



# PARK VILLAGE AUCTIONS

*Trusted by banks, respected by buyers*

# AFRIDOME PARYS

*The Premier  
Event, Auction  
& Accommodation  
Destination in  
Parys*



Park Village Auctions

T: 051 430 2300 | Nico Maree – 082 625 4455

E: [bloem3@parkvillage.co.za](mailto:bloem3@parkvillage.co.za)

C/O R64 & Valencia Road, Waterbron, Bloemfontein, 9301

[www.parkvillageauctions.co.za](http://www.parkvillageauctions.co.za)

# Table of Contents

- 01 Executive Introduction
- 02 Executive Summary
- 03 Property Location & Description
- 04 Property Use Potential
- 05 Main Auction Building – Afridome Dome
- 06 Equestrian Facilities & Stable Complexes
- 07 Main Kitchen & Dining Hall
- 08 Restaurant & Bar
- 09 Accommodation Complexes
- 10 Swimming Pool & Courtyard Area
- 11 Reception & Administrative Building
- 12 Solar Infrastructure & Energy System
- 13 Water Supply & Storage System
- 14 Access Roads, Internal Circulation & Parking
- 15 Septic System, Wastewater & Drainage
- 16 Development Potential Overview
- 17 Size Overview
- 18 Final Recap



# Executive Introduction

Afridome up for sale.

Afridome is now proudly presented for sale, a unique opportunity to acquire approximately 30 hectares of developed land, home to one of the largest indoor agricultural arenas in South Africa.

A remarkable asset by design, this versatile property offers far more than just agricultural capacity. Its scale and infrastructure present outstanding potential for event organizers, church groups, large gatherings, and much more, although its success in those areas should not come at the expense of the agricultural community. Afridome remains a world class auction and exhibition centre, ideally located within South Africa's heartland and supported by the vibrant town of Parys. This setting creates a rare blend where agriculture, lifestyle and adventure intersect.

Dries Venter, known for his impressive property portfolio, has made the decision to streamline and hand over Afridome to a new generation of owners, those willing to become custodians of this versatile and multifunctional asset. While its full agricultural capacity has not been utilised in recent years, the potential remains unlimited.

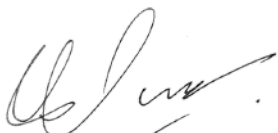
Agricultural players cannot afford to let this opportunity pass by, whether they are farming groups, auctioneers, co-operatives, or agricultural investors. The estate offers flexible income generating options and can be structured to meet the specific needs of individual buyers or consortiums.

The property features fully installed solar infrastructure across each zone, an independent water supply and backup generators capable of powering the entire complex with ease.

As a town, Parys and its community would benefit greatly from ensuring this iconic venue remains active and continues to attract visitors from across South Africa. We welcome serious enquiries and are open to discussions on all levels. Valuations and income details can be shared upon receipt of proof of funds and signed Non-Disclosure Agreements (NDAs).

We would be pleased to engage with interested buyers, consortiums, or organisations to facilitate a responsible and prosperous transition of ownership.

Yours faithfully



**Nico Maree**  
Director of Park Village Auctions



# Executive Summary

*Afridome is a premier multi-purpose exhibition and farmer estate located in Parys, Free State, offering a unique blend of event, agricultural, and hospitality infrastructure across ±30 hectares of titled land. Ideally positioned just 100 km from Johannesburg and 150 Km from Pretoria, the property features over 30 furnished guest rooms, an industrial-grade kitchen, entertainment areas, and a pool, complemented by 9 stable blocks, 28 horse stalls, auction corridors, and extensive livestock facilities. Supported by a robust solar power system with ±200 panels and modern inverters, Afridome is fully equipped for large-scale events, equestrian use, guest accommodation, or mixed-use commercial development — making it a rare and valuable turnkey investment opportunity.*

## Property Overview

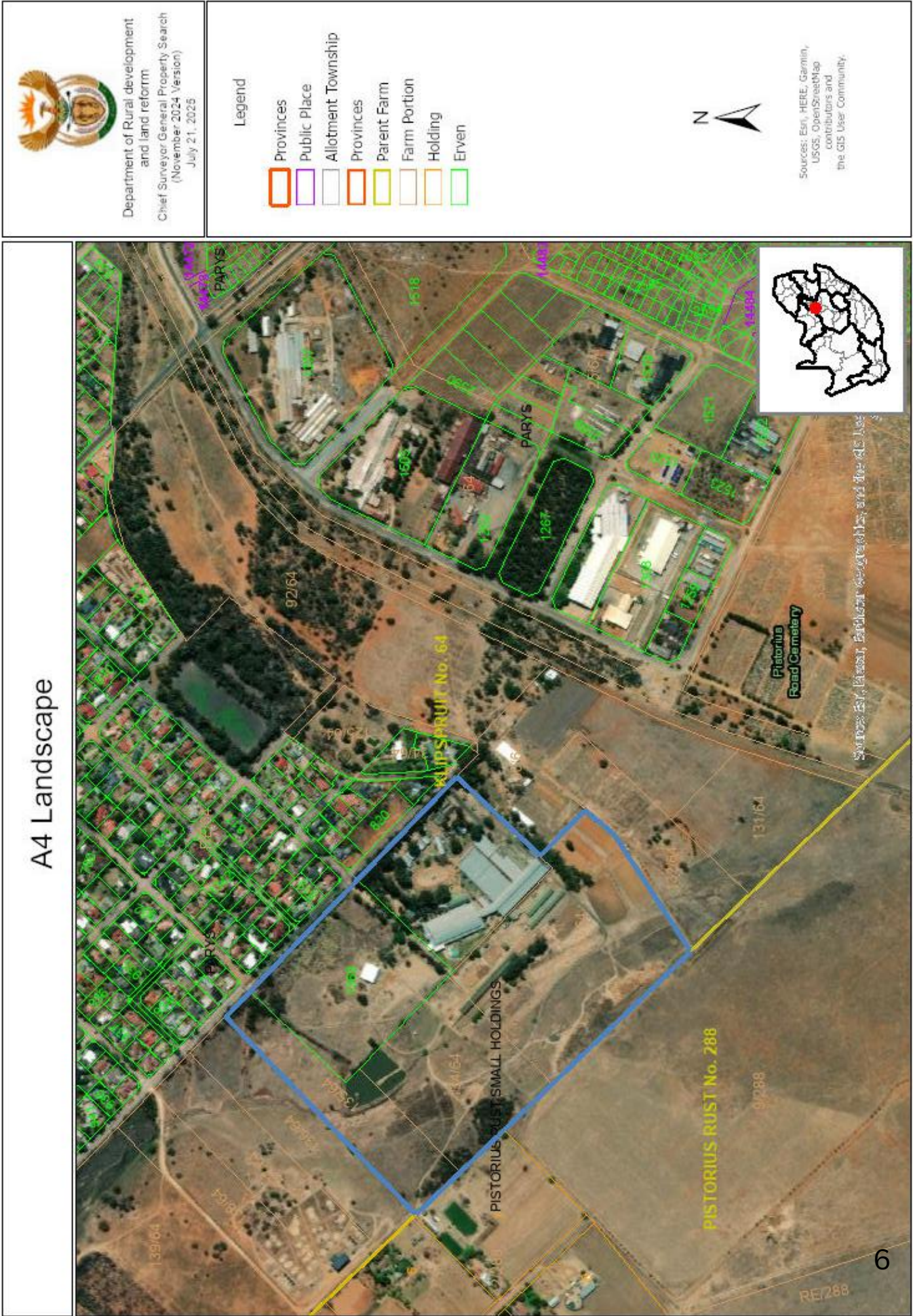
- Address: 4 Allenby Street, Parys, Free State
- GPS Coordinates: -26.92529 / 27.450635
- **Land Size: ±30.53 Hectares**
- Zoning: Agricultural (with historical special-use rights)
- Rooms: 36+ furnished guest units (T1–T12, R1–R7, K1–K7, L1–L10)
- Event Facilities: Dining hall, industrial kitchen, entertainment area, pool, reception
- Stables: 9 blocks with 454 horse stalls.
- Livestock Equipment: 330 cattle gates, 30 sheep gates, ramps, pens, trailers, 2 water tankers and 3X JD and MF tractors
- Solar Panels: ±200 panels installed
- Inverters: Sunsynk (8kva), Growatt (6kva), Mecer/Schubart (5kva)
- Battery Storage: Life4, Felicity, Megathron
- Water: Borehole and storage tanks
- Power: Solar-dominant (Eskom backup if applicable)
- Use Potential: Auctions, accommodation, events, equestrian, training, lodge
- Accessibility: Direct tar road access, secure fenced perimeter
- Contact: Nico Maree – 082 625 4455 | 051 430 2300

# Property Location & Description



- Address: 4 Allenby Street, Parys, Free State, South Africa
- GPS Coordinates: -26.92529 / 27.450635
- Municipality: Ngwathe Local Municipality
- Zoning: Agricultural (with historical special-use rights)
- Land Size: ±30.53 Hectares (combined registered portions)
- Registered Portions:
  - Portion 22 of Farm Klipspruit 64
  - Erf 1369 Parys
  - Portion 133, 134 & 135 of Farm Klipspruit 64
- Access: Direct tarred road access
- Proximity to Town: 1 km north of Schonenkenville; edge of Parys
- Distance to Johannesburg: ± 1 Hour Drive
- Distance to Pretoria: 1½ - 2 Hour Drive
- Two Thirds of the population are within a 2 Hour drive
- Main Centre: Potchefstroom, Klerksdorp, Sasolburg, Vereeniging and Emfuleni/Vanderbijlpark
- Topography: Mostly level, developed terrain
- Utilities: Water, electricity (solar dominant), road access
- Surroundings: Scenic countryside near the Vaal River
- Security: Fenced perimeter with entrance gate

# Property Map



# Property Use Potential

- Event Venue: Ideal for hosting livestock auctions, expo's, weddings, markets, and festivals
- Guest Accommodation: Fully equipped for use as a guesthouse, lodge, or boutique resort
- Agricultural & Equestrian Centre: Stables, paddocks, and training areas suited for horse shows or riding academies
- Agricultural Exhibitors: Supports agricultural training events, product launches, and demonstrations
- Wellness & Retreat Venue: Quiet setting and facilities ideal for wellness retreats, spiritual getaways, or creative residencies
- Corporate or NGO Campus: Suitable for training, conferencing, outreach, or skills development programmes
- Mixed-Use Development: Potential for future expansion or rezoning for lifestyle estate, tourism, or commercial enterprise
- Educational Facility: Could accommodate agricultural colleges, riding schools, or sustainability training centres
- Film & Media Location: Scenic, secure, and self-contained, suitable for film shoots or outdoor productions



# Site Features & Amenities



## Main Venue Complex

- Fully equipped industrial-grade kitchen
- Dining hall and 2 buffet counters
- Indoor bar and entertainment area
- Swimming pool with paved courtyard
- Reception and administrative office

## Agricultural & Equestrian Facilities

- 9 blocks housing 454 horse stalls
- Covered livestock corridors and auction lanes
- Tack rooms, feed storage, and utility sheds
- Livestock pens, paddocks, and holding areas
- Mobile loading ramps and cattle handling equipment

# Site Features & Amenities

## Energy & Infrastructure

- ±200 solar panels across venue roofs
- Inverters: Sunsynk (8kva), Growatt (6kva), Mecer & Schubart (5kva)
- Battery systems: Life4, Felicity, Megathron
- Water supply infrastructure (borehole and tanks)

## Landscape & Grounds

- Security cameras
- Alarm system
- Fully fenced perimeter with secure gated entrance
- Landscaped gardens and shaded walkways
- Internal gravel and paved roads
- Ample parking for guests, staff, and delivery vehicles

## Additional Outbuildings

- Large storage barn and tool rooms
- Machinery sheds and workshops
- Staff accommodation and service quarters
- Trailers and supporting farm equipment including tractors



# Accommodation Summary

*Afridome offers over 30 fully furnished guest units arranged across four distinct accommodation blocks: T1–T12 standard rooms, R1–R15 garden-style lodge units, K1–K4 family-style suites, and L1–L3 premium rooms. Each unit is thoughtfully equipped with beds, linens, wardrobes, en-suite bathrooms, and essential amenities such as tea stations and heaters. Many rooms feature private patios, thatched designs, or garden views, while the larger suites include kitchenettes and lounge areas. Designed for flexibility, the accommodation can comfortably host individuals, families, groups, or VIP guests, making it ideal for guesthouse operations, events, or retreat-style stays.*

## Property Overview

### **T1–T12 Rooms (All rooms are fitted with Alarms)**

- Standard twin or double rooms
- Private garden-facing entrances
- En-suite bathrooms with showers
- Furnished with beds, duvets, side tables, and tea/coffee stations
- Includes televisions, fans/heaters, and linens

### **R1–R7 Lodge Units**

- Larger, lodge-style rooms set in garden courtyards
- Covered patios/verandas with seating
- Furnished with beds, wardrobes, reading lamps, and decor
- Ideal for long-stay guests or private group bookings

# Accommodation Summary



## K1–K7 Family Units

- Family-oriented rooms
- Kitchenettes and private outdoor spaces
- Located near recreational areas like braai zones and firepits

## L1–L10 Premium Suites

- Spacious premium units, ideal for VIP guests or management accommodation
- Lounge areas, kitchenettes, and private patios
- High-end furnishings and added privacy
- Rooms are equipped with airconditioning

## General Notes

- All units include bedding, curtains, waste bins, and basic furniture
- Inventory includes electric blankets, towels, decor items, and cleaning supplies
- Solar systems support most accommodation blocks independently
- Rooms: Eskom/Solar

# Inventory, Solar & Outbuildings Overview

*Afridome is offered with a comprehensive and well-maintained inventory that supports hospitality, agriculture, and event operations. The accommodation units include over 70 beds, linen, furniture, appliances, and decor, while the kitchen is fully outfitted with commercial-grade cooking, storage, and serving equipment. The estate is powered by a robust solar energy system, featuring over 200 panels, multiple inverters (Sunsynk, Growatt, Mecer, Schubart), and high-capacity batteries (Life4, Megathron, Felicity), ensuring uninterrupted power across all zones. The outbuildings and agricultural infrastructure include 9 stable blocks, 330 cattle gates, trailers, mobile ramps, storage sheds, and utility structures—providing a ready-to-operate foundation for a range of commercial, equestrian, or farming ventures.*

## Inventory, Solar & Outbuildings

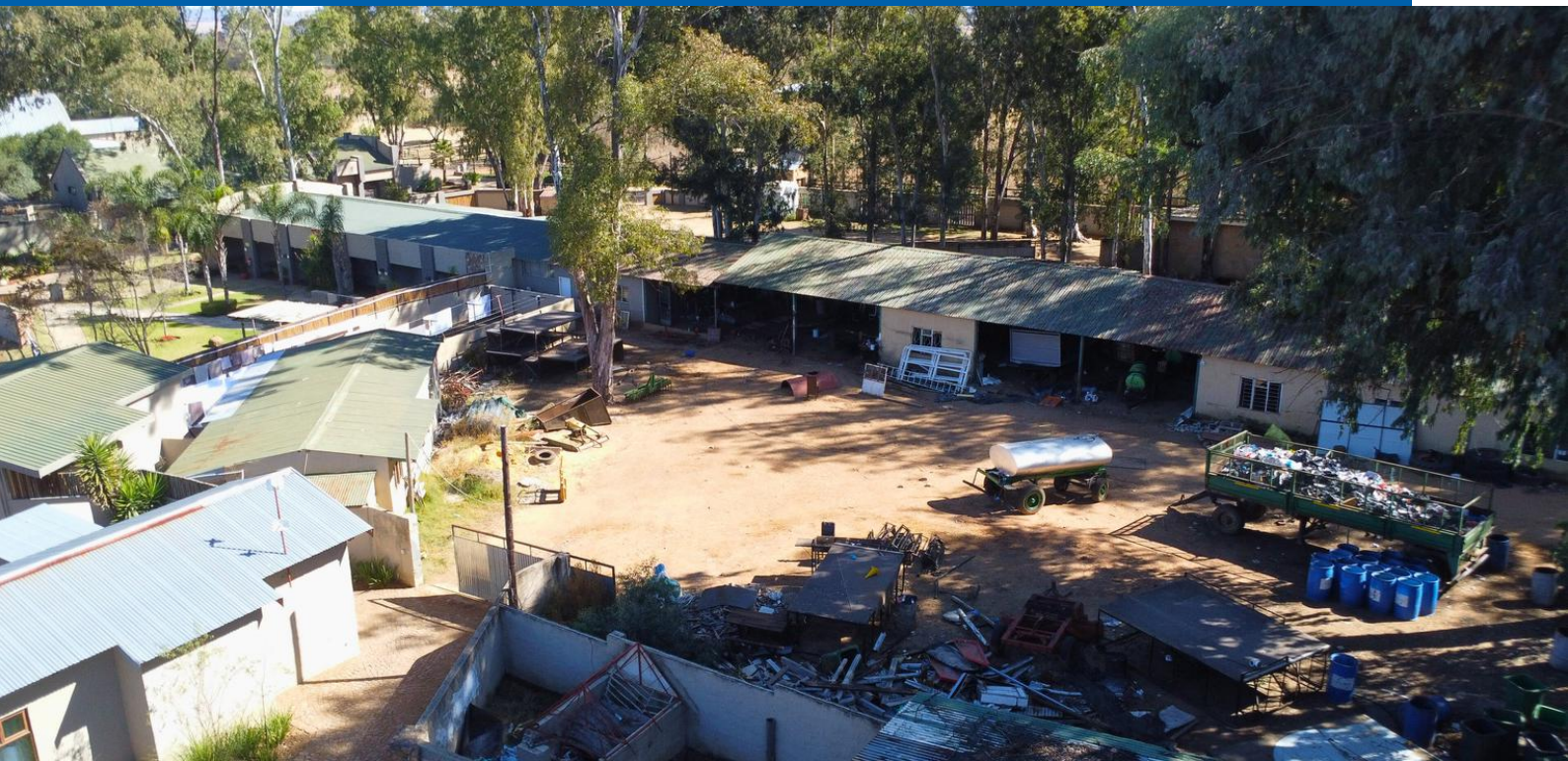
### Accommodation Inventory

- Over 70 beds (single, double, queen) with linen and electric blankets
- Wardrobes, bedside tables, reading lamps, coffee tables
- Curtains, cushions, bins, rugs, and décor
- Room appliances: fridges, kettles, microwaves, fans/heaters
- Cleaning equipment and stockroom supplies included

### Kitchen & Dining Equipment

- Industrial gas stove, extractor fans, prep counters
- Crockery, cutlery, trays, and serving equipment for 140+ guests
- Refrigerators, freezers, dishwashing station
- Dining room tables, chairs, bar furniture, and buffet setup

# Inventory, Solar & Outbuildings



## Solar Energy System

- ±200 rooftop solar panels across different structures
- Inverters:
  - Sunsynk 8kva (x6)
  - Growatt 6kva (x7)
  - Mecer & Schubart 5kva (x7)
- Battery systems:
  - Life4, Megathron, Felicity batteries
  - Installed across Dome, rooms, and stables
- Provides backup and off-grid support for the entire estate

## Outbuildings & Agricultural Equipment

- 9 free-standing stable blocks with 454 horse stalls
- 330 cattle gates
- Mobile loading ramps and livestock corridors
- Cattle trailer, feed troughs, and show jumping equipment
- Storage barns, tool rooms, staff quarters, and sheds
- Waterbakke, work tables, and fencing support

# Investment Potential

*Afridome presents an exceptional opportunity for investors seeking a well-established, income-generating going concern with multiple development pathways. With its diverse infrastructure supporting auctions, hospitality, equestrian activity, and solar-powered sustainability, the property is ideally suited for use as a boutique lodge, event venue, agricultural hub, or retreat destination. Its location near major urban centres, combined with self-sufficient utilities and national brand presence, positions Afridome as a rare blend of rural tranquillity and commercial functionality. Whether for private ownership, institutional use, or public-facing operations, the estate offers strong long-term value and a flexible foundation for growth.*

## Investment Potential

### Key Strengths

- Established, multi-purpose estate with national recognition
- Turnkey infrastructure for events, agriculture, and hospitality
- Self-sufficient solar energy system reduces operational costs
- Prime location near Johannesburg and Pretoria
- Proven history of auctions, expos, and guest hosting
- Functional layout for multiple income streams

### Use Case Opportunities

- Boutique lodge, guesthouse, or rural resort
- Agricultural expo or training ground
- Equestrian academy or horse show venue
- Corporate or government retreat facility
- Mixed-use tourism or lifestyle development (subject to zoning)
- NGO, wellness, or education campus
- Film and media production site

### Investor Appeal

- Low running costs thanks to off-grid solar support
- Income potential across accommodation, events, and farming
- Secure, established brand with community presence
- Flexible layout allows phased expansion or niche operations
- Attractive for investors seeking value, growth, and versatility

# Main Auction Building: Afridome Hall

*The Afridome Dome is the flagship structure of the estate — a fully enclosed, multi-purpose event and auction arena, specifically designed to accommodate large-scale agricultural, equestrian, and commercial gatherings. It serves as the heart of Afridome's national brand recognition and is considered one of the most versatile inland auction rings in South Africa.*

## Structural Specifications

- Building Size: Ground floor **4542m<sup>2</sup>** and mezzanine floor **945m<sup>2</sup>** under roof
- The main enclosed auction ring measures approximately **1,644 m<sup>2</sup>** with a **210 m<sup>2</sup>** steel chute extension, providing a total covered footprint of **±1,854 m<sup>2</sup>**
- Construction: Steel frame with IBR sheeting, insulated roofing, and brick perimeter walls
- Flooring: Smooth-finish concrete throughout main ring and seating area
- Ventilation: Industrial roof-mounted fans and side louvres for passive airflow
- Lighting: Overhead commercial-grade LED floodlighting with switch zones
- Access Points:
  - 3 x Large industrial roller doors for livestock and machinery
  - 4 x Side access doors for public and event use

## Capacity & Layout

- **Main Floor:**
  - Professional-grade central auction ring
  - Elevated auctioneer platform with line of sight over entire ring
  - Secure, gated livestock access lanes with holding pens
- **Seating:**
  - Capacity for ±2,000–3,000 guests (bench + portable seating)
  - Tiered viewing area for elevated visibility
- **Exhibitor Booths / Ring Access:**
  - Pre-marked exhibitor bays
  - Paved walkways surrounding the ring for vendor or sponsor tables

# Main Auction Building: Afridome Hall



## Event Infrastructure

- Sound System: Installed speaker points, auctioneer mic system (mobile unit optional)
- Power Supply: Solar-supported with 3-phase capacity; Eskom link backup
- Lighting Control: Zoned lighting for auction spotlighting or full hall illumination
- Biosecurity
- **Wash Bays & Utility Area:**
  - Adjacent to the Dome for livestock washing pre-show
  - Connected to water supply tanks

## Operational Support

- **Livestock Flow System:**
  - Direct connection to stables and holding areas
  - Reinforced walkways and mobile fencing lanes
- **Access Roads & Parking:**
  - Gravel and paved access for trailers, trucks, and public vehicles
  - Adjacent loading zones for large equipment or livestock carriers

## Safety & Compliance

- Fire extinguishers, emergency exits, and overhead clearance compliant with event safety standards
- Secure fencing surrounds the Dome complex, with spotlight coverage<sup>16</sup> at night

# Equestrian Facilities & Stable Complexes

*Afridome's equestrian infrastructure is extensive, purpose-built, and functionally integrated into the larger auction and event layout. Designed to support everything from national horse shows and auctions to training, stabling, and overnight boarding, the estate's equine offering is among the most comprehensive of its kind in the region.*

## Stable Blocks

- Hackney Pony Conference Hall **(1,040 m<sup>2</sup>)**
- Number of Stable Blocks: 9 free-standing stable structures
- Total Stalls: 454 horse stalls (average stall size  $\pm 3.5$  m<sup>2</sup> each)
- **Construction:**
  - Steel frame with enclosed timber or steel-panelled fronts
  - Gable roofing with overhang for rain protection
  - Stable doors (hinged half-doors or sliding types depending on block)
- Floors: Concrete or compacted earth flooring (easy to clean, low maintenance)
- Ventilation: Open air design with louvred side vents and ridge ventilation
- Lighting: Solar-supported LED lighting in each block
- Water Access: Manual or automated drinking points in each stable row

# Equestrian Facilities & Stable Complexes



## Support Infrastructure

- **Tack Rooms & Feed Storage:**

- Designated enclosed rooms for secure tack and feed storage
- Located adjacent to main stable blocks for easy access

- **Wash Bays:**

- Open-air or shaded wash bays with concrete flooring
- Connected to water tanks with drainage channels

- **Manure Management:**

- Manure holding zones built near stables, with daily removal access

- **Hay & Equipment Storage:**

- Separate outbuildings or loft spaces for storing hay, bedding, and show gear

# Equestrian Facilities & Stable Complexes

## Training & Movement Zones

- **Lunging Ring / Sand Arena:**
  - Optional space for lunging, warm-ups, or training
- **Lead-in Paths:**
  - Gravel or brick-paved walkways between stables and show ring
  - Designed to separate livestock and spectators safely during events
- **Secure Gates & Crossings:**
  - Mobile gates and crosswalks allow for safe animal flow into the main Dome arena

## Event & Auction Readiness

- **Holding Pens & Preparation Corridors:**
  - Connected to auction ring for easy access during equestrian events
- **Stall Numbering:**
  - Clear stall identification for event coordination and pre-bookings
- **Exhibitor Access:**
  - Parking zones and lead-in paths suitable for horse boxes and lorries
- **Security:**
  - Fully fenced with lighting for evening shows or overnight stabling

## Energy & Sustainability

- All stables are equipped with lighting supported by the estate's solar system
- Optional independent solar inverters in specific blocks (as per installed spec)



# Main Kitchen & Dining Hall

*Afridome's central kitchen and dining facility is designed to accommodate large-scale event catering, guesthouse operations, and auction-day hospitality with ease. Built with functionality, flow, and volume in mind, this section of the estate is fully equipped to handle everything from intimate private functions to high-capacity public events.*

## Industrial Kitchen

- **Layout:**
  - Centrally located behind the main dining hall for fast, direct service
  - Efficient workflow from prep to plating
- **Fixtures & Equipment:**
  - Stainless steel work surfaces: Heat-resistant and hygienic
  - Gas burners (6–8 plate commercial stove – to be confirmed)
  - Extractor fans with industrial flue system
  - Preparation sinks and wash stations
  - Double-door refrigerators and upright freezers
  - Serving hatch directly connected to buffet line
  - Dry storage room for ingredients, utensils, and bulk goods

## Utilities

- Dedicated water supply and drainage
- Power backed by solar and/or Eskom
- Fire extinguisher mounted and ventilation compliant
- Capacity:
  - Designed to support catering for 100–200+ guests per sitting
  - Ideal for wedding functions, auction days, group retreats, or day visitors

# Main Kitchen & Dining Hall



## Dining Hall

- Seating Capacity: Approx. 60–80 guests seated indoors comfortably
- **Structure:**
  - Open-plan layout with tiled or concrete flooring
  - Large windows or wall openings for natural light
  - Ceiling fans and lighting grid
- **Furnishings:**
  - Moveable wooden or steel-framed tables and chairs
  - Side counters and space for buffet setup
- **Connectivity:**
  - Positioned adjacent to bar/entertainment area and pool zone for guest flow
- **Décor & Finishes:**
  - Neutral tones, serviceable materials, designed for easy rebranding by new owners

## Service Efficiency

- Quick circulation from kitchen to dining and outdoor areas
- Cleaning and restocking space connected to rear of the kitchen
- Close proximity to guest rooms and courtyard for convenient hospitality during events or bookings

# Restaurant & Bar

*The bar and entertainment area at Afridome offers a warm and welcoming space for guests to relax, socialise, and enjoy the estate's tranquil atmosphere. Positioned adjacent to the dining hall and pool courtyard, it forms part of the central hospitality zone, designed for both casual use and formal event hosting.*

## Bar Structure & Setup

- **Layout:**

- Semi-open plan with access to both the indoor dining hall and the outdoor pool courtyard
- Centrally located for service during weddings, retreats, and auctions

- **Bar Counter:**

- Custom-built fixed bar with service countertop
- Timber or tiled top with storage shelving below
- Space for fridges or under-counter coolers (units to be confirmed from inventory)

- **Display & Storage:**

- Wall-mounted shelving for glassware and bottles
- Space for beverage dispensers, blenders, or coffee machine

- **Seating & Social Area:**

- Moveable bar stools or lounge seating (per inventory)
- Ambient lighting and ceiling fans for comfort
- Opens onto courtyard and garden via sliding or swing doors

# Restaurant & Bar



## Entertainment Features

- **Integrated Music Setup:**
  - Cabling and power points available for speaker systems or DJ booths
  - Ideal for wedding receptions, informal celebrations, or auction after-hours
- **Floor Space:**
  - Clear floor space suitable for small dancefloor or indoor games
  - Resilient flooring and easy-clean finishes
- **Lighting & Ambience:**
  - Overhead lighting with ambient options
  - Natural airflow from adjacent open areas or sliding doors

## Guest Flow & Connectivity

- **Direct connection to:**
  - Dining Hall (for seamless catering service)
  - Swimming Pool & Courtyard (for outdoor entertainment or sundowners)
  - Reception Area (for guest management during events)
- **Utility Access:**
  - Water connection for rinsing and cleaning
  - Power sockets for fridges, coffee machines, and point-of-sale units

## Optional Uses

- Ideal for private functions, social events, or VIP hosting during auctions
- Can be converted into a coffee bar, welcome lounge, or workshop space for retreats

# Accommodation Complexes

*Afridome's accommodation offering includes over 30 individually furnished guest units, distributed across four distinct blocks: T1–T12 (standard units), R1–R7 (lodge-style units), K1–K7 (family units), and L1–L10 (premium/VIP units). Each room is designed for comfort, privacy, and flexibility, making the estate suitable for use as a guesthouse, lodge, or group accommodation venue during events.*

## **T1–T12: Standard Guest Units**

### **560 m<sup>2</sup>**

- Room Count: 12 identical or near-identical units
- Layout: Compact en-suite layout with sleeping, storage, and bathroom facilities
- **Features:**
  - Double beds with duvets and pillows
  - Bedside tables, reading lamps, and wardrobe
  - Tea/coffee station with kettle and mugs
  - En-suite bathroom with shower, toilet, basin (some with bath – confirm per unit)
  - Ceiling light and fan or wall-mounted heater
- Flooring: Tiled or laminated finish for easy maintenance
- Access: Each room has a private exterior entrance facing the garden path
- Solar Support: Connected to estate's solar system (lighting and outlets)
- Ideal For: Auction guests, staff accommodation, group retreats

# Accommodation Complexes



## R1–R7: Garden-Style Lodge Units 336 m<sup>2</sup>

- Room Count: 7 large rooms with more interior space
- Layout: Enhanced comfort units with sleeping, seating, and dressing areas
- **Features:**
  - Double or queen-size beds
  - Wooden wardrobes, side tables, armchairs
  - Kitchenette or mini-fridge in select rooms
  - Private en-suite bathrooms (shower, toilet, basin)
  - Curtains, decor, and artwork (per inventory)
- **Exterior:**
  - Garden-facing veranda or shaded porch with seating
  - Tiled walkways and green landscaping
- Ideal For: Couples, extended stays, long-term event guests

# Accommodation Complexes



## K1–K7: Family Units

**339 m<sup>2</sup>**

- Room Count: 7 rooms, larger format with family/group in mind
- Layout: Spacious rooms with additional sleeping and living space
- **Features:**
  - Double bed with bunk beds or sleeper couch
  - Small dining area and lounge chairs
  - Kitchenette with hotplate, sink, fridge
  - En-suite bathrooms with full-size showers
  - Furnished for longer stays or families attending shows/events
- Positioning: Located near braai and recreational areas
- Ideal For: Families, groups of friends, or vendor staff

## L1–L10: Premium / VIP Units

- Room Count: 3 premium suites
- Layout: Oversized rooms with comfort, privacy, and work space
- Airconditioned Units
- **Features:**
  - Double or queen bed with premium linen
  - Kitchenette, lounge chairs, and writing desk
  - Private patio with garden access
  - Bathroom with shower, basin, and upgraded fittings
  - Decor suited for VIP guests or long-stay managers
- Use Case: Owner/manager residence, special guests, or retreat facilitators

## General Notes (Applies to All Units)

- Each unit includes basic furniture, bedding, curtains, bins, cleaning tools
- Inventoried contents include fridges, microwaves, electric blankets, and decor items
- Units are functional, clean, and ready for immediate use
- Most blocks are powered by independent solar systems

# Chapel & Events Facilities

Afridome's Chapel and dedicated events spaces expand the estate's flexibility into the ceremonial, cultural, and social spheres. Whether used for weddings, memorials, worship gatherings, or private celebrations, these areas are beautifully integrated into the broader estate and supported by surrounding accommodation, dining, and reception zones.

## T1–T12: Standard Guest Units 560 m<sup>2</sup>

- Room Count: 12 identical or near-identical units
- Layout: Compact en-suite layout with sleeping, storage, and bathroom facilities
- **Features:**
  - Double beds with duvets and pillows
  - Bedside tables, reading lamps, and wardrobe
  - Tea/coffee station with kettle and mugs
  - En-suite bathroom with shower, toilet, basin (some with bath – confirm per unit)
  - Ceiling light and fan or wall-mounted heater
- Flooring: Tiled or laminated finish for easy maintenance
- Access: Each room has a private exterior entrance facing the garden path
- Solar Support: Connected to estate's solar system (lighting and outlets)
- Ideal For: Auction guests, staff accommodation, group retreats

# Chapel & Events Facilities



## Chapel Building

- Floor Area: **284 m<sup>2</sup>**
- Construction: Plastered brick with pitched corrugated iron roof
- Interior:
  - Open hall-style layout with seating space
  - Neutral finishes suitable for weddings, memorials, or spiritual gatherings
  - Enclosed and air-conditioned (to be confirmed)
- Support Features:
  - Adjacent men's and ladies' restrooms
  - En-suite guest room (Room L1) nearby for host or officiant use
  - Covered drop-off point or waiting area

## Wedding Venue

- Floor Area: **644 m<sup>2</sup> + 100 m<sup>2</sup>** veranda
- Hall Style:
  - Open span venue with wide clearances and high roof structure
  - Rubber mat and tile flooring
  - Ambient lighting and neutral décor
- Capacity:
  - **200-seater chapel-style wedding hall (intimate format)**
  - **Expandable for up to 400 guests seated in dining or function format**
- Facilities:
  - Bar area
  - Kitchen & serving zone (can be closed off with sliding doors)
  - Ladies' and men's restrooms
  - External veranda and outdoor ceremony space

## Use Potential

- Formal weddings & civil ceremonies
- Church retreats and conferences
- Memorial services or celebrations of life
- Vow renewals or anniversary events
- Venue hire for private cultural or spiritual events

# Swimming Pool & Courtyard Area

*Positioned between the accommodation blocks and the central hospitality zone, Afridome's swimming pool and courtyard area offers a peaceful retreat for guests, visitors, and event attendees. This space serves as a functional and aesthetic focal point, ideal for relaxation, informal gatherings, and outdoor entertaining.*

## Swimming Pool Features

- Type: Above-ground swimming pool with round design
- Finish: Tiled or marbelite interior with paved border
- Size: Medium-to-large capacity pool (suitable for ±12–20 guests simultaneously)
- **Surround:**
  - Paved pool deck with slip-resistant finish
  - Drainage gradient for safe water runoff
  - Garden beds or natural edging along the fence or building walls
- **Access:**
  - Secure gate or wall to ensure controlled entry
  - Easily accessible from both accommodation and dining/bar areas
- **Maintenance:**
  - Pool pump and filter system housed in nearby storage unit
  - Regularly maintained and currently functional (to be verified)

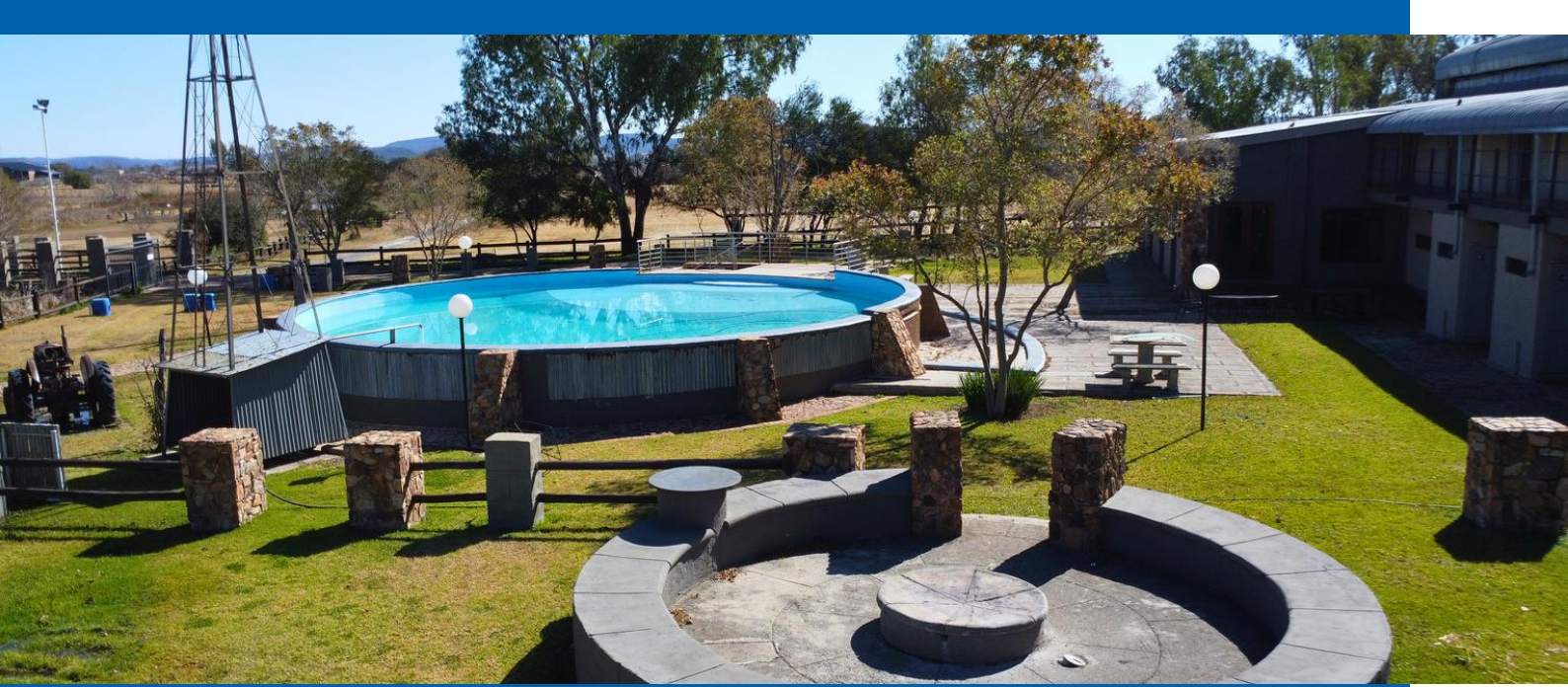
# Swimming Pool & Courtyard Area



## Courtyard & Outdoor Entertainment

- **Layout:**
  - Open central courtyard between guest rooms and common buildings
  - Paved and landscaped zones for circulation and relaxation
- **Braai Facilities:**
  - Fixed or mobile braai stands included
  - Space for communal outdoor cooking during events or weekend stays
- **Seating & Shade:**
  - Garden tables, benches, or patio seating (as per inventory)
  - Pergola, trees, or umbrellas for shaded lounging
- **Lighting:**
  - Solar or low-voltage outdoor lighting for evening ambience and safety
  - Soft lighting accents walkways, garden beds, and pool perimeter

# Swimming Pool & Courtyard Area



## Utility & Guest Flow

- **Connectivity:**
  - Direct access from dining hall, bar area, and reception
  - Central access from Room Blocks R, T, K, and L
- **Power:**
  - Outdoor lights and pool pump supported by solar system (zone-dependent)
- **Water Supply:**
  - Pool filled via dedicated municipal or borehole supply

## Use Potential

- **Ideal for:**
  - Weekend relaxation or retreat downtime
  - Private bookings for families and small groups
  - Informal braai nights after events or auctions
- **Can also be upgraded into:**
  - Formal outdoor dining space
  - Small wedding ceremony or photography zone
  - Wellness retreat feature with sun loungers and decor

# Reception & Administrative Building

*Afridome's reception and administration area is the operational hub of the estate — the first point of contact for guests, auction participants, and staff. Strategically positioned near the main entrance and accommodation zones, the reception ensures smooth guest check-ins, event coordination, and day-to-day estate management.*

## Reception Area

The administration building comprises **96 m<sup>2</sup>** for reception and an additional **53 m<sup>2</sup>** for support offices.

- **Entrance:**
  - Clearly marked and easily accessible from guest arrival zones
  - Covered or enclosed entry with signage (branding optional)
- **Interior Layout:**
  - Welcoming counter space with reception desk
  - Waiting area with seating for visitors or clients
  - Wall space for event schedules, auction notices, or venue branding
- **Lighting:**
  - Natural light through windows plus ceiling-mounted fixtures
  - Power points for computers, phones, and administrative equipment
- **Finishings:**
  - Functional tile or concrete flooring
  - Clean, neutral interior suitable for rebranding or decorating

# Reception & Administrative Building



## Administrative Office Area

- **Office Rooms:**
  - One or more private offices or workstations
  - Secure storage or filing space for auction records, guest bookings, and facility documentation
- **Furnishings (as per inventory):**
  - Office desks, chairs, cabinets, shelving
  - Landline phone, Wi-Fi or networking ports
- **Utilities:**
  - Connected to solar backup and/or Eskom
  - Equipped with ceiling lights and ventilation

## Security & Guest Access Control

- Positioned near entrance gate or central corridor for visibility
- **Used to manage:**
  - Guest check-ins and check-outs
  - Vendor, supplier, and auction access
  - Key management for accommodation blocks
- May serve dual role as control room, information point, or auction-day check-in counter

## Use Potential

- Auction administration centre
- Guest check-in and concierge point
- Event registration or ticketing desk
- General estate management office
- Easily adapted into a co-working hub, sales office, or expanded booking centre

# Solar Infrastructure & Energy System

*Afridome is equipped with a robust and decentralised solar energy system designed to power the estate's key operational zones independently. The system significantly reduces reliance on Eskom, ensures uninterrupted electricity supply during load shedding, and enhances long-term sustainability and cost-efficiency for the estate's various uses.*

## System Overview

- Total Solar Panels: ±200 panels installed across multiple rooftops
- **Placement Zones:**
  - Main Auction Dome
  - Accommodation blocks (T, R, K, and L)
  - Stables and outbuildings
  - Administrative and support buildings
- **Purpose:**
  - Provides continuous power for lighting, electronics, fridges, pumps, office systems, and guest usage
  - Designed to prioritise critical functions during outages

## Inverter Units

- **Installed Inverter Brands & Sizes:**
  - Sunsynk 8kva – 6 units
  - Growatt 6kva – 7 units
  - Mecer & Schubart 5kva – 7 units
- Distribution: Inverters are spread across buildings and storage areas depending on usage needs
- Capacity: Each unit supports its designated zone independently or in conjunction with others in larger buildings (e.g., Dome)

# Solar Infrastructure & Energy System



## Battery Storage Systems

- **Battery Types Installed:**
  - Life4 lithium batteries (10kva, 5kva, 3.5kva units)
  - Felicity and Megathron batteries in stables and utility rooms
- **Storage Setup:**
  - Battery banks are securely housed within lockable utility spaces near each inverter system
  - Batteries are modular and scalable, with protection circuits and monitoring (where applicable)

## Operational Efficiency

- **Backup Power Coverage:**
  - Ensures lights, electronics, fans/heaters, and fridges remain functional during outages
  - Priority areas (e.g., Dome, Reception, Bar, Guest Rooms) receive uninterrupted power
- **Load Management:**
  - System is designed for intelligent load distribution to optimise battery life
- **Maintenance:**
  - Panels are roof-mounted for minimal interference and require seasonal cleaning
  - Inverters and batteries checked regularly for system health

## Benefits to Owner/Buyer

- **Reduced Operating Costs:** Savings on electricity bills, especially during events
- **Reliability:** Continuity of operations during power outages or auctions
- **Scalability:** System can be expanded or upgraded with minimal reconfiguration
- **Resale Value:** Added appeal to buyers focused on green energy or off-grid capability

# Water Supply & Storage System

*Afridome is supported by a reliable and well distributed water supply infrastructure suitable for agricultural, hospitality, and event functions. The system ensures consistent water availability across all key zones, including accommodation, stables, the Dome arena, wash bays, and gardens. It combines municipal and borehole sources, with adequate storage for operational security.*

## Water Sources

- **Primary Source:**
  - Municipal connection, delivering treated water to main buildings and accommodation zones
- **Secondary Source:**
  - Borehole system equipped with submersible pump
  - Supplies water to agricultural zones, wash bays, and holding tanks
- **Water Quality:**
  - Potable water for guest and kitchen use
  - Secondary filtration system optional for borehole supply

## Distribution & Usage Zones

- **Accommodation Blocks (T, R, K, L):**
  - Pressurised supply to all en-suite bathrooms and kitchenettes
- **Main Kitchen & Dining Hall:**
  - Continuous water feed to sinks, prep stations, and wash zones
- **Bar & Entertainment Area:**
  - Water connection for bar sinks, coffee machines, and cleaning
- **Stables & Agricultural Facilities:**
  - Manual or automatic drinking points in stables
  - Wash bays with hose connections for horses and livestock
- **Pool Area:**
  - Water piped directly from storage tanks or municipal feed
- **Gardens & Landscaping:**
  - Optional irrigation via hose points or sprinkler setup

# Water Supply & Storage System



## Storage Infrastructure

- **Tanks:**
  - Multiple plastic or steel water storage tanks located near operational zones
  - Capacity range: typically 2,500L to 10,000L per tank
- **Pump Systems:**
  - Submersible or pressure pumps feeding stable blocks, Dome, and higher-demand areas
  - Pump rooms secured with ventilation and lockable doors

## Backup & Maintenance

- **Redundancy:**
  - Backup tanks allow uninterrupted supply during peak usage or outages
- **Accessibility:**
  - Storage areas placed near maintenance paths or utility sheds
- **Service Plan:**
  - Easy-access setup for pump servicing and tank cleaning

## Use Benefits

- Ensures continuous operation during events and bookings
- Lowers operational risk through storage redundancy
- Supports future upgrades such as irrigation automation or greywater reuse

# Access Roads, Internal Circulation & Parking

*Afridome features a well-established network of access roads and parking areas designed to accommodate high visitor volumes, livestock transport, and utility vehicles. The estate's layout ensures smooth and segregated circulation for guests, vendors, livestock, and service vehicles during events or daily operations.*

## Main Entrance & Access

- **Entrance Road:**
  - Direct tarred road access from Allenby Street, Parys
  - Wide enough to accommodate trucks, trailers, and buses
  - Positioned near the reception and administrative building for controlled entry
- **Security Gate:**
  - Fenced entrance with lockable gate
  - Room for guard station, check-in booth, or signage board (if required)
  - Easy conversion into motorised or remote-access gate system
  - Cameras with full recording

## Internal Roads & Circulation

- **Surface Types:**
  - Combination of gravel, compacted soil, and limited paved sections
  - Durable and accessible for standard vehicles and light trucks
- **Road Network Layout:**
  - Circular and branching roads connect:
    - Main Dome (Auction Arena)
    - Accommodation Blocks (T, R, K, L)
    - Stables and agricultural facilities
    - Courtyard, pool, and kitchen zones
    - Storage barns, solar system areas, and outbuildings
- **Traffic Flow:**
  - Designed for one-way or looped flow during events
  - Livestock and guest traffic can be routed separately for safety and efficiency

# Access Roads, Internal Circulation & Parking



## Parking Facilities

- **General Guest Parking:**
  - Large open gravel parking zone near the main arena and accommodation area
  - Can accommodate  $\pm 100$ –150 standard vehicles (depending on arrangement)
- **Livestock & Vendor Vehicle Access:**
  - Separate access points and parking areas near stables and the Dome
  - Trailers, trucks, and large livestock carriers can turn and park without obstruction
  - Loading zones and wide turning circles included in layout
- **Overflow Parking (Event Days):**
  - Multiple open land patches usable for overflow or event-specific parking
  - Temporary signage and parking management easily implemented

## Pathways & Pedestrian Access

- **Walkways:**
  - Paved or gravel pathways link guest rooms to pool, dining, reception, and bar areas
  - Easily walkable for event guests and overnight visitors
  - Garden lighting (solar or electric) enhances safety at night

## Boundary & Vehicle Control

- Entire estate is fenced with strategic entry points
- Road network ensures controlled flow of guests, staff, livestock, and equipment
- Clear visual separation between hospitality and operational/agricultural zones

# Septic System, Wastewater & Drainage Infrastructure

*Afridome operates on a decentralised and self-managed sanitation system appropriate for its rural location and broad layout. The septic and wastewater infrastructure is designed to accommodate both hospitality functions and agricultural needs, ensuring environmental compliance, functionality, and low operational disruption.*

## Septic System Infrastructure

- **System Type:**

- Independent septic tank systems connected to accommodation blocks, communal buildings, and administrative areas
- Designed to handle consistent occupancy and event-based surges in usage

- **Tank Placement:**

- Tanks are located near:
  - T1-T12 accommodation block
  - R1-R6 lodge units
  - K1-K7 and L1-L9 rooms
  - Main Kitchen, Dining Hall, and Bar
  - Staff quarters and Reception
- Installed underground and easily accessible for maintenance and pump-out services

- **Tank Materials:**

- Reinforced concrete or heavy-duty plastic
- Sealed and ventilated to prevent odour escape and groundwater contamination

- **Capacity:**

- Estimated to handle multi-day occupancy across all guest units and event spaces
- Sized for both individual unit clusters and shared blocks (depending on grouping)

# Septic System, Wastewater & Drainage Infrastructure



## Greywater & Internal Drainage

- **Kitchen & Laundry:**
  - Internal wastewater flows from sinks and prep stations to grease trap and holding tanks
  - Connected to separate drainage zones or septic inflow (as designed)
- **Bathrooms:**
  - All en-suite bathrooms equipped with proper drainage to the septic system
  - Shower, basin, and toilet lines channelled into shared tanks per block

## Stormwater & Rainwater Runoff

- **Drainage Paths:**
  - Sloped natural ground and gravel channels direct surface water away from structures
  - Courtyard, pool area, and walkways include slight gradients for runoff management
- **Downpipes & Gutters:**
  - Rooflines on main buildings fitted with downpipes directing water into soakaways or open-ground dispersion
  - Optional rainwater harvesting (e.g. for gardens or cleaning)

## Maintenance & Service Access

- Septic tank lids accessible for pumping and inspections
- Routine desludging required based on occupancy and event usage

No known issues with overflow or odour under current operation

## Benefits of Current System

- Low-cost operation and no reliance on municipal sewer lines
- Environmentally appropriate for rural zoning
- Flexible for expansion or upgrading to eco-treatment systems if desired
- Supports continuous guest hosting without interruption

# Development Potential Overview

*With its extensive landholding, diverse infrastructure, and prime location near Gauteng, Afridome presents a rare opportunity for phased development or adaptive reuse. The estate's ±30.53 hectares, combined with its agricultural zoning and functional layout, make it ideally suited for a range of long-term visions — whether commercial, residential, recreational, or mixed-use.*

## Zoning & Redevelopment Opportunities

- Current Zoning: Agricultural (with historical special-use rights)
- Rezoning Potential: Subject to municipal application, the property may be suitable for:
  - Tourism and hospitality zoning
  - Sectional title development (resort or eco-estate)
  - Event/conference centre zoning
  - Rural residential lifestyle estate
  - Educational or institutional use (NGO or skills training centre)

## Expandable Use Cases

- 1. Eco-Tourism Estate**
  - Convert and expand guest accommodation into a boutique eco-lodge
  - Leverage solar infrastructure and peaceful setting for wellness or retreat tourism
- 2. Equestrian Village or Club**
  - Formalise stables and arena into an equine centre of excellence
  - Host riding schools, veterinary workshops, horse therapy programs
- 3. Agri-Development Hub**
  - Create agri-village or cooperative business units around existing auction and storage zones
  - Add greenhouse tunnels, demonstration farms, or farmer support offices
- 4. Residential Expansion**
  - Subdivide land into lifestyle plots (subject to subdivision rights)
  - Develop limited residential cottages for sale or lease around a central hospitality node
- 5. Institutional Use / NGO Training Campus**
  - Use rooms, Dome, and communal buildings for job training, youth outreach, or community learning
  - Supported by accommodation, kitchens, admin, and energy systems already in place

# Development Potential Overview



## Key Enablers for Development

- Large, flat, usable terrain with existing road network
- Solar system reduces infrastructure load and future CAPEX
- Established brand and regional recognition
- Flexible architecture and open zones allow minimal demolition or retrofitting
- Quick access to Parys town, the N1, and Gauteng market

## Planning Considerations

- Municipal support and pre-consultation may fast-track rezoning applications
- Existing agricultural operations may remain functional during transition phases
- Scope for investor partnerships, leasehold schemes, or phased rollout

# Size Overview

## Main Auction & Arena

Main Auction Arena (Dome): **1,644 m<sup>2</sup>**

Chute Section (covered extension): **210 m<sup>2</sup>**

Total Dome Area (excluding canopy): **1,854 m<sup>2</sup>**

## Equestrian / Pony Stable Complex

Hackney Pony Stable & Arena Block: **1,040 m<sup>2</sup>**

## Ceremonial & Events

Chapel: **284 m<sup>2</sup>**

Wedding Venue Hall (Erf 1369): **644 m<sup>2</sup>**

Veranda (Wedding Venue): **100 m<sup>2</sup>**

## Accommodation Blocks

T1–T12 Rooms (Block T): **560 m<sup>2</sup>**

R1–R7 Rooms (Block R): **336 m<sup>2</sup>**

K1–K7 Family Units: **339 m<sup>2</sup>**

L2 Guest Room: **80 m<sup>2</sup>**

L6 & L7: **123 m<sup>2</sup>** each

L8 & L9: **123 m<sup>2</sup>** each

Mr Venter's Private Dwelling (L10): **230 m<sup>2</sup>**

## Ablutions & Support Rooms

Staff Ablution Block (men's + ladies'): **149 m<sup>2</sup>**

Campsite Ablution Blocks: **82 m<sup>2</sup> x3**

## Operational & Admin

Administration Block:

Reception: **96 m<sup>2</sup>**

Offices (Admin area): **53 m<sup>2</sup>**

Office + Lounge (Auction Wing): **96 m<sup>2</sup>**

## Workshops & Storage

Workshop Block (adjacent to R-accommodation): **592 m<sup>2</sup>**

## Livestock & Agricultural

Cattle Shed A: **747 m<sup>2</sup>**

Cattle Shed B: **1,056 m<sup>2</sup>**

Cattle Shed (enclosed): **765 m<sup>2</sup>**

Corral Block (holding pens): **1,138 m<sup>2</sup>**

## Other Structures

Open Shed Block C: **1,112 m<sup>2</sup>**

Extension Block D: **258 m<sup>2</sup>**



# Final Recap

*Afridome is a one-of-a-kind inland estate that combines purpose-built auction, equestrian, and hospitality infrastructure on a scenic ±30.53-hectare footprint. Situated just over an hour from Johannesburg, this multi-zoned property offers immediate functionality and long-term growth potential. With 30+ fully furnished guest units, professional stables, a high-capacity auction arena, a central kitchen, entertainment zones, and a full solar infrastructure, Afridome is not only operational — it is opportunity-ready.*

Every key component of the estate, from its guest accommodation to its auction dome, has been designed for durability, versatility, and volume. The site can comfortably host national-level events, group retreats, livestock shows, or guesthouse operations while maintaining independent functionality across zones. The property's self-reliant utilities, secure layout and established name make it a standout asset for any investor seeking immediate use with scalable potential.

Whether acquired for continued use as a showground, repositioned as a retreat or tourism hub, or developed into a phased eco-village or agri-residential estate, Afridome's infrastructure, location, and flexibility position it as one of the most attractive investment holdings in the Free State — and far beyond.

# Contact Information

*Afridome is a rare opportunity to acquire a fully integrated inland estate that unites agricultural utility, hospitality infrastructure, and event capability — all within a peaceful, scenic setting just over an hour from Johannesburg. With over 30 hectares of titled land, robust solar energy systems, stables, accommodation, and extensive inventory included, this property offers immediate operational readiness and exceptional long-term value. Whether envisioned as a lodge, training facility, event venue, or mixed-use rural development, Afridome's flexible layout and established brand presence make it an investment of substance and possibility. Interested parties are encouraged to secure their participation in the upcoming auction and take advantage of this truly one-of-a-kind asset.*

**T: 051 430 2300**

**C: Nico Maree – 082 625 4455**

**E: [bloem3@parkvillage.co.za](mailto:bloem3@parkvillage.co.za)**

**W: [www.parkvillageauctions.co.za](http://www.parkvillageauctions.co.za)**

