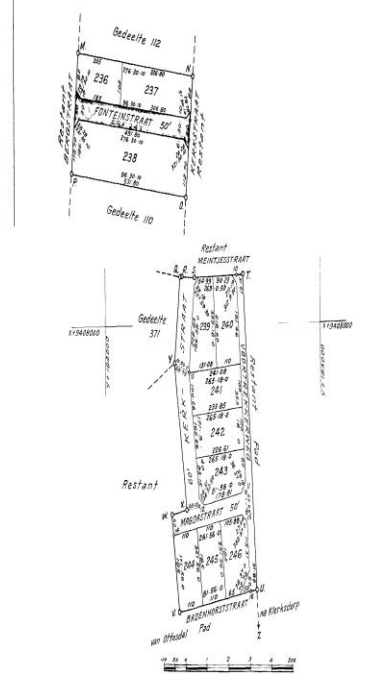
L.G. L&R No
Meetsukke No. 643/61
Kompilatsie No. IP#2/1 (16/2)...

ALGEMENE PLAN
Die Figure A-B-C-D-E-F-A, G-H-I-K-L-G, M-N-O-P-M en Q-R-S-T-U-V-W-X-Y-Z stel voor die Dorp
HARTBEEFFONTEIN UITBREIDING No. 4
groot 9 0606 Morge grond en bestaan uit 20 Erwe en die Deurgange waarvan
(1) Erwe nommers 227-231 en deurgange, geleë is op Gedeelte 103, groot 16400 Morge, volgens Kaart L.G. No. A 1249/15, Akte van Transport No. 9629/156
(2) Erwe nommers 232-238 en deurgange, geleë is op Gedeelte 106, groot 25000 Morge, volgens Kaart L.G. No. A 1351/15, Akte van Transport No. 9661/156
(3) Erwe nommers 239-246 en deurgange, geleë is op Gedeelte 107, groot 17550 Morge, volgens Kaart L.G. No. A 1257/15, Akte van Transport No. 9673/156
(4) Erwe nommers 233-245 en deurgange, geleë is op Gedeelte 108, groot 29656 Morge, volgens Kaart L.G. No. A 1429/15, Akte van Transport No. 9673/156
Almal van die plaas HARTBEEFFONTEIN No. 237, Posstruine Afdeling IP, DISTRIK KLERKS DORP, PROVINIE TRANSVAAL
Die bakkens van elke Erf met op hierdie plan voorgestel word, is volgens regulasie en deur my geplaat.
Gemeel in Februarie tyd April 1961 deur my
Landmeter



L. G. No. A 1903/61
Goedgekeur
Landmeter-generaal

Transkripte op grond van de Afdel. Gen. 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



GEWENS VAN HELE FIGURE

SYE	RIGTING	KO-ORDINATE
Koepel Voet	HOEKE	Y Stiel Lu 27° X
Konstante = 160000,00 + 590000,00		
AB	44,4 13	262 05 10 A +22827,30 +16564,85
BC	41,64 35,5	17,30 B +22388,30 +16593,70
CD	12,5 50	53,9 57 10 C +22904,50 +16545,20
DE	17,4 76	35,5 56 30 D +22373,50 +16670,21
EF	50,5 57	83 57 56 E +22861,10 +16844,53
FA	33,4 68	86 15 00 F +22864,35 +16837,74
GB	51,6 05	363 54 00 G +20366,20 +13325,60
HJ	42,4 51	353 53 40 H +19819,30 +13266,50
JK	30 21	89 02 56 J +19768,10 +13689,00
KL	471 32	92 41 00 K +18859,30 +13630,50
LG	34,4 74	173 55 20 L +20329,70 +18668,40
MN	531 80	276 30 10 M +24123,37 +17356,57
NO	284 70	6 30 10 N +23595,00 +17416,80
OP	531 80	90 30 10 O +23627,24 +17639,67
PM	284 70	86 30 10 P +24155,61 +17639,44
QR	5 04	276 50 30 Q +23653,10 +17884,20
RS	60 95	272 21 00 R +23648,10 +17884,80
ST	226 43	269 00 50 S +23687,20 +17887,30
TU	742 87	355 14 50 T +23960,80 +17883,40
UV	366 88	81 56 00 U +23299,24 +18623,82
VW	235 00	171 56 00 V +23662,49 +18675,30
WX	70 00	261 56 00 W +23655,47 +18442,63
XY	348 45	171 09 40 X +23626,16 +18432,81
YZ	206 02	187 25 40 Y +23679,70 +18088,50
ZA	1023 13	355 14 50 Z +23214,50 +19643,40

KO-ORDINATE VAN BUKHAEKE

Y	Stiel Lu 27° X
Konstante = 400000,0 + 590000,0	
1	+22807,97 +16612,56
2	+22433,63 +16560,52
3	+22410,92 +16849,79
4	+22838,99 +16855,05
5	+20355,20 +13334,47
6	+19112,24 +13276,44
7	+19782,61 +13553,44
8	+19656,05 +13554,66
9	+20334,29 +13530,87
10	+23392,01 +17889,94
11	+23350,10 +18353,68
12	+23566,75 +18424,39
13	+23614,95 +18114,44
14	+23688,45 +18492,13
15	+23346,00 +18443,60
16	+23330,81 +18628,29

GROOTTES VAN ERWE

ERF No.	Vk. Voet	ERF No.	Vk. Voet
227	20561	237	33134
228	21858	238	70170
229	21830	239	23760
230	26075	240	23454
231	24195	241	23746
232	21447	242	23023
233	20750	243	23809
234	20128	244	20350
235	69389	245	20350
236	20710	246	20834

NOTE: Tenrys anders gemeld, is alle afsterke wat hoekse stemping en ook k. voet

- Bakenbeskrywing**
- A..... Spoorstafpaal in beton
 - B..... Spoorstafpaal en staaf in beton
 - C..... Halwe ysterpaal en staaf
 - DEFGJKLM..... Ysterstawe
 - N..... Ysterpen oas van houtpaal
 - OP..... Ysterstawe
 - Q..... Ysterpen nes van ingeplante klip
 - RS..... Ysterstawe
 - T U..... Met gebaken ne (in pad)
 - VWXYZ..... Ysterstawe
 - Z..... Pyp en klipstapel
 - 10/16..... Ysterstawe (aanduidingsbakens)
- Alle ander bakens is Ysterstawe of penne*

Serwite
Onderwag aan 'n Pyl van Weg 6 voet wyd langs die sy FA en 'n Pyl van Weg 20 voet wyd langs die sy BC, CD en DE, asook 'n Walfvoer langs die sy FA sees aangeleë, volgens Akte van Transport No. 1864/1864

L. G. Lier No.
Meetstukke No. 643/61
Kompasie No. 1P7-B1 (Vol 2)

ALGEMENE PLAN

Die figure A.B.C.D.E.F.A, G.H.I.J.K.L.G, M.N.O.P.M en Q.R.S.T.U.V.W.X.Y.Z stel voor die Dorp HARTBEEFFONTEIN UITBREIDING No.4 groot 9-0606 Morge grond en bestaan uit 20 Erwe en die Deurgange waarvan

- (1) Erwe nommers 227-231 en deurgange, geleë is op Gedeelte 103, groot 14400 Morge, volgens Kaart L.G.No.A 1249/15, Akte van Transport No.5689/1916
- (2) Erwe nommers 232-235 en deurgange, geleë is op Gedeelte 206, groot 2.5000 Morge, volgens Kaart L.G.No.A 351/15, Akte van Transport No.3661/1916
- (3) Erwe nommers 236-238 en deurgange, geleë is op Gedeelte 111, groot 17550 Morge, volgens Kaart L.G.No.A 857/15, Akte van Transport No.5673/1916
- (4) Erwe nommers 239-246 en deurgange, geleë is op Gedeelte 434, groot 2.9656 Morge, volgens Kaart L.G.No.A 1893/16

Almal van die plaas HARTBEEFFONTEIN No.297, Registrasie Afdeling 18 DISTRIK KLERKSDORP PROVINSIE TRANSVAAL Die bakens van elke Erf wat op hierdie plan voorgestel word, is volgens registrasie en deur my geplaat.

Gemaak in Februarie tot April 1961 deur my

Landmeter

ONDERVERDELINGSDIAGRAM

SYE meter	RIGTINGS- HOEKE	KOÖRDINATE			VEL 1 VAN 2
		Y	Stelsel W6 27	X	L. G. No.
	Konstantes		0,00	+ 2 900 000,00	3898/2007
AB	53,37	269 12 17	A	+ 57 753,93	
BC	236,53	355 05 12	B	+ 57 700,57	+ 62 403,90
CD	53,99	81 47 44	C	+ 57 680,31	+ 62 639,56
DA	243,46	175 14 39	D	+ 57 733,75	+ 62 647,26
AE	13,92	355 14 39	E	+ 57 752,78	+ 62 418,51
BF	17,36	355 05 12	F	+ 57 699,08	+ 62 421,20
HARTEBEEFSFONTEIN Δ 28				+ 58 835,61	+ 60 527,41
KLERK 139 Δ 257				+ 57 146,50	+ 64 252,75

Goedgekeur

nms.
LANDMETER-
GENERAAL
2007-05-23

Ord. 20/1986

Sec/Art. 18

Sertifikaat & Plan

BAKENBESKRYWINGS

A, B.....Geen baken
C, D, E, F.....12mm ysterpen in klipstapel

SERWITUUTNOTA

- (1) Die lyn Ag stel voor die noordelike grens van 'n Serwituut van Reg van Weg, 6,30 meter wyd, sien Diagram L.G.No. A.1278/1915 Transport Akte No. T9659/1916.
- (2) Die lyn gh stel voor die noordelike grens van 'n Serwituut van Reg van Weg, 6,30 meter wyd, sien Diagram L.G.No. A.1279/1915 Transport Akte No. T9659/1916.
- (3) Die Lyn hB stel voor die noordelike grens van 'n Serwituut van Reg van Weg, 6,30 meter wyd, sien Diagram L.G.No. A.1280/1916 Transport Akte No. T9666/1916.

Die figuur A B C D
stel voor 1,2856 hektaar grond synde


Gedeelte 534 ('n gedeelte van Gedeelte 529)
van die plaas HARTBEEFSFONTEIN No.297-IP

Provinsie Noordwes
Opgemeet in Maart 2007 deur my

Professionele Landmeter
P. Jooste PLS0295

Ow: H. HARTBEEFSFONTEIN, 1994

Hierdie diagram is gegee aan No. gedateer t.g.v. Registateur van Aktes	Die oorspronklike diagram is L.G.No. 3897/2007 Transport No.	Lêer -/193 M.S.No. 1473/2007 Komp. IP 7B ; 297-IP(3) Aktes Pretoria
--	--	--

SYE meter		RIGTINGS- HOEKE	KOÖRDINATE Y Stelsel WG 27 X		L. G. No.
		Konstantes	0,00	+ 2 900 000,00	3899/2007
AB	53,99	261 47 44	A + 57 733,75	+ 62 647,26	Goedgekeur
BC	181,21	355 05 12	B + 57 680,31	+ 62 639,56	
CD	54,39	85 14 39	C + 57 664,79	+ 62 820,10	
DA	177,96	175 14 39	D + 57 719,00	+ 62 824,61	
HARTEBEEFFONTEIN Δ 28			+ 58 835,61	+ 60 527,41	nms.
KLERK 139 Δ 257			+ 57 146,50	+ 64 252,75	LANDMETER- GENERAAL
<p>BAKENBESKRYWINGS A, B, C, D.....12mm ysterpen in klipstapel</p>					
<p>Die figuur A B C D stel voor <u>9724 vierkante meter</u> grond synde <u>Gedeelte 535 ('n gedeelte van Gedeelte 529)</u> <u>van die plaas HARTBEEFFONTEIN No.297-IP</u> Provinsie Noordwes Opgemeet in Maart 2007 deur my</p>					
 Professionele Landmeter P. Jooste PLS0295					
Hierdie diagram is geheg aan No. gedateer t. g. v. Registrateur van Aktes		Die oorspronklike diagram is L. G. No. 3897/2007 Transport No.		Lêer -/193 M. S. No. 1473/2007 Komp. IP7-B ; 297-IP(3) Aktes Pretoria	

Servitudes:

As reflected on the SG Diagram (if applicable).

2. PROPERTY DESCRIPTION – INFRASTRUCTURE

- There are no improvements on the properties except for an old cement dam which is situated on Erf 244.
- Erven 244 – 246 are equipped with flood lights.
- There are 3 x equipped boreholes on the properties (submersible pumps).
- There properties are fenced with diamond mesh fencing.

3. MUNICIPAL ACCOUNT & ZONING INFORMATION:

Erf 244

Rates & Taxes:

• Basic electricity	R 473.09
• Basic sewerage	R 750.18
• Basic water	R 906.48
• Business /Commercial property rates	<u>R 252.87</u>
Total monthly rates and taxes	<u>R2,382.62</u>

Zoning: Business / Commercial

Erf 245

Rates & Taxes:

• Basic electricity	R 473.09
• Basic sewerage	R 750.18
• Basic water	R 906.48
• Business / Commercial property rates	<u>R 252.87</u>
Total monthly rates and taxes	<u>R2,382.62</u>

Zoning: Business / Commercial

Erf 246

Rates & Taxes:

• Basic electricity	R 473.09
• Basic sewerage	R 750.18
• Basic water	R 906.48
• Business / Commercial property rates	<u>R 252.87</u>
Total monthly rates and taxes	<u>R2,382.62</u>

Zoning: Business / Commercial

Ptn 534 farm Hartbeestfontein 297

Rates & Taxes:

• Basic electricity	R232.09
• Residential vacant land property rates	<u>R410.91</u>
Total monthly rates and taxes	<u>R643.00</u>

Zoning: Residential vacant land

Ptn 535 farm Hartbeestfontein 297

Rates & Taxes:

• Basic electricity	R232.09
• Residential vacant land property rates	<u>R306.60</u>
Total monthly rates and taxes	<u>R538.69</u>

Zoning: Residential vacant land

WATER SUPPLY

Local municipal connections.

3 x boreholes

ELECTRICITY SUPPLY

Local municipal connections.

Erven 244 – 246 are equipped with flood lights.

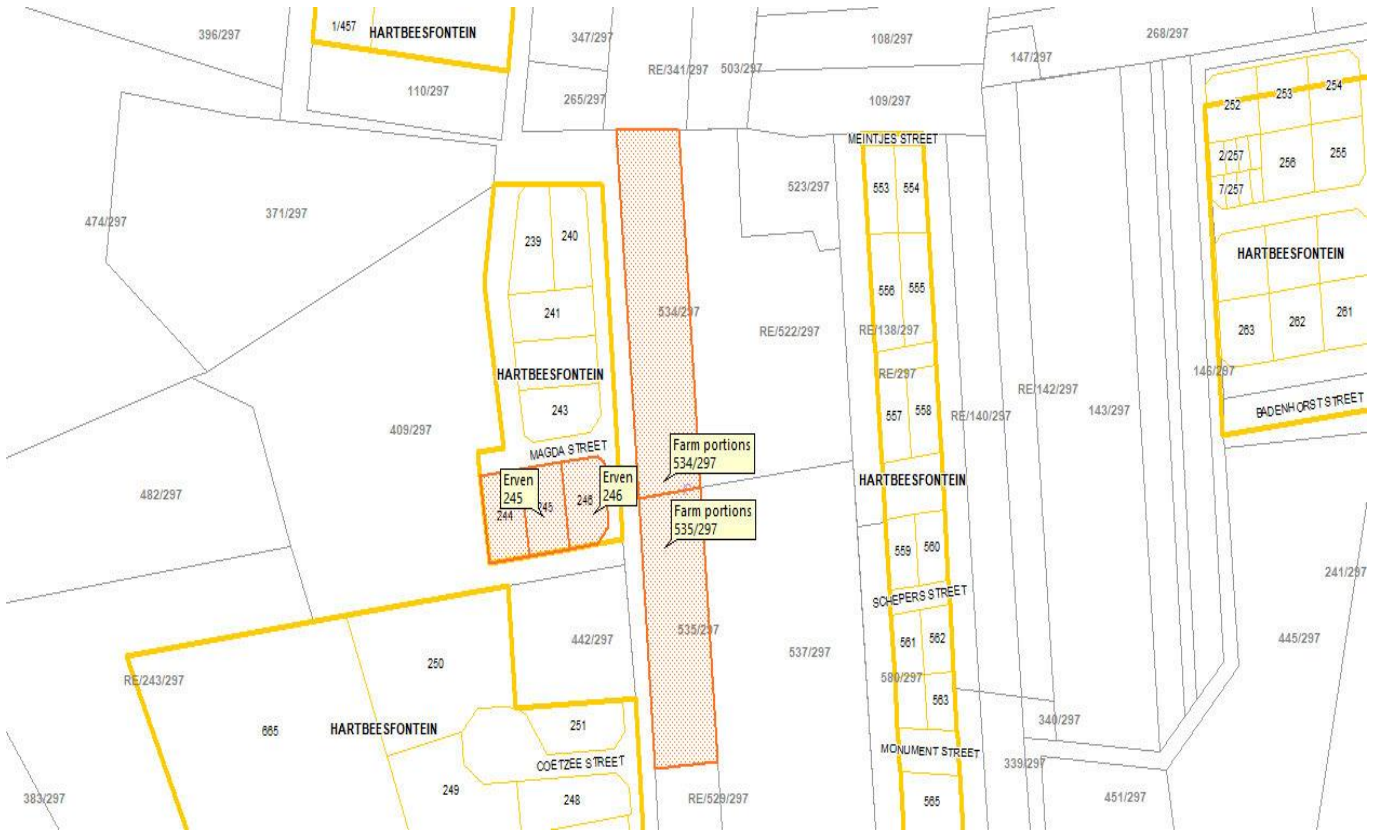
LOCATION INFORMATION:

Erven 244 – 246 are situated in Magda Street (Main road to Ottosdal [R507])
Portions 534 & 535 are situated opposite the commercial erven in Meule Street.

Address: Magda Street (R507) & Meule Streets, Hartbeesfontein

GPS: (Lat/Long): -26.773437 / 26.418342

4. GIS & GOOGLE EARTH IMAGES





AERIAL PHOTOGRAPHS OF THE PROPERTIES















ADVERTISEMENTS:

**AANLYN VEILING – PRIMA ONTWIKKELINGS EIENDOMME
MET GOEIE LIGGING [R507]**

HARTBEEFONTEIN – NOORDWES PROVINSIE

**3 X AANGRENSENDE KOMMERSIËLE EIENDOMME
& 2 X ONTWIKKELINGS EIENDOMME**

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REGISTREER EN BIE AANLYN – www.ubique.co.za !!!

BEGIN: 09:00 OP 23 APRIL 2025

EINDIG: 14:00 OP 24 APRIL 2025

3 X AANGRENSENDE KOMMERSIËLE EIENDOMME (MAGDA STRAAT [R507])

1. ERF 244 HARTBEEFONTEIN UITBR 4, IP: Groot: 2017 vierkante meter
2. ERF 245 HARTBEEFONTEIN UITBR 4, IP: Groot: 2017 vierkante meter
3. ERF 246 HARTBEEFONTEIN UITBR 4, IP: Groot: 2065 vierkante meter

Nota: Bovermelde 3 x erwe sal as 'n eenheid verkoop word.

2 X ONTWIKKELINGS EIENDOMME (MEULE STRAAT)

1. GED 534 van die plaas Hartbeestfontein 297, IP: Groot: 1.2856 hektaar
2. GED 535 van die plaas Hartbeestfontein 297, IP: Groot: 9724 vierkante meter



Nota's: 1) Kontak die Afslaers vir meer 'n volledige brosjure en foto's. 2) Erwe 244 – 246 sal as 'n eenheid verkoop word.. 3) Besigtiging slegs per afspraak.

VOORWAARDES: TERUGBETAALBARE REGISTRASIE FOOI: R10,000.00

5% van die koopprijs en 5% kommissie plus BTW daarop is betaalbaar deur die KOPER by toeslaan van die bod. 7-DAE bekragtigingsperiode. Balans teen registrasie, waarborg gelewer te word binne 30 dae na aanvaarding. Kopers moet 'n bewys van woonadres en identiteit beskikbaar hê by registrasie. (FICA).

Vir nadere besonderhede skakel:

Afslaer/RUDI MÜLLER 082 490 7686

ANTON ENGELBRECHT 082 789 2772

Kantoor: 018 294 7391



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Auctioneers
www.ubique.co.za

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ONLINE AUCTION – PRIME PROPERTIES
HARTBEEFONTEIN – NORTH-WEST PROVINCE

**3 x ADJOINING COMMERCIAL PROPERTIES AND
2 X DEVELOPMENT PROPERTIES**

EXCELLENT LOCATION [R507] – INVESTMENT OPPORTUNITY

AUCTION STARTS @ 09h00 23 APRIL 2025

AUCTION ENDS @ 14h00 24 APRIL 2025

3 x ADJOINING COMMERCIAL PROPERTIES
(MAGDA STREET)

1. ERF 244 HARTBEEFONTEIN EXT 4, IP Measuring: 2017 Square metres
2. ERF 245 HARTBEEFONTEIN EXT 4, IP Measuring: 2017 square metres
3. ERF 246 HARTBEEFONTEIN EXT 4, IP Measuring: 2065 square metres
(THE ABOVEMENTIONED 3 PROPERTIES WILL BE SOLD AS A UNIT)

2 X DEVELOPMENT PROPERTIES (MEULE STREET)

1. Portion 534 of the farm Hartbeestfontein 297, IP: Measuring: 1.2856 hectares
2. Portion 535 of the farm Hartbeestfontein 297, IP: Measuring: 9724 square metres



NOTES: 1) Contact the auctioneers for a detailed information brochure and photographs. 2) The properties can be sold separately and as a unit. 3) Viewing by appointment only.

CONDITIONS: R10,000.00 REFUNDABLE REGISTRATION DEPOSIT. REGISTER AND BID ONLINE!! 5% deposit of the purchase price and 5% commission plus VAT thereon is payable by the PURCHASER at the close of the online auction. 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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