

ON AUCTION

Galetti



Ptn 27

Ptn 55

Ptn 136

Ptn 144

Ptn 145

Development Land in Nooitgedacht

Ptn 27, 55, 136, 144 & 145 [-LG156/964] Farm 534 Nooitgedacht



Kopano Matlala

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02 April 2025 @ 12h00

Killarney Country Club, Johannesburg

Viewing By Appointment

Registration Fee: R100 000 (Refundable Deposit)

Table of Contents

Property Description

Low Down

Data Room

Locality

Pictures

Let's Chat



Investment Rationale

Special zoned residential land
Opportunity to purchase stands individually or as a group
Large support from local municipality for development
Density support for development extension
High demand for residential development

Property Information

Total Erf Size	53.8767ha
Erf Size of Ptn 27	19.58ha
Erf Size of Ptn 55	13.2ha
Erf Size of Ptn 136	2.59ha
Erf Size of Ptn 144	8.74ha
Erf Size of Ptn 145	9.77ha

Property Features

Portion 144:

Main 4 bedroom house

Staff Quarters

Double Garage

3 Offices

Swimming pool

Cottage

Shed

Freezer & wine room

Car port

3 Houses with electric fencing

Portion 145:

Main 4 bedroom house & workshop area

2 Cottages

Swimming pool

The Low Down

Registered Owner	<p>Ptn 27 = Page Jorncy Graham</p> <p>Ptn 55 = Crane Valley Country Lifestyle Estate PTY LTD</p> <p>Ptn 136 = Colin David Tyndall (50%) & Bruce Winston Finnemore (50%)</p> <p>Ptn 144 = Margaret Finnemore</p> <p>Ptn 145 = Jean Agnes Peters & Michael Peters</p>
Registration Number	<p>Crane Valley Country Lifestyle Estate PTY</p> <p>Registration number: 200500710307</p>
ERF Number	<ul style="list-style-type: none"> • RE of Ptn 27 [-LG156/964] Farm 534 Nooitgedacht Reg Div: JQ Gauteng • Ptn 55 [-LG156/964] Farm 534 Nooitgedacht Reg Div: JQ Gauteng • RE of Ptn 136 [-LG156/964] Farm 534 Nooitgedacht Reg Div: JQ Gauteng • Ptn 144 [-LG156/964] Farm 534 Nooitgedacht Reg Div: JQ Gauteng • Ptn 145 [-LG156/964] Farm 534 Nooitgedacht Reg Div: JQ Gauteng
ERF Extent	53.8767ha
Registered Division	JQ
Zoning	Agricultural with a proposed and approved development that has yet to be proclaimed

*All amounts are exclusive of VAT

The Low Down

MUNICIPAL INFORMATION	
Municipality	City of Johannesburg
Monthly Rates	R3,678

TITLE DEED INFORMATION	
Number	T94359/2004 T34677/2007 T58984/2010 T39907/1981 T21303/2016
Municipal Area	City of Johannesburg

*All amounts are exclusive of VAT

Financial Breakdown

EXPENSES	
Rates (portion 27)	R12,306 p/a
Rates (portion 55)	R7,350 p/a
Rates (portion 136)	R2,604 p/a
Rates (portion 144)	R11,256 p/a
Rates (portion 145)	R10,626 p/a
Gross Annual Expenses	R44,142

*All amounts are exclusive of VAT

D A T A R O O M

Access all relevant supporting documents

Municipal Accounts	View
Zoning Certificates	View
Township Proposal Documents	View
Conceptual Development Framework Plan	View
Development Reports & ROD	View



R114

Ptn 144

Ptn 145

Ptn 55

Ptn 136

Ptn 27



R114

Ptn 55



R114

Ptn 136



Ptn 144

R114



Ptn 145

R114



Ptn 27



Ptn 27

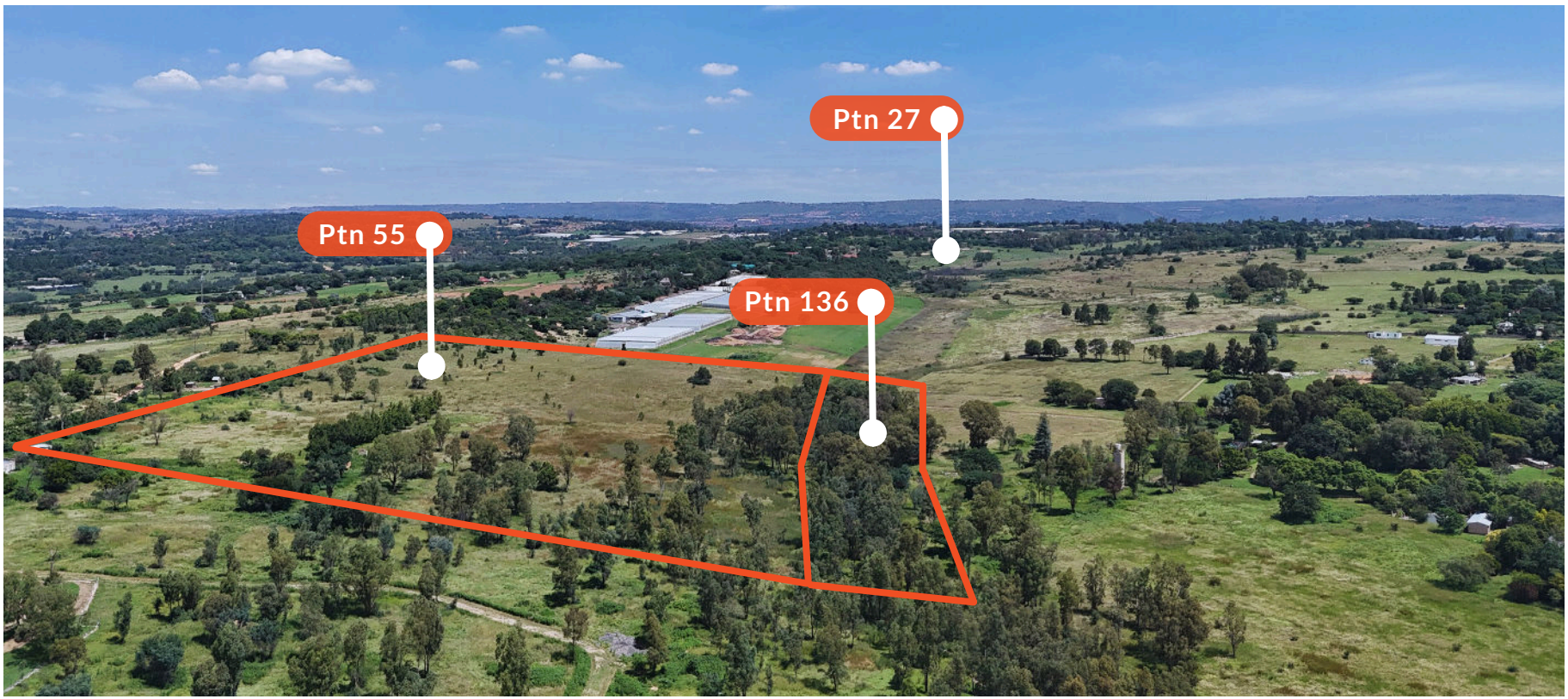
Ptn 55

Ptn 136

Ptn 144

Ptn 145





Ptn 144

Ptn 145





Ptn 145

Ptn 144

Why Buy on Auction?

Potential Bargains

Variety

Transparency

Fair Market Value

Fast Transactions

Opportunity for Profit

Exclusivity

Sellers' Motivation

Auctions provide a unique and attractive alternative to traditional real estate sales. With a set date and competitive bidding, sellers benefit from increased buyer interest and higher sales prices. The transparent process is efficient and accelerated, with targeted marketing and online bidding reaching a wide range of potential buyers. We look forward to working with you and delivering successful auction results.

One Place. Sharing Ideas. Moving Property.

Contact us

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TO REGISTER

To register to bid on behalf of a company or in your personal capacity, please send the relevant FICA to auction@galetti.co.za

Registration deposit

R100,000

(paid via EFT/Credit Card prior to auction).

On Auction Day

Highest bidder required to pay a deposit of 5% plus 10% buyers' premium (plus VAT) into Galetti Trust account immediately (EFT/credit card).

The Balance of the Purchase

The balance of the purchase to be paid by the Purchaser within 40 business days after the offer is accepted.



Disclaimer: The property being auctioned is sold strictly on an "as-is" basis with no representations, warranties or guarantees, whether express or implied, including but not limited to any warranties of merchantability or fitness for a particular purpose. All potential buyers are strongly encouraged to conduct their own due diligence and inspections prior to bidding. The auctioneer and the seller make no representations or warranties as to the condition, quality, nature, value or title of the property being auctioned, and expressly disclaim any responsibility for errors, omissions, or inaccuracies in the information provided. Any reliance on the information provided is solely at the risk of the buyer. All bids are final and binding and the highest bidder at the auction will be required to execute a binding contract and pay a deposit and buyers premium on the day of auction.