

**VENDOR MANAGEMENT SOLUTIONS (PTY) LTD
(IN PROVISIONAL LIQUIDATION)
MASTER'S REFERENCE NUMBER T63/21**

PROPERTY PROSPECTUS

**600 DENNEBOOM ROAD
WAPADRAND PRETORIA**



MEASURING 4.9264 HECTARES

ONSITE AUCTION

THURSDAY 3 JULY 2025 @ 11H00

Auctioneer: Roy Lazarus and Clive Lazarus

**Unit Number 10, Ferndale Mews North,
Cnr Oak & Dover Road, Ferndale, Randburg, 2194
Tel: (011) 789-4375 Fax: (011) 789-4369**



CONTENTS

1. Disclaimer	2
2. Conditions of Sale	3
3. Property Description.....	4
a. The Stand	
b. The Improvements	
c. Municipal Information	
4. Attachments	7 - 11

DISCLAIMER

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CONDITIONS OF SALE

Deposit:	15% of the Purchase Price payable on the day of the auction
Commission:	Buyer's commission of Five Percent (5%) plus VAT payable on the day the auction
Confirmation Period:	Fourteen (14) Business Days from date of signature
Occupation:	Occupation is on the registration of transfer of the property into the Purchaser's name
Risk, Control & Insurance:	The sole risk and control and benefit in and to the property shall, unless otherwise agreed in writing and signed by both parties, pass to the Purchaser <i>on the registration of transfer of the property into the Purchaser's name</i> and from that date, the Purchaser shall be liable for all imposts levied on the property, inclusive of and without limiting the generality hereof, all municipal rates and taxes, licences and other official and/or municipal and consumable charges.
Transfer Duty / VAT:	Transfer Duty or VAT is Payable on the Purchase amount (NOT BOTH)
Registration Deposit:	A refundable registration fee of R25 000.00 is payable into the Auctioneers' FNB Trust Account

FOR MORE INFORMATION PLEASE CONTACT: Debbie 011 789 4375



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PROPERTY DESCRIPTION

TITLE DEED NUMBER: T95966/2014

REGISTERED EXTENT OF STAND: 4.9264 Hectares (49 264 Square Metres)

PROPERTY DESCRIPTION:

A large, Zone Agricultural residential property located against the Northern slope of the Bronberg Ridge improved with a large double storey residential and cottage with expansive views over the residential suburbs of Die Wilgers and Equestria.

LOCATION:

The subject property is situated just off Lynwood Road behind the **Bronberg Park Residential Estate at Portion 40 of the Farm the Willows at Number 600 Denneboom Road, Wapadrand, Pretoria, Gauteng Province** at GPS co-ordinates;

-25.770633, 28.323356

Wapadrand is a middle to upper income residential suburb situated to the East of the Pretoria CBD, East of the N1 Highway with all amenities of necessity within a short driving distance.

ACCESS VIA THE BRONBERG PARK ESTATE:

While NOT forming part of the Bronberg Park Estate, access to the subject property is via the Estate's entrance and egress main gate in Denneboom Road with Security Office and mobile linked intercom system. From the inside of the Estate, access to the subject property is via a secondary, automated entrance and driveway gate at the back of the Estate and cement clad driveway leading up the ridge to the subject dwelling situated halfway up the ridge towards the middle of the stand.



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THE SUBJECT STAND:

The stand is roughly rectangular in proportion with the shorter perimeter bordering the back of the Bronberg Park Estate and the longer perimeters extending up, to roughly the top of the Bronberg Ridge.

The stand is located against the Northern slope of the Bronberg Ridge with a fairly steep incline from the North to South across the length of the stand up to the highest point of the Bronberg Ridge at the back of the stand.

SERVITUDES & TITLE DEED ENDORSEMENTS:

A Notarial Praedial Servitude of Right of Way over Portion 314 the Willows No. 340 "Servient Owner" in favour of the subject RE of Portion 40 the Willows No. 340 "Dominant Tenement" giving right of way access to subject property over the Sectional Title Development known as Bronberg Park Estate situated on the underlying Erf 543 Wapadrand Extension 17.

The subject property is affected by various Servitudes not limited to a 2-Metre wide Servitude extending West to East across the width of the stand (refer SG A1383/1993), a 2-Metre-wide Servitude and a Right of Way Servitude over the subject RE of Portion 40 the Willows No. 340 (refer SG No. 213/2016).

In addition to the above Servitudes and Title Deed Endorsements, a large portion of the subject, separated from the main body of the property and measuring an estimated 1.47 Hectares is situated to the immediate North of Bronberg Park Estate and comprise a section of Lynwood Road (M6). The Lynwood Road area, which includes certain other Servitudes, is removed from the main body of the subject property and reduces the usable extent of the subject property to approximately 3.4564 Hectares.

APPROXIMATE REMAINING EXTENT OF EXPLOITABLE LAND:

Registered Extent:	4.9264 Hectares
Less: Lynwood Road Servitude Area:	<u>1.4700</u> Hectares
Total:	3.4564 Hectares



MAIN RESIDENCE, GUEST COTTAGE, OFFICE & WAREHOUSE:

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The main Dwelling, Garages and Staff Accommodation:

The property has been improved with a double storey, split level residential dwelling of plastered and painted brick walling fitted with timber framed glazing under pitched and tiled roofing structure and, with access from the front garden is comprised on the Ground Floor of a foyer area, guest cloakroom, kitchen with scullery and pantry, dining room, lounge, bar lounge with built-in bar, open plan TV lounge and sun-lounge and guest cloakrooms with glazed timber doors from the lounge area leading to a large covered patio area with built-in braai. A timber staircase from the kitchen and foyer area lead to the Upper Level comprising a landing and passage, balcony areas, a study, three (3) en-suite family bedrooms (one with small kitchenette) and a master suite with bedroom, bathroom, separate toilet, dressing room and a make-up / vanity room. A second timber staircase from the passage walkway at the front of the master suite leads to a home-office (with cloakroom) on the Ground Floor of the dwelling with a private entrance leading from the walkway at the front of the dwelling from the parking area at the front of the garages. Located on the side of the home-office, below the upper-level master bedroom suite, are two double garages with an interleading door giving direct pedestrian access into the dwelling via the scullery passage.

The scullery backdoor gives access to the courtyard area located leading to a small storeroom and staff accommodation situated at the back of the dwelling.

Flooring: Ceramic floor tiles, timber strip flooring, wall-to-wall carpeting
Walling: Plastered and painted brick, ceramic wall tiles, decorative wallpaper
Ceiling: Rhinolite painted ceiling board

Guest Cottage & Carport:

Situated to the right of the driveway leading to the main house, is a free standing single storey guest cottage of similar construction as the main dwelling and with access from the paved walkway leading from the driveway and front of the carport, is comprised of an entrance foyer, open plan lounge, dining room and kitchen two (2) bedrooms, a bathroom and toilet and timber veranda leading from the living area.

Flooring: Ceramic floor tiles, timber strip flooring
Walling: Plastered and painted brick, ceramic wall tiles
Ceiling: Rhinolite painted ceiling board

Located on the side of the building is free-standing open sided brick column under a pitched and tiled roofing structure, double carport.

Main House & Outbuildings:	1 226 Square Metres
Guest Cottage:	190 Square Metres
Double Carport:	36 Square Metres
Garages & Office:	125 Square Metres
Total:	1 577 Square Metres

INTERNAL AND EXTERNAL FITTINGS & FIXTURES:

- Security Alarm System
- Burglar bars in front of some window openings
- Dark veneer wall and floor units in main house kitchen and scullery fitted with Granite worktops, free-standing gas stove, gas-hob and stainless-steel sink units
- Dark veneer wall and floor units in guest cottage kitchen fitted with a Formica worktop and a double bowl stainless sink unit
- Timber wall and units and shelving in the study and home office
- Standard sanitaryware in the bathrooms

ELECTRICAL INSTALLATION AND SUPPLY:

The electrical installation appears to comply with Municipal Regulations with the supply via the City of Tshwane Metropolitan Municipality.

GARDEN:

The garden areas at the front of the main house and office are lawned with established flowerbeds and shrubs currently being well managed. The walkways on the side of the dwelling and parking area at the front of the garages are brick paved.

The parking area at the front of the warehouse and office buildings and the driveway leading up from the main gate of the property, is a combination of brick paving and cement cladding. The balance of the surface cover of the property is mostly rocky with patched of pickable soil covered with wild grass bush and trees.

ZONING: Agricultural

Please Note: According to the owner an application for the re-zoning of the property from Agricultural to Special has been submitted to the City of Tshwane Metropolitan Municipality with the decision currently pending.

WINDEEDS

WinDeed Property

PRETORIA, THE WILLOWS, JR, 340, 40

Lexis® WinDeed

SEARCH CRITERIA

Search Date	2022/10/04 08:19	Farm Name	THE WILLOWS
Reference	-	Registration Division	JR
Report Print Date	2025/06/12 11:07	Farm Number	340
Deeds Office	Pretoria	Portion Number	40

REGISTERED PROPERTY DETAILS

Property Type	FARM	Diagram Deed Number	T2518/1939
Farm Number	340	Registered Size	4.9264H
Portion Number	40	Municipality	CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Farm Name	THE WILLOWS	Province	GAUTENG
Registration Division	JR	Coordinates (Lat/Long)	-
Deed Office	PRETORIA		



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PHOTOGRAPHS



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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

