



PARK VILLAGE AUCTIONS

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LTK CONSTRUCTION (PTY) LTD (IN LIQUIDATION)
MASTER'S REFERENCE NUMBER T2076/2024

BUYERS INFORMATION PACK

21 CORNELIA ROAD
LEOKA VILLA AH/ ZANDFONTEIN/ PRETORIA



ONSITE AUCTION



REGISTER TO BID ON
WWW.PARKVILLAGE.CO.ZA

MONDAY 19 MAY 2025 @ 11H00



Auctioneer: Roy Lazarus / Clive Lazarus

Unit Number 10, Ferndale Mews North,
Cnr Oak & Dover Road, Ferndale, Randburg, 2194
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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:	The liquidator is yet to confirm if VAT is payable on the Purchase amount. Transfer costs are payable.
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 // 066 586 2233



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PROPERTY DESCRIPTION

TITLE DEED NUMBER: T28934/2019

REGISTERED EXTENT OF STAND: 2.2833 Hectares (22 833 Square Metres)

PROPERTY DESCRIPTION:

An Agricultural Holding improved with a four (4) bedroom residential dwelling, two (2) garden cottages, office building with industrial warehouse structures and a staff compound comprising twelve (12) single rooms with communal kitchen and bathroom.

LOCATION:

The subject property is situated just off Van der Hoff Road at **Plot Number 3 Leoka Villa Agricultural Holdings** situated at **Number 21 Cornelia Road, Leoka Villa AH, Zandfontein, Pretoria, Gauteng Province** at GPS co-ordinates;

-25.715954, 28.079260

Leoka Villa Agricultural Holdings is located to the West of Pretoria, along Van der Hoff Road with all amenities of necessity within a short driving distance.

PROPERTY LAYOUT:

THE STAND:

A stand is roughly rectangular in proportion with the shorter perimeter having street frontage onto Cornelia Road.

The topography of the stand is even.

THE IMPROVEMENTS:

LAYOUT & DESCRIPTION:

The main Dwelling with Double Garage:

Situated to the front left of the property is the single storey main residence of plastered and painted brick walling fitted with steel framed glazing under a pitched and tiled roofing structure comprising of an entertainment lunge with built-in bar, open plan lounge and dining room, kitchen with scullery area and a passage walkway from the lounge area leading to four (4) bedrooms, two (2) bathrooms (main en-suite) and separate toilet. The kitchen back door give access to small, IBR roofed patio leading to a laundry room and private walled garden area.

Located on the side of the dwelling and forming part of the same building structure is a double garage under and IBR roof sheeting structure and fitted at the front thereof with tow single Chromadeck roll-up garage doors as well as a steel framed, lean-to under IBR roof sheeting carport providing covered parking for at least four vehicles.

Two (2) Bedroom Garden Cottage:

Located at the back right of the main dwelling is a garden of plastered and painted brick walling fitted with steel framed glazing under a pitched and tiled roofing structure comprising a lounge, dining room with built-in braai, kitchen, two (2) bedrooms and a family bathroom.

Situated at the back of the building is a steel framed, lean-to under IBR roof sheeting carport providing covered parking for at least five vehicles.

Two (2) Bedroom Container Cottage, Carport:

Located towards the back left of the property, is a garden cottage constructed of three shipping containers and face brick walling fitted with steel framed glazing under mono pitched IBR roofing structure comprising an open plan lounge and kitchen, study, two (2) bedrooms and a bathroom.

Situated at the front of the building is steel framed, lean-to under IBR roof sheeting double carport.

Main Office Building:

Situated towards the middle of the property is the single storey office building of plastered and painted brick walling fitted with steel framed glazing under a mono pitched IBR roofing structure comprising a large reception, two (2) open plan office areas, two (2) private offices, a storeroom, kitchen and cloakrooms.

Situated at the front of the building is steel framed, lean-to under IBR roof sheeting carport providing covered parking for at least four vehicles.

Open sided IRB storage area and Staff Rooms:

Located at the back of the office building is a steel framed under IBR roofed and partly walled storage warehouse with adjacent single storey outbuilding of plastered and painted brick walling comprising four staff rooms and a toilet.

Garage Workshop & open sided IRB Work area:

Located on the side of the above storage warehouse is a single storey face brick walled outbuilding under a mono pitched IBR roofing structure comprising staff cloakroom and bathroom and a workshop garage fitted at the front thereof with a steel sliding gate. Located on the side of the building, and forming part of the same building structure, is steel framed under IBR roof sheeting and IBR cladding at the back work area.

Staff Compound

Situated in the back Northwestern corner of the stand, enclosed with internal pre-cast walling and driveway gate, is u-shaped outbuilding of face brick walling fitted with steel framed glazing under a mono-pitched IBR roofing structure comprising Twelve (12) single rooms with a communal kitchen and bathroom

Other Improvements:

Other improvements include three (3) boreholes (one equipped) with three (3) water storage tanks, cement dam, thatch roofed entertainment lapa, steel framed under IBR and shade net parking structures, Polyethylene Greenhouse Tunnel.

APPROXIMATE EXTENT OF IMPROVEMENTS:

Main House (incl. Garage):	330 Square Metres
Garden Cottage:	112 Square Metres
Container Cottage:	107 Square Metres
IBR roof sheeting Carports:	370 Square Metres
Shade Net Carports:	308 Square Metres
Office:	324 Square Metres
Workshop & storage:	234 Square Metres
Garage Workshop & Toilets:	120 Square Metres
IBR roofed Workshops:	248 Square Metres
IBR roofed Storage:	210 Square Metres
Staff Rooms :	64 Square Metres
Staff Compound :	146 Square Metres
Polyethylene Greenhouse Tunnel:	<u>300</u> Square Metres
Total:	2 873 Square Metres

INTERNAL AND EXTERNAL FITTINGS & FIXTURES:

- Burglar bars in front of window openings
- Split air-conditioning units in the office
- Veneered wall and floor units in kitchens with fitted appliances
- Standard sanitaryware in the bathrooms
- Built-in cupboard in the bedrooms

ELECTRICAL INSTALLATION AND SUPPLY, WATER & SANITATION:

The electrical installation appears to comply with Municipal regulations with the supply via the City of Tshwane Metropolitan Municipality. Water is supplied via an equipped borehole with effluent removed via septic tank.



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PHOTOGRAPHS



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This image shows a blank sheet of white paper with horizontal black 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.



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