



Timed Online Auction

INSOLVENT ESTATE T1806/2024

No 9 Freya Street (Erf Number 88) Valhalla, Centurion, Pretoria

On instruction from and on behalf of the Joint Trustees of the above-mentioned property we will bring to auction this four bedroom home outbuildings and a swimming pool. The property will be offered for sale via a **Timed Online Auction starting on Monday 7 July 2025 at 10h00, closing on Friday 11 July 2025 at 10h00**, and all interested bidders are required to register on our website www.parkvillage.co.za in order to bid



 www.parkvillageauctions.co.za

 9 Freya Street, Valhalla, Centurion

 Debbie Scholes
011 789 4375

 auctions@parkvillage.co.za



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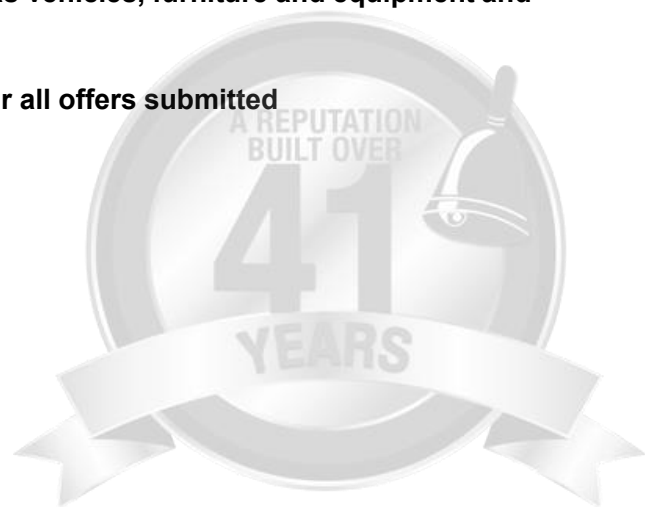
Trusted by banks, respected by buyers



Auction Summary

Please Note:

- A Deposit of 15% of the Purchase Price, plus Agent's Commission of 6% plus VAT thereon, is payable on Submission of the Offer into the Auctioneers' FNB Trust Account
- The Deposit and Commission payment is fully refundable in the event that the offer is NOT accepted by the Joint Trustees
- The sale of the property excludes any moveable assets such as vehicles, furniture and equipment and other non-permanent installations.
- The Joint Trustees reserve the right to accept or decline any or all offers submitted



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Conditions of Sale

Bidders Deposit: 15% of the Purchase Price payable on Submission of the Offer

Commission: Buyer's Commission of 6% plus VAT payable on Submission of the Offer

Occupation: Date of Registration of Transfer

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 on the date of registration of transfer into the Purchaser's name 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.

VAT: The Seller is a NOT a registered VAT Vendor.

Rules of Auctions: The Rules of Auction are available on our website at www.parkvillage.co.za



The subject property is an older single storey dwelling. (182m²) The dwelling is constructed of plaster/painted brick walls under a pitched corrugated iron roof. The interior finishes are considered to be dated. Herculite and timber ceilings. Carpets and ceramic floor tiles.

The four bedrooms and the lounge are fitted with wall mounted airconditioning units.

The accommodation comprises a lounge, kitchen, laundry, study, four bedrooms and two bathrooms.

The separate outbuilding (65m²) is constructed of plaster/painted brick walls under a mono pitched corrugated iron roof. No ceilings. Concrete flooring. The accommodation comprises of a double garage and domestic quarters.

Next to the outbuilding is a large steel carport and two smaller carports (suitable for trailers).

The property is fully walled with precast walling. The driveway is under brick paving. The property has a large swimming pool. Access to the property is via a steel automated gate.

Stand Size 1 611m²

Monthly Rates R427.40





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SUMMARY OF AUCTION TERMS & CONDITIONS

1. **6 % Buyers commission plus VAT** is payable on the Immovable property.
2. **15% Deposit payable on the fall of the hammer** for immovable properties **PAYABLE WITHIN 24-HOURS**.
4. **21 Business days confirmation period** applicable on immovable property.
5. The highest bidder will be held liable for his bid the entire **CONFIRMATION PERIOD**.
6. Balance of the purchase price is payable **30 CALENDAR DAYS** after acceptance.
7. Date of occupation, is the **date of registration of transfer** of the property into the purchaser's name.
8. The **SELLER shall not be liable to provide any certificates of Compliance** in regard to any of the electrical, gas and plumbing installation if applicable.
9. The transferring attorneys will be appointed by the Seller.
10. The **SELLER shall be liable for the outstanding rates & taxes** as well as any other municipal/water/Eskom fees.
11. After auction the highest bidder shall sign all relevant offer to purchase agreements.
12. Payment will only be regarded as affected once the Auctioneers have received actual payment in our account.
13. The risk in any goods sold, including the risk of deterioration, destruction and damage to or of the goods, shall pass to the purchaser immediately upon registration.
14. Please insure upon registration that you register in the correct entity. Revisions to the Conditions of sale is not permitted.
15. Every purchaser shall be deemed to act as principal unless duly registered as a representative bidder in terms of Regulation 26 (3) of the CPA. In the event of a purchaser acting as a representative fails to legally bind its alleged principal or fail to prove such authority, he or she will be personally liable for all the obligations herein as principal debtor.
16. **Subject to confirmation by the Seller.**
17. The Auctioneer and Seller reserve the right to withdraw the property from auction.
18. You will be held liable for your bid and forfeit your deposit. If payment is not affected.





CONTACT INFORMATION

“SOUND ADVICE, TURNKEY AUCTIONS AND RELATED ASSET MANAGEMENT SERVICES PERFECTED BY EXPERIENCE GAINED OVER 41 YEARS”

Park Village Auctions have a dynamic team leveraging over 40 years' experience. **We are a fully empowered (Level 1 BBBEE) Auction house.** Our services cover all aspects of the auction from liquidations, valuations and storage, with expertise in disposal of immovable property and movable assets and we are looking forward to assisting you with our experienced team in the immovable property auctioning space.

We are registered members of the South African Institute of Auctioneers (S.A.I.A) and members of the Estate Agency Affairs Board with valid Fidelity Fund certificates
and proudly moving forward as

“THE AUCTIONEERING COMPANY TRUSTED BY BANKS AND RESPECTED BY BUYERS”



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