



DIREWOLF TRADING (PTY) LTD

Portion 27 and Portion 28 of the Farm
Klipplaatdrift No. 601, IQ, Gauteng

situated at

Number 2 Factory Road
Peacehaven, Vereeniging

FOR MORE INFORMATION PLEASE CONTACT:

Jaco or Debbie

Contact details: 011 789 4375

E-mail: auctions@parkvillage.co.za

Auctioneers: Clive Lazarus and Roy Lazarus

Invitation to submit offers | Friday 20 February, 2026 at 14:00

Refundable Registration Deposit and FICA Documentation required

www.parkvillage.co.za / auctions@parkvillage.co.za

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4. Property Information
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 - 4.3 Property Description
 - 4.4 Municipal Information
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DISCLAIMER

Whilst all reasonable care has been taken to provide accurate information, neither the Auctioneer nor the Seller/s guarantee the accuracy of the information and neither will be held liable for any loss or damages resulting from any errors or omissions in the information herein provided, whether due to the negligence or otherwise of Park Village Auctions or the Sellers or any other person.

DULY INSTRUCTED

On instruction from and on behalf of the Financial Institution, we will offer for sale a multi-tenanted warehouse and office complex in the heart of the Vereeniging industrial node.

The property will be offered for sale via **Invitation to Submit offers, Friday 20 February, 2026 at 14:00.**

Please Note:

- Deposit of 15% of the Purchase Price, plus Agent's Commission of 7% plus VAT thereon, is payable into the Auctioneers' FNB Trust Account, on Submission of all offers.
- The Deposit and Commission payment is fully refundable in the event that the offer is NOT accepted by the Seller
- The sale of the property excludes all moveable assets such as vehicles, office furniture and equipment, plant, machinery and equipment, tenant and other non-permanent installations.
- The Seller reserve the right to accept or decline any or all offers received

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Bidders Deposit: 15% of the Purchase Price payable on the fall of the hammer

Commission: Buyer's Commission of 7% plus VAT payable on the fall of the hammer

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 registered VAT Vendor and VAT at 15% on the purchase price is payable.

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

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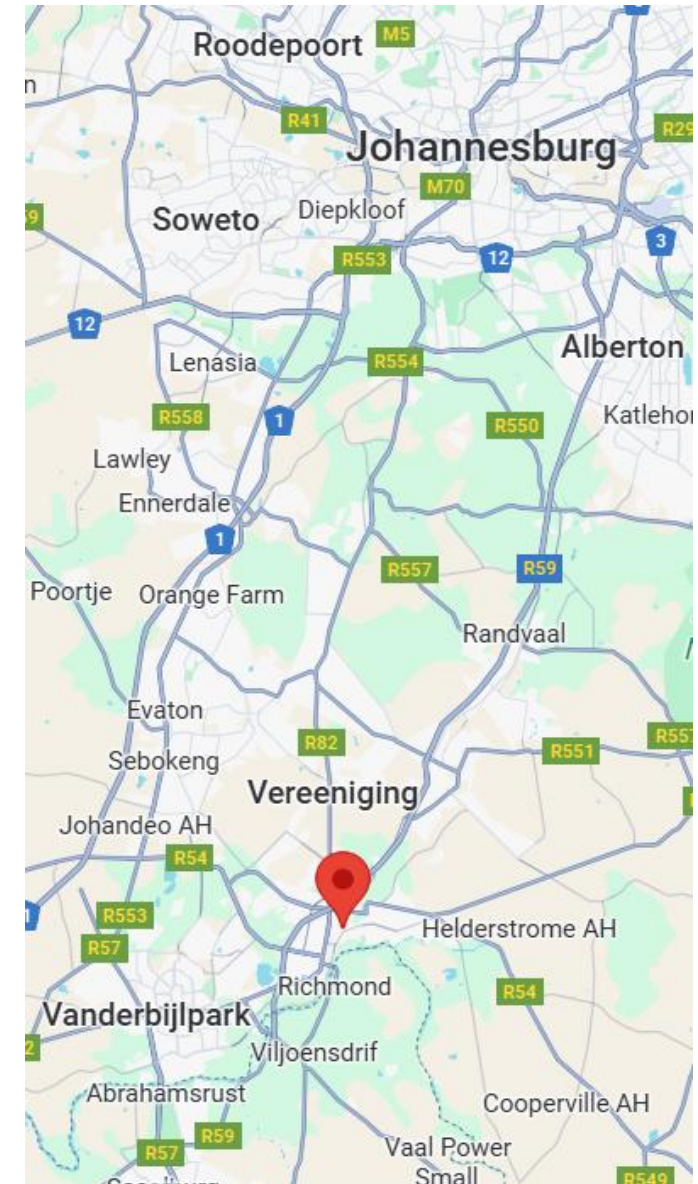
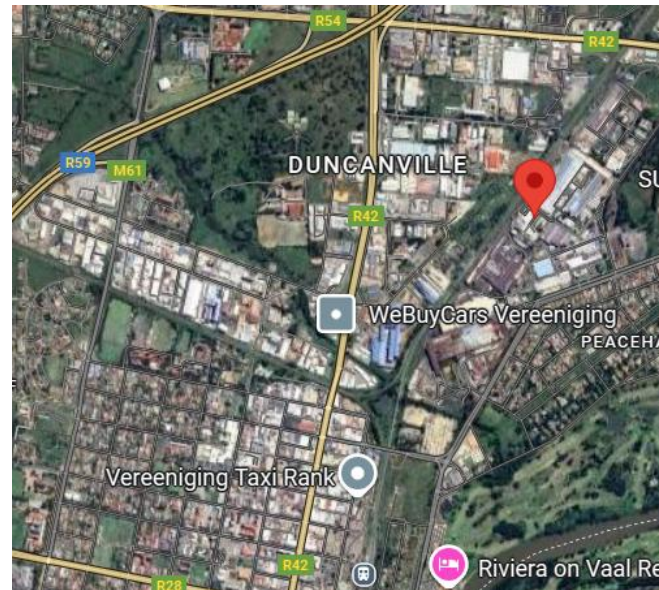
LOCALITY:

Property Address: Number 2 Factory Road, Peacehaven, Vereeniging

GPS co-ordinates: -26.657867, 27.944234

City & Province: Johannesburg, Gauteng Province

Location: Peacehaven is a well-established medium to heavy industrial node situated to the Northeast of the Vereeniging CBD just off General Hetzrog Road with easy access to the R59 (Alberton / Vereeniging Highway) via the R42.



Registered Description:

Portion 27 of the Farm Klipplaatdrift No. 601, District of the Emfuleni Local Municipality, IQ, Gauteng Province

And

Portion 28 of the Farm Klipplaatdrift No. 601, District of the Emfuleni Local Municipality, IQ, Gauteng Province

Title Deed Number: T45567/2020

Please Note: The two (2) stands being Portion 27 and Portion 28 of the Farm Klipplaatdrift No. 601, District of the Emfuleni Local Municipality, IQ, Gauteng Province having been Notarially Tied (Title Deed No. T45567/2020)

Registered Extent:

Portion 27	1.2140 Ha
Portion 28	<u>1.2140</u> Ha
Total:	2.4280 Ha (24 280 m ²)

Bond: Industrial Development Corporation

Servitude: No indication in the Title Deed of any Servitude/s registered against the property

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And the Appearer declared that his/her said principal had truly and legally sold on 27 May 2019 a business enterprise as a going concern, which sale included the undermentioned properties and that he/she, the said Appearer, in his/her capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

DIREWOLF TRADING PROPRIETARY LIMITED
Registration Number 2017/367394/07

its Successors in Title or assigns, in full and free property

1. PORTION 27 (A PORTION OF PORTION 10) OF THE FARM KLIPPLAATDRIFT 601
REGISTRATION DIVISION IQ
PROVINCE OF GAUTENG

MEASURING 1,2140 (ONE COMMA TWO ONE FOUR ZERO) Hectares

FIRST TRANSFERRED BY DEED OF TRANSFER NUMBER T10923/1937 WITH DIAGRAM S.G. NO. A2941/1935 ANNEXED THERETO AND HELD BY DEED OF TRANSFER NUMBER T9030/2009

SUBJECT TO THE FOLLOWING CONDITIONS:

- (1) SUBJECT to the condition that the transferee shall be entitled to use the property hereby transferred for carrying on any type of business or manufacture, save and except for the manufacture of aluminium conductor or aluminium alloy conductors or any type, whether steel reinforced or not, intended for overhead transmission line purposes, which condition shall be for the benefit of and enforceable by Union Steel Corporation (of South Africa) Limited.
- (2) SUBJECT to the reservation in favour of Vereeniging Estates Limited of –
 - (a) All trading, shop and store rights of every description, save and except that such reservation shall not prevent the transferee from carrying on any business arising out of or connection with iron and steel and alloys thereof.
- (3) It is a condition of this transfer, however, that the VEREENIGING ESTATES LIMITED, shall not carry on any mining operations in, on or under the round hereby transferred, without the consent of the transferee, unless such mining operations shall not in any hamper the transferee and its successors in title or affect its or their enjoyment of the land hereby transferred, the VEREENIGING ESTATES LIMITED, to remain responsible for any injury or

NUMBER 2 FACTORY ROAD, PEACEHAVEN, VEREENIGING:

THE STAND:

Layout & Topography:

The two stands together are roughly square in proportion with even topography.

Servitudes:

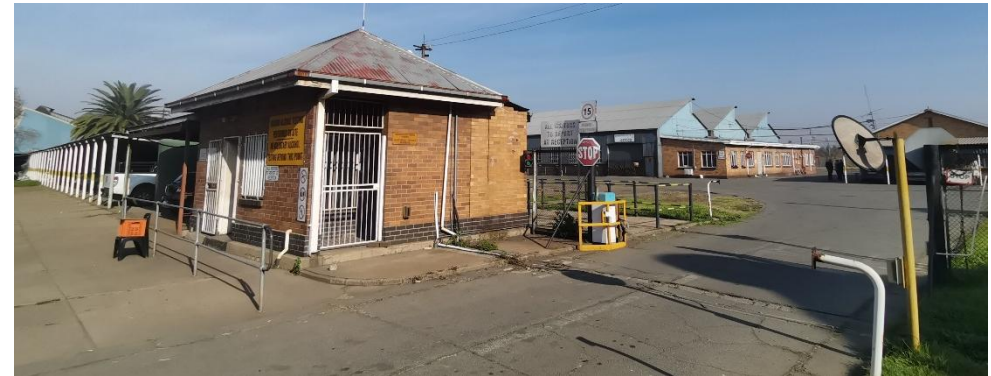
From what could be ascertained, the subject property is not affected by any Servitudes.

THE INDUSTRIAL WORKSHOPS, WAREHOUSES & OFFICES:

Main Office / Clinic Building, Staff Parking and Security Office:

Situated to the immediate left of the entrance and egress driveway gate, is a free-standing, vandalised and in poor condition, single storey office building of face brick walling fitted with steel framed glazing under a Corrugated iron roof sheeting structure and comprising a reception foyer, private offices, boardroom, vandalised kitchen and cloakrooms.

Located at the front of the building are open customer parking with steel framed carports under Corrugated iron roof sheeting at the back of the building, providing covered parking for around 32 staff vehicles.



Located on the side of the carport structure, is a free-standing Security Office and boom driveway gate giving access to the warehouse buildings and offices extending towards the back of the property.

Free-standing, secondary Office Buildings:

Situated adjacent to Northeastern perimeter walling and extending towards the Northern corner of the stand, are two free-standing, single storey office buildings of painted and unpainted face brick walling fitted with steel framed glazing under pitched Corrugated iron roof sheeting structures.

The front office building has sub-divided into two sections using timber board and occupied by two individual tenants. The front portion of the building, tenanted by Dung beetles, comprise an entrance passage, boardroom, four offices and cloakrooms while the back portion of the building occupied and tenanted by Hegan Engineering who also occupy a portion of the large sub-divided warehouse / workshop building.

The office building at the back, comprise a large open plan area, office, storeroom, kitchen and cloakrooms and is currently occupied and used for storage of equipment and stock the tenant.

Situated in-between the two buildings is a steel framed lean-to double carport with a similar steel framed carport at the front of the building providing covered parking for a further three vehicles.

Main Industrial Warehouse Building, ancillary Offices, Staff Toilets:

Extending to towards the back Southwestern corner of the stand and railway side perimeter of the stand, a large steel framed industrial warehouse building of face brick walling up to 1.8 Metres in height extended with Corrugated iron cladding and steel framed windows and fitted with various industrial type steel roller garage doors all under Corrugated iron roof sheeting comprising open and sub-divided and interleading warehouse / workshop areas with internal office and an ancillary face brick walled office, situated on the side of building.

Forming part of the same warehouse building are brick walled staff toilet and ablution block, a plastered and painted brick under IBR roof sheeting store and, at the back of the building, a transformer room and rudimentary storerooms.

Two separate sections of the warehouse building are tenanted by two tenants, each warehouse section with own industrial type steel roller garage doors.

Free-standing Industrial Warehouse Building:

Situated on the side of the large warehouse / workshop structure, is a smaller free-standing steel framed workshop / warehouse with Corrugated Iron cladding and steel framed glazing under a Corrugated iron roof sheeting with own ancillary office and storeroom located on the side of building accessible via the workshop floor area.

Other improvements:

Other improvements include a free-standing building with toilets adjacent to the back railway line boundary of the property, flammable liquid store, shade net double carport, a cement clad steel under IBR roof sheeting car wash bay, covered and enclosed storage area for the electrical transformer and covered storage area in the cement clad yard utilised by one of the tenants.

INTERNAL FITTINGS & FIXTURES

- Equipped borehole with Jo-Jo water storage tanks
- Standard sanitaryware in the staff cloakrooms
- Industrial type steel roller garage doors giving driveway access into the industrial warehouses and workshops



ELECTRICAL INSTALLATION:

The electrical installation appears to comply with Municipal regulations with the supply via the Emfuleni Local Municipality. The property is fitted with a 3-Phase electrical installation with 70 Kva supply.

ESTIMATED EXTENT OF IMPROVEMENTS:

8 000 m²

SURFACE AREAS:

The driveways and parking areas are a combination of re-inforced concrete and brick paving with open storage area in the Southern corner of the stand used by Vaal Bulk Bags, being re-inforced concrete.



BOUNDARY:

The property is bound by pre-cast walling topped with razor wire requiring some repairs and a steel framed diamond mesh driveway gate on Factory Road.

PHYSICAL CONDITION:

Disregarding the vandalized main office / clinic building, free-standing staff building adjacent to the back railway side perimeter wall, staff cloakroom and storerooms at the back of the main warehouse building, the warehouse building and offices are in fair physical condition, requiring repairs and general maintenance such as but not limited to;

- Replacing sections of rusted Corrugated iron roof sheeting of the warehouse buildings
- Painting the faded Corrugated iron wall cladding and roof sheeting of the warehouse buildings including window frames and roller shutter door
- Painting the exterior and interior of the office buildings including gutters and downpipes, window frames doors and door frames
- Repairing damaged ceilings in the offices
- Painting carport and other steel framed storage structure
- Replacing or repairing the shade netting of the double carport adjacent to main office / clinic building
- Replacing broken windows
- Refurbishing the main office / clinic building, staff building and storerooms including repairing the plumbing and electrical installation and supply
- Repairing the perimeter pre-cast walling and replacing broken slabs

OCCUPANCY & LEASE INFORMATION:

Around 20% of the property is currently occupied by three (3) tenants

MUNICIPAL INFORMATION:

Municipal Valuation:

Erf

Land & Improvements:

Portion 27 Farm Klipplaatdrift

R 5 840 000.00

Portion 28 Farm Klipplaatdrift

R 3 330 000.00

Total:

R 9 170 000.00

RATES & TAXES:

Estimated Monthly Property Rates: R 25 510.00

ZONING:

Industrial 1




WinDeed Property

PRETORIA, KLIPPLAATDRIFT, IQ, 601, 27

Lexis® WinDeed

Any personal information obtained from this search will only be used as per the Terms and Conditions agreed to and in accordance with applicable data protection laws including the Protection of Personal Information Act, 2013 (POPI), and shall not be used for marketing purposes.

SEARCH CRITERIA

Search Date	2025/05/19 07:03	Farm Name	KLIPPLAATDRIFT
Reference	-	Registration Division	IQ
Report Print Date	2025/05/19 07:03	Farm Number	601
Deeds Office	Pretoria	Portion Number	27

REGISTERED PROPERTY DETAILS

Property Type	FARM	Diagram Deed Number	T10923/937
Farm Number	601	Registered Size	1.2140H
Portion Number	27	Municipality	EMFULENI LOCAL MUNICIPALITY
Farm Name	KLIPPLAATDRIFT	Province	GAUTENG
Registration Division	IQ	Coordinates (Lat/Long)	-26.658425 / 27.943795
Deed Office	PRETORIA		

OWNER INFORMATION (1)

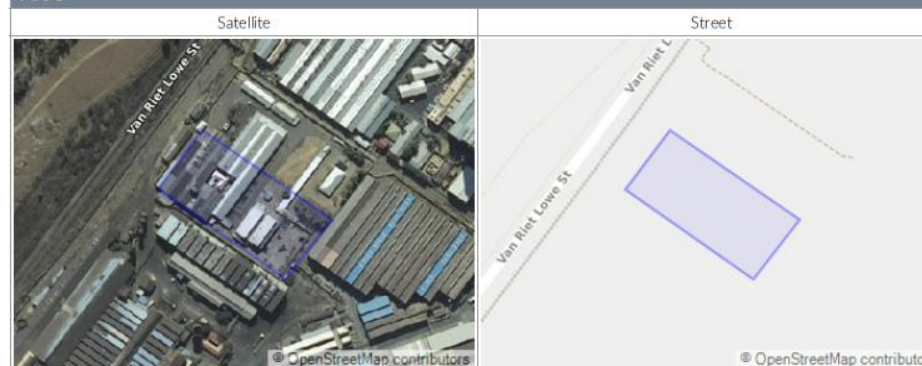
DIREWOLF TRADING PTY LTD		Owner 1 of 1	
Person Type	COMPANY	Title Deed	T45567/2020
Name	DIREWOLF TRADING PTY LTD	Purchase Date	2019/05/27
Registration Number	201736739407	Purchase Price (R)	15 900 000
Share (%)	-	Registration Date	2020/09/22

DISCLAIMER

This report contains information provided to LNRM by content providers and LNRM cannot control the accuracy of the data nor the timely accessibility. LNRM will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRCB26).



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MAPS

PROPERTY INFORMATION

Address	-
Primary Use	-
Estate	-

ROOM CONFIGURATION

Bedrooms	1	Internal Finishes	-
Bathrooms	1	Reception Areas	-
Kitchens	1	Study / Office	-

GENERAL INFORMATION

Door Number	-	Roof Type	-
Floor Size	- SQM	Wall Type	-
Storeys	-	Construction Year	-

OTHER FEATURES

Garages	-	Pool	-
Garden	-	Additional Dwellings	-

MUNICIPAL VALUATION

Municipal Valuation (R)	-	Valuation Year	-
Zoning Usage			

SALES

Sales shows the details of the most recent transfers in close proximity to the specified property.

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WinDeed Property
 PRETORIA, KLIPPLAATDRIFT, IQ, 601, 28

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SEARCH CRITERIA

Search Date	2025/05/19 11:03	Farm Name	KLIPPLAATDRIFT
Reference	-	Registration Division	IQ
Report Print Date	2025/05/19 11:03	Farm Number	601
Deeds Office	Pretoria	Portion Number	28

REGISTERED PROPERTY DETAILS

Property Type	FARM	Diagram Deed Number	T9030/2009
Farm Number	601	Registered Size	1.2140H
Portion Number	28	Municipality	EMFULENI LOCAL MUNICIPALITY
Farm Name	KLIPPLAATDRIFT	Province	GAUTENG
Registration Division	IQ	Coordinates (Lat/Long)	-26.657870 / 27.944247
Deed Office	PRETORIA		

OWNER INFORMATION (1)

DIREWOLF TRADING PTY LTD		Owner 1 of 1	
Person Type	COMPANY	Title Deed	T45567/2020
Name	DIREWOLF TRADING PTY LTD	Purchase Date	2019/05/27
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Primary Use	-
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Storeys	-	Construction Year	-

OTHER FEATURES

Garages	-	Pool	-
Garden	-	Additional Dwellings	-

MUNICIPAL VALUATION

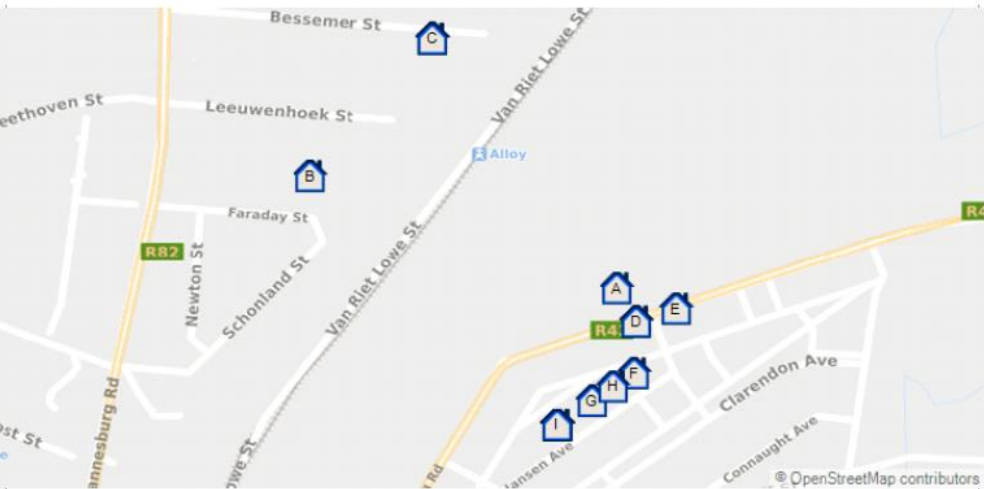
Municipal Valuation (R)	-	Valuation Year	-
Zoning Usage			

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RECENTLY REGISTERED TRANSFERS						
	Address / Property Information	Size (m²)	Sales Price (R)	Distance (m)	Sold	Transferred
A	.	20 000	11 500 000	407	2021/04/08	2024/03/27
B	6 FARADAY STREET, DUNCANVILLE	10 000	3 565 000	449	2023/07/03	2023/11/29
C	9 BESSEMER STREET, DUNCANVILLE	20 000	4 000 000	489	2024/02/21	2024/05/28
C	9 BESSEMER STREET, DUNCANVILLE	20 000	750 000	489	2021/02/23	2024/05/28
D	39 GENERAL HERTZOG ROAD, PEACEHAVEN	833	780 000	502	2023/11/16	2024/03/05
D	39 GENERAL HERTZOG ROAD, PEACEHAVEN	833	400 000	502	2023/07/07	2024/03/05
E	43 GENERAL HERTZOG ROAD, PEACEHAVEN	833	265 000	565	2024/01/11	2024/02/21
F	37 JANSEN AVENUE, PEACEHAVEN	921	890 000	599	2024/05/02	2024/10/22
G	25 JANSEN AVENUE, PEACEHAVEN	1 041	650 000	604	2024/07/05	2024/09/25
H	31 JANSEN AVENUE, PEACEHAVEN	1 041	370 000	596	2024/01/15	2024/03/12

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I	17 JANSEN AVENUE, PEACEHAVEN	61	2 000 000	632	2024/05/10	2024/09/20
I	17 JANSEN AVENUE, PEACEHAVEN	43	2 000 000	632	2024/05/10	2024/09/20
I	17 JANSEN AVENUE, PEACEHAVEN	16	2 000 000	632	2024/05/10	2024/09/20
I	17 JANSEN AVENUE, PEACEHAVEN	59	2 000 000	632	2024/05/10	2024/09/20
I	17 JANSEN AVENUE, PEACEHAVEN	61	2 000 000	632	2024/05/10	2024/09/20

SALES ANALYSIS			
15 properties used in the analysis.			
Note: Where there is no monetary value or extent it has been ignored.			
	Price (R)	R/m²	Extent (m²)
Highest Priced Property	11 500 000	575	20 000
Average Priced Property	2 288 182	625	3 664
Lowest Priced Property	265 000	16 562	16

BONDS AND OTHER DOCUMENTS (2)			
#	Document Number	Institution	Amount (R)
1	K8/1984S	-	-
2	CL-VEREENIGING TC	-	-

PROPERTY HISTORY (6)			
#	Document	Amount (R)	Holder
1	T9030/2009	5 292 000 000	SCAW SOUTH AFRICA PTY LTD
2	B6710/2009	550 000 000	MICAWBER 538 PTY LTD
3	T101592/1999	-	ANGLO OPERATIONS LTD
4	T10923/1937	-	MCKINNON CHAIN SOUTH AFRICA LTD
5	T41237/1987	950 400	COLUMBUS MCKINNON PTY LTD
6	T36265/1994	1 890 000	MCKINNON CHAIN PTY LTD

AMENITIES (7)			
#	Name	Type	Distance (m)
1	ALLOY	TRANSPORT AND PUBLIC SERVICES	353
2	BOIKETLONG CHRISTIAN PRIMARY SCHOOL	EDUCATION	919
3	NEW SECONDARY SCHOOL VEREENIGING	EDUCATION	1 281

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1909

DM5 Incorporated
Genesis House
First Floor
27 Fricker Road
Illovo

SEELRG	1
STAMP DUTY R.	
FOOI	
FEES R.	4 080 -00

Prepared by me


CONVEYANCER
ASHLEY ROBYN ALLANBY

T 080045567 • 2020

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

MARLENE SLABBERT

appeared before me, REGISTRAR OF DEEDS at PRETORIA, he/she the said
Apparar being duly authorised thereto by a Power of Attorney signed at Germiston
on 12 August 2020 and granted to him/her by

SCAW SOUTH AFRICA PROPRIETARY LIMITED
Registration number 2006/029205/07



Page 2

And the Apparar declared that his/her said principal had truly and legally sold on
27 May 2019 a business enterprise as a going concern, which sale included the
undermentioned properties and that he/she, the said Apparar, in his/her capacity
aforesaid, did, by these presents, cede and transfer to and on behalf of

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REGISTRATION DIVISION IQ
PROVINCE OF GAUTENG

MEASURING 1,2140 (ONE COMMA TWO ONE FOUR ZERO) Hectares

FIRST TRANSFERRED BY DEED OF TRANSFER NUMBER
T10923/1937 WITH DIAGRAM S.G. NO. A2941/1935 ANNEXED
THERETO AND HELD BY DEED OF TRANSFER NUMBER T9030/2009

SUBJECT TO THE FOLLOWING CONDITIONS:

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or aluminium alloy conductors or nay type, whether steel reinforced or not,
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 - (a) All trading, shop and store rights of every description, save and
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carrying on any business arising out of or connection with iron and
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- (3) It is a condition of this transfer, however, that the VEREENIGING ESTATES
LIMITED, shall not carry on any mining operations in, on or under the round
hereby transferred, without the consent of the transferee, unless such
mining operations shall not in any hamper the transferee and its successors
in title or affect its or their enjoyment of the land hereby transferred, the
VEREENIGING ESTATES LIMITED, to remain responsible for any injury or





Page 3

damage which may be caused to the transferee and its successors in title owing to any mining operations in, on or under the ground hereby transferred which it may carry on.

- (4) It is a further condition of transfer that the VEREENIGING ESTATES LIMITED, notwithstanding the reservation of trading rights, shall not carry on such trading or any other mercantile business on the property hereby transferred, without the consent of the transferee or its successors in title.
- (5) The property hereby transferred is also subject to the right of transmission of electrical energy in favour of the RAND MINES POWER SUPPLY COMPANY LIMITED, as more fully described in Notarial Deed 654/1919S registered the 20th day of August 1919.

AND FURTHER SUBJECT to such conditions as are mentioned or referred to in the aforesaid Deeds

2. PORTION 28 (A PORTION OF PORTION 10) OF THE FARM KLIPPLAATDRIFT 601
REGISTRATION DIVISION IQ
PROVINCE OF GAUTENG

MEASURING 1,2140 (ONE COMMA TWO ONE FOUR ZERO) Hectares

FIRST TRANSFERRED BY DEED OF TRANSFER NUMBER T6687/1938
WITH DIAGRAM S.G. NO. A2941/1935 ANNEXED THERETO AND HELD
BY DEED OF TRANSFER NUMBER T9030/2009

SUBJECT to conditions (1) to (5) more fully described under paragraph 1 hereof.

AND FURTHER SUBJECT to such conditions as are mentioned or referred to in the aforesaid Deeds

Page 4

WHEREFORE the Appearer, renouncing all rights and title which the said

SCAW SOUTH AFRICA PROPRIETARY LIMITED
Registration number 2006/029205/07

heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

DIREWOLF TRADING PROPRIETARY LIMITED
Registration Number 2017/367394/07

its Successors in Title or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R15 900 000,00 (FIFTEEN MILLION NINE HUNDRED THOUSAND RAND).

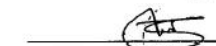
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer a.q., have subscribed to these presents and have caused the Seal of Office to be affixed thereto.

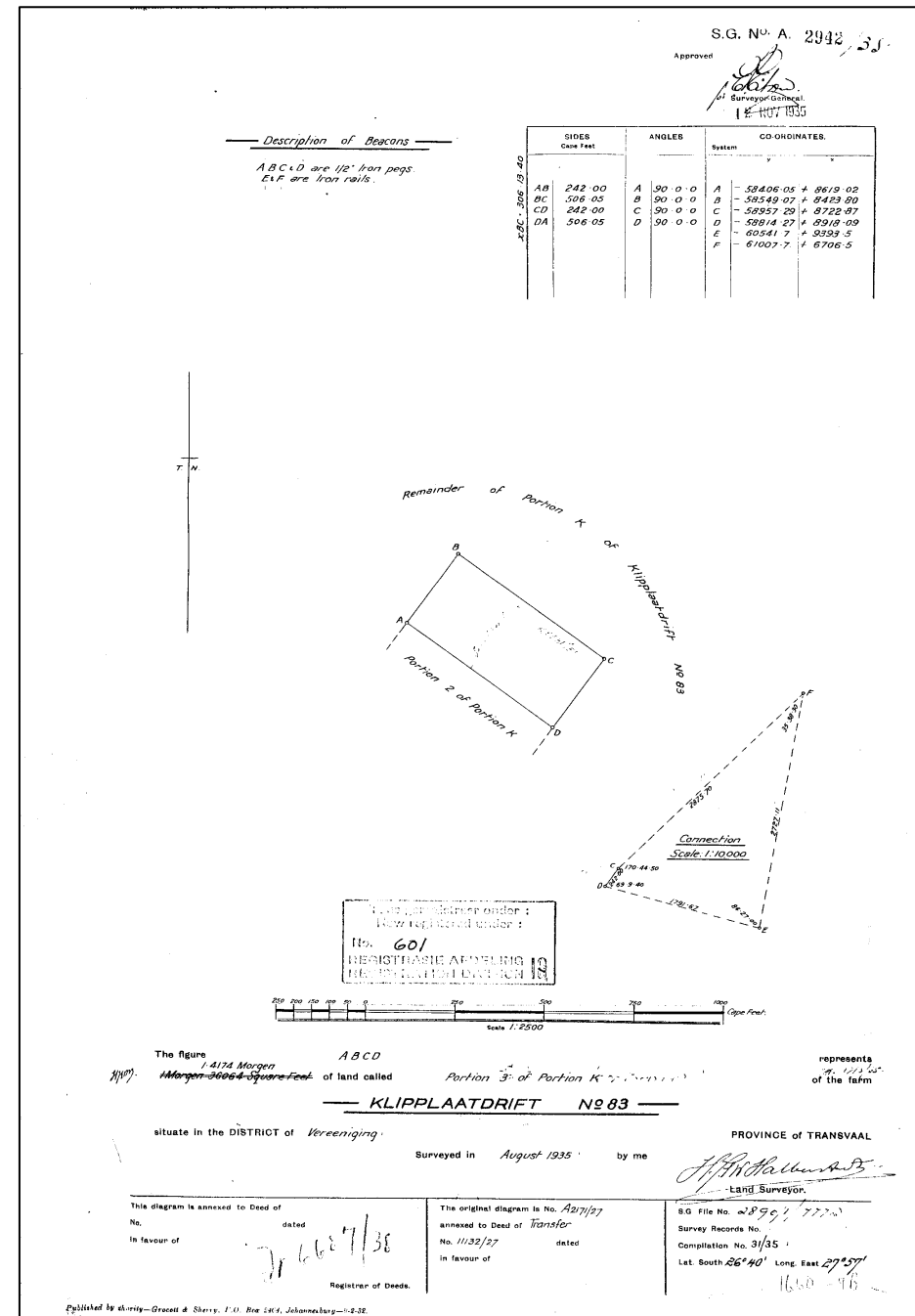
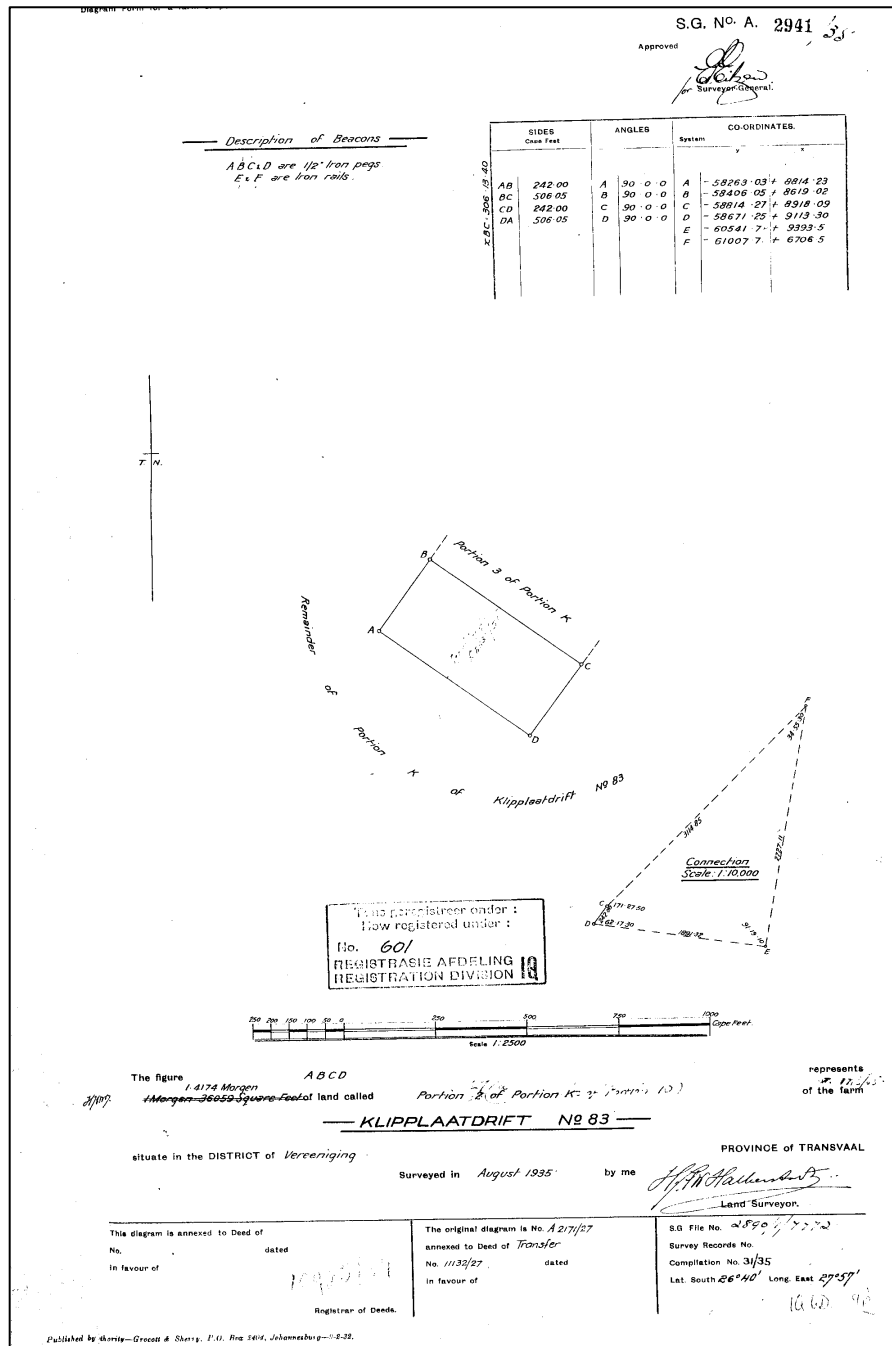
THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at PRETORIA on

2020-09-22


a.q.

In my presence


REGISTRAR OF DEEDS











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