



PARK VILLAGE AUCTIONS

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INSOLVENT ESTATE: MGT FERREIRA
MRN T106/2024

BUYER'S INFORMATION PACK

ERF NUMBER 4453, DRAWWERTJIE STREET
ATLANTIC SANDS PRIVATE ESTATE



VACANT STAND FOR SALE IN THE “ATLANTIC SANDS” PRIVATE ESTATE

Auctioneers: Roy Lazarus / Clive Lazarus

Unit Number 10, Ferndale Mews North,
Cnr Oak Avenue & Dover Street, Ferndale, Randburg, 2194
Tel: (011) 789-4375 // 066 586 2233



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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 Six (6%) 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)

FOR MORE INFORMATION PLEASE CONTACT: Debbie 011 789 4375



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PROPERTY DESCRIPTION

TITLE DEED NUMBER: T31042/2009

REGISTERED EXTENT OF STAND: 526 Square Metres

PROPERTY DESCRIPTION: Vacant, unimproved residential stand

LOCATION:

The “**Atlantic Sands**” Private Estate is located just outside the small coastal town of Velddrift along Main Road in **Seeswael Avenue, Velddrift, Western Cape Province**. The subject vacant stand is located in the Estate at **Number 4453 Drawwertjie Street** at GPS co-ordinates;

-32.762442, 18.161013

Velddrift is a small coastal town located on the West Coast of South Africa in the Western Cape Province approximately 150km North of Cape Town just North of Vredenburg.

THE ESTATE:

“ATLANTIC SANDS” RESIDENTIAL ESTATE:

“**Atlantic Sands**” Private Estate is a middle income residential Estate situated on the Cape West Coast. The Estate is a fairly new development comprising around 245 residential stands and characterized by the large number of vacant unimproved stands. The Estate is bound by plastered and painted brick walling. Internal roads are brick paved with cement side curbing. Access to the Estate is Main Road via the entrance and egress main gate and Security Office in Seeswael Avenue.

The subject stand is located towards the middle of the Estate at **Stand Number 4453 Drawwertjie Street**.

THE SUBJECT STAND:

LAYOUT:

The stand is rectangular in proportion with the shorter perimeter having street frontage onto Drawwertjie Street.

TOPOGRAPHY:

The topography of the stand is even.

SERVICES:

Municipal services are available upon application. The property falls within the municipal boundaries of the Bergrivier Local Municipality

BOUNDARY:

The Eastern perimeter and part of the back Southern perimeter are bound by the walling of the neighbouring properties with the Northern, street front perimeter and Western perimeter, being unbound.

ARRANGEMENTS FOR ACCESS:

The Estate is freely accessible from Main Road

HOMEOWNERS ASSOCIATION:**MANAGING AGENT:**

The financial affairs of the Estate are managed by the Atlantic Sands & Shore Homeowners Association.

Contact:	Ms. Sunel Carosini
Contact Number:	Land Line: (022) 772 1113
E-mail:	admin2@propexinfo.co.za

LEVIES:

Monthly Levy: R 423.00

PHOTOGRAPHS



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