

20 NOVEMBER 2025



PARK VILLAGE AUCTIONS

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SIMULCAST AUCTION

BUYERS — INFORMATION PACK

**Exclusive Commercial Premises & Farm on Auction in
Silvertondale, Gauteng**

Live and Online Auction



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C/O R64 & Valencia Road, Waterbron,
Bloemfontein



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Nico Maree: 082 625 4455



bloem3@parkvillage.co.za



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LOT LCA001



Property Description

PORTION 0 OF ERF 216, SILVERTONDALE, PRETORIA BETTER KNOWN AS 341 STORMVOËL ROAD

Registered Size: $\pm 4\,546\text{ m}^2$ | Footprint: $\pm 1\,300\text{ m}^2$ | Title Deed Number: **T30788/2022**

Better Known As: 341 Stormvoël Road, Silvertondale

Situated along the busy Stormvoël Road, this A-grade industrial facility combines modern office accommodation with versatile warehouse and workshop space. The property offers approximately $1\,300\text{ m}^2$ under roof, comprising 800 m^2 of warehouse area and 500 m^2 of air-conditioned offices, designed for seamless integration between administration and operations.

Featuring multiple roller-shutter doors, high internal clearance, and a dedicated vehicle service pit, the facility is ideal for logistics, engineering, or light manufacturing. Ample paved yard space with Super-Link access, secure perimeter fencing, and strong road visibility ensure excellent functionality and exposure within one of Pretoria's most established industrial nodes.



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IMPROVEMENTS & FEATURES:

KEY FEATURES:

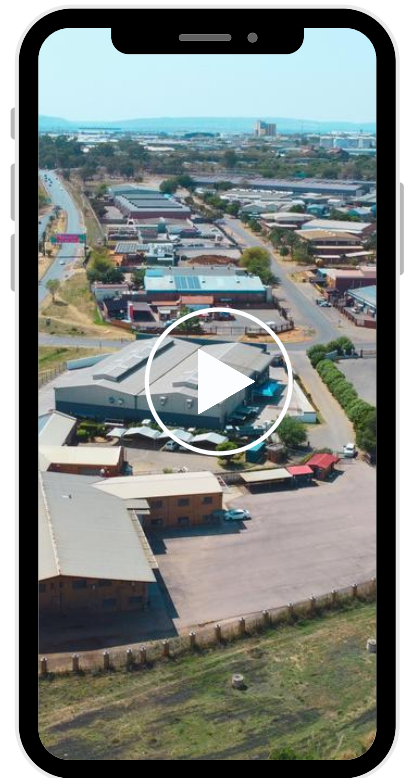
- Prime Location: Prominent frontage along Stormvoël Road with easy access to the N1 and N4 highways.
- Modern Facilities: $\pm 1,300 \text{ m}^2$ under roof, including $\pm 800 \text{ m}^2$ of warehouse space and $\pm 500 \text{ m}^2$ of air-conditioned offices.
- Operational Efficiency: 10 roller-shutter doors, 7 m internal height, mezzanine storage, and a dedicated vehicle service pit.
- Secure & Accessible: Large paved yard with Super-Link access, electric fencing, ample parking, and excellent visibility.

PROPERTY UTILISATION:

This A-grade industrial property offers approximately $1\,300 \text{ m}^2$ under roof, consisting of 800 m^2 of functional warehouse/workshop space and 500 m^2 of modern, air-conditioned offices. The layout promotes efficient workflow and smooth integration between administrative and operational activities.

EXTERNAL FEATURES

- Large paved yard with Super-Link truck access
- Secure perimeter with electric fencing and access-controlled gate
- Ample on-site parking for staff and visitors
- Excellent signage and visibility along Stormvoël Road



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IMPROVEMENTS & FEATURES:

WAREHOUSE / FACTORY AREA

- 7-metre roof height allowing for vertical storage capacity
- 10 roller-shutter doors for efficient loading/offloading
- Mezzanine level providing additional storage area
- Dedicated service pit suited for vehicle or machinery maintenance
- Reinforced concrete floors, brick infill walls, IBR roof sheeting
- Installed firefighting equipment and three-phase power supply

OFFICE COMPONENT

- Double-storey layout with neat finishes and air-conditioning
- Reception area, client waiting lounge, 11 private offices, and 2 boardrooms
- 7 storerooms, 2 kitchens (one in office block, one in warehouse)
- Dedicated entertainment area for staff or client functions
- Staff change rooms and shower facilities

SUITABILITY & USAGE

The property's configuration supports a broad spectrum of industrial and commercial uses, including warehousing, distribution, fabrication, and servicing operations. Its strategic location and integrated layout make it equally well-suited for owner-occupation or investment with leasing potential, benefiting from Silvertondale's proven industrial demand and accessibility to the N1 and N4 transport routes.



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About Silvertondale

The Silvertondale Industrial Property enjoys a prime position within Silvertondale, one of Pretoria's most established and strategically located industrial nodes. Situated to the east of Pretoria's CBD, the area has long been recognised as a thriving hub for light to medium industrial activity, including manufacturing, engineering, logistics, and distribution operations.

Silvertondale offers direct access to major arterial routes, including Stormvoël Road, the N1, and N4 highways, ensuring effortless connectivity to Pretoria, Johannesburg, Witbank, and the greater Gauteng region. This convenient location makes it a preferred destination for businesses requiring efficient supply-chain access and national logistics reach.

The surrounding area comprises a well-developed mix of industrial buildings, warehousing, and workshops, occupied by reputable national and regional businesses. The suburb is characterised by its robust infrastructure, wide roads designed for heavy vehicles, and proximity to established commercial precincts such as Silverton, Waltloo, and Koedoespoort. These areas collectively form a powerful industrial corridor supporting Pretoria's manufacturing and logistics economy.

Public transport options, service stations, and commercial amenities are readily available within the immediate vicinity, while the nearby Silver Mall and Denlyne Shopping Centre provide retail convenience for staff and visitors. The property's strategic location within a stable, demand-driven node ensures ongoing relevance for both owner-occupiers and investors seeking reliable industrial assets in a well-connected environment. With its central positioning, accessibility, and strong industrial reputation, Silvertondale remains one of Pretoria's most consistent and sought-after locations for businesses seeking operational efficiency and long-term investment security.



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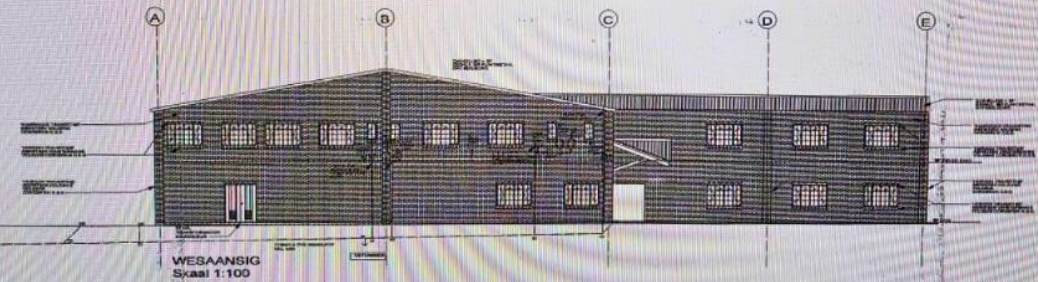
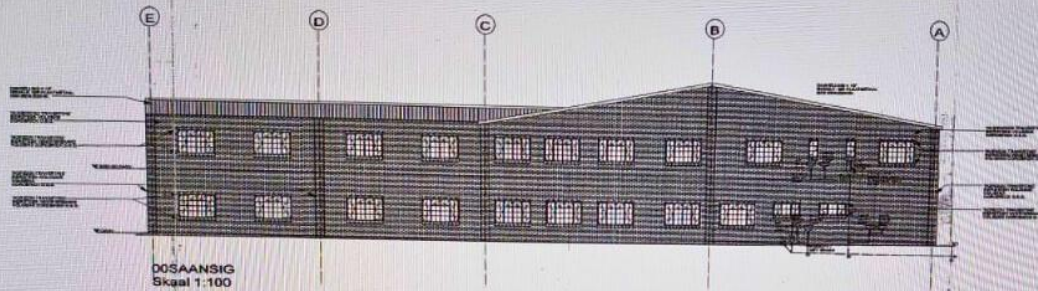


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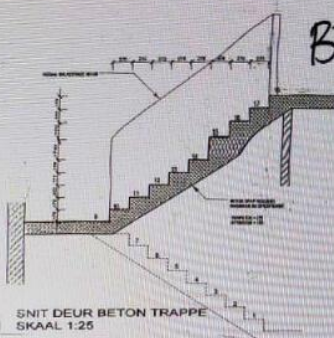
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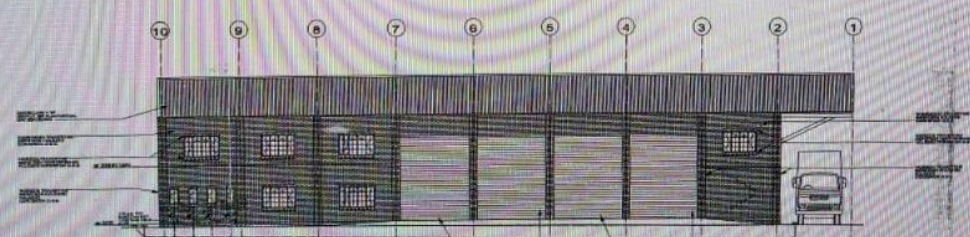
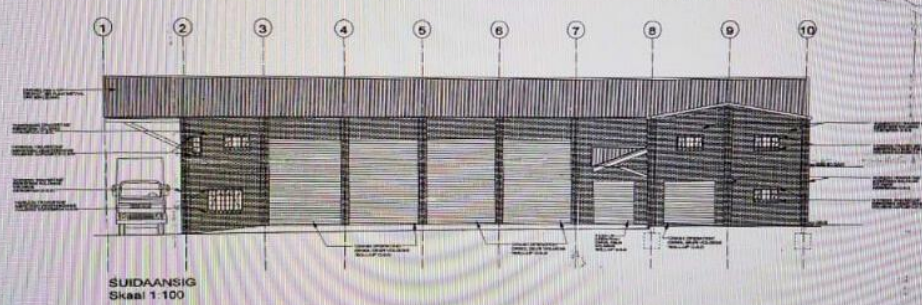


NO.	REVISION
1	ISSUED FOR TENDERS

B. Jansen (aansig)	
PROJEK: NIEUW BUREAU EN WERKPLAATSE VOOR DIE NEDERLANDSE OORLOGSMUSEUM	
DATUM: JUL 2014	
PROJEK NO:	000-0457
TEKENS NO:	LIT004
REK. VERV. NO:	000-0457
GETEKEN:	MAN
WYSINGS:	
TITEL: OOS- EN WESAANSIGTE	



B2/4026/04



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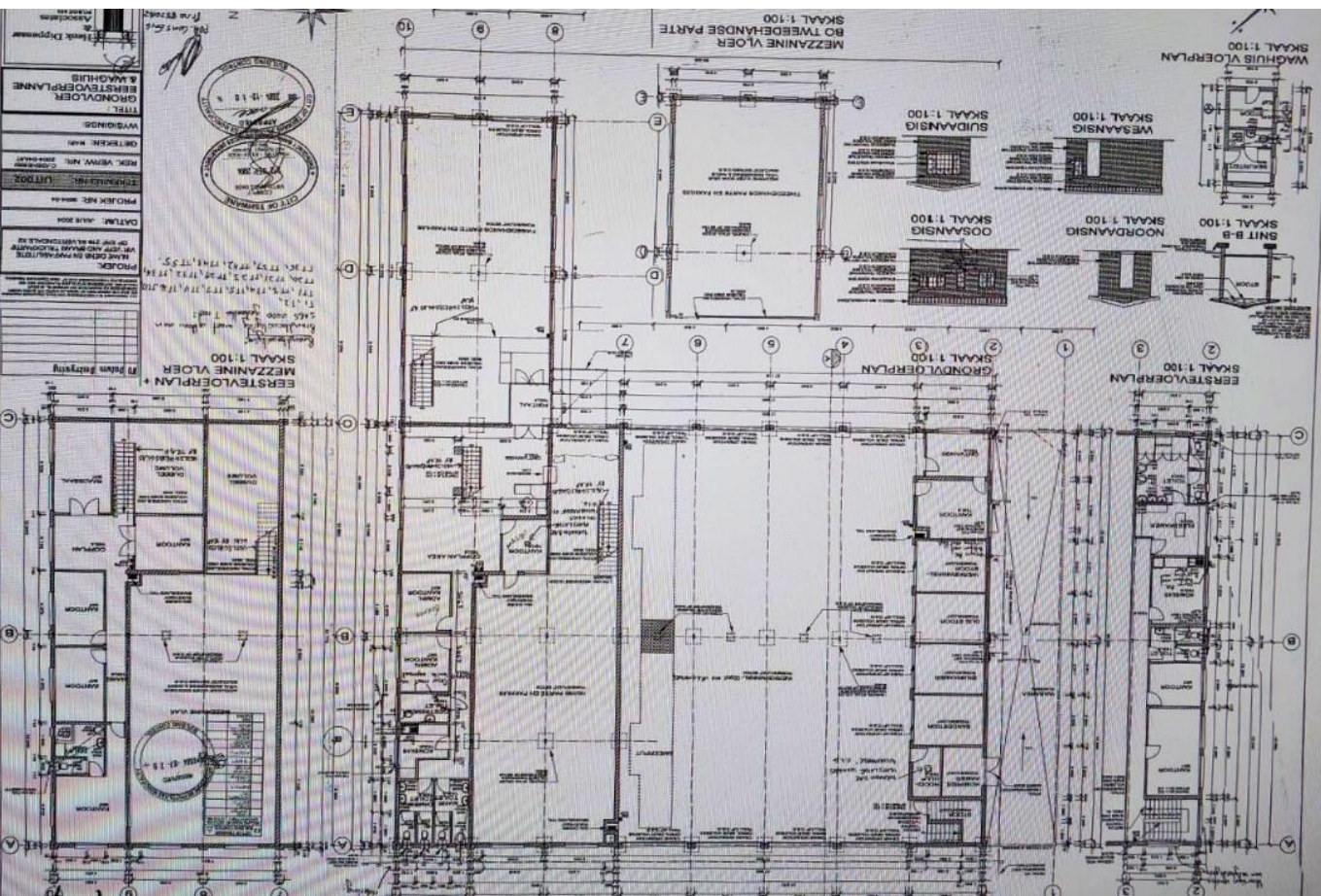
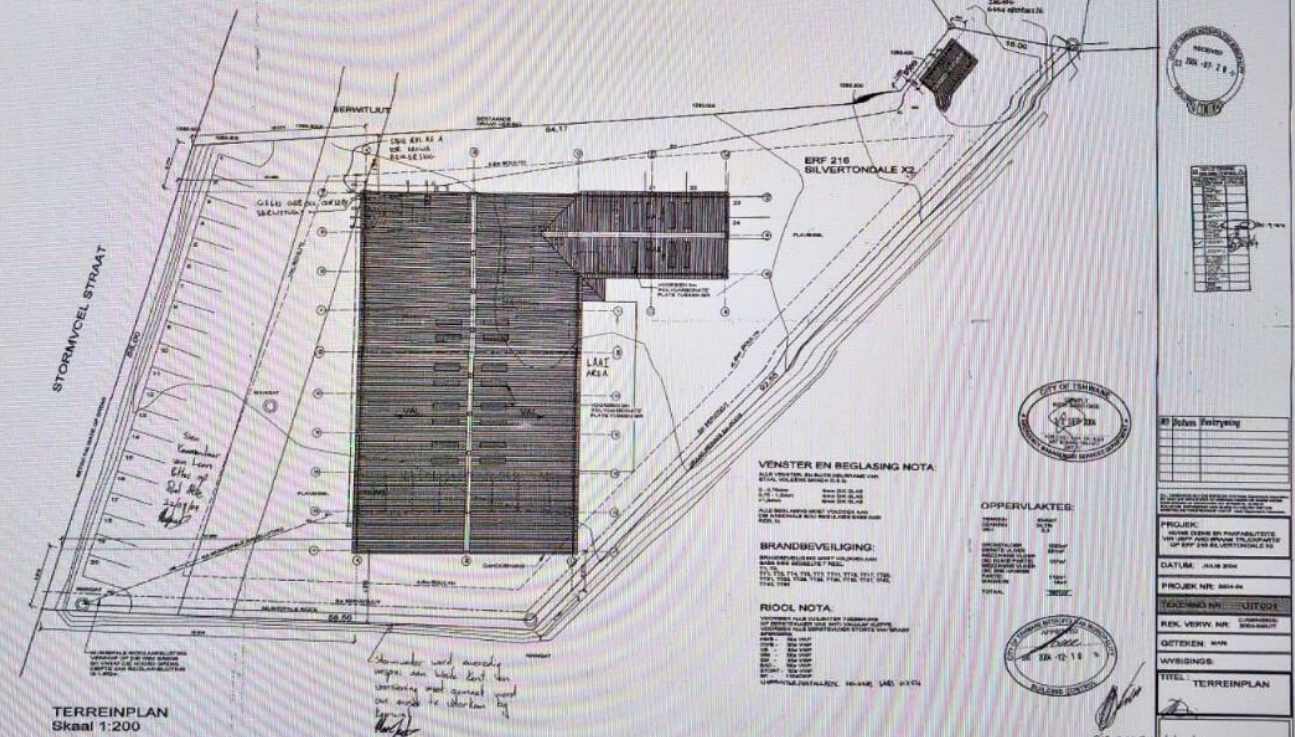
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ALGEMENE NOTAS:

1. Alle afmetingen zijn in meters.
2. De afmetingen van de gebouwen zijn op de plattegrond te zien.
3. De afmetingen van de erven zijn op de plattegrond te zien.
4. De afmetingen van de straten zijn op de plattegrond te zien.
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Property Description

PORTION 151 OF THE FARM MOOIPLAATS 367, PTA

Registered Size: **± 8.957 ha** | Footprint: **+ - 755 m²** | Title Deed Number: **T27548/2018**

Mooiplaats Agricultural Holding

Set on approximately 8.957 hectares, the Mooiplaats property is a versatile agricultural smallholding that seamlessly blends residential comfort, functional infrastructure, and agricultural capability. The layout is thoughtfully arranged to accommodate both lifestyle living and income-generating activity, offering the ideal balance between rural charm and practical usability.

With a mix of open land, developed yard areas, and well-structured improvements, the property lends itself to a variety of agricultural pursuits — from equestrian facilities and small-scale crop production to livestock, nursery cultivation, or mixed-use rental ventures. The established workers' compound and multiple outbuildings provide excellent infrastructure for staff or tenants, while the residential and recreational areas create a comfortable home base with leisure appeal.

Its combination of space, accessibility, and established services makes Mooiplaats highly adaptable, whether envisioned as a private smallholding, a boutique farming enterprise, or a hybrid lifestyle estate with rental income potential.



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IMPROVEMENTS & FEATURES:

KEY FEATURES:

MAIN DWELLING (±80 M²)

A thatched residential home forming the core of the property, featuring:

- 2 bedrooms and 2 bathrooms.
- Open-plan kitchen, dining, and lounge area.
- Medium- to high-quality finishes complemented by a small swimming pool.
- Surrounding interlocking paving and landscaped garden spaces, creating a private residential node.

WATER & SERVICES

- Equipped borehole providing reliable water supply.
- Connection to municipal electricity.
- Historic water rights from the Zwavelpoortspruit, including dam and furrow access, enhancing irrigation and agricultural potential.



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IMPROVEMENTS & FEATURES:

OUTBUILDINGS & ANCILLARY STRUCTURES

- Thatched Entertainment Area ($\pm 50 \text{ m}^2$) – open-plan design suitable for hosting or leisure use.
- Thatched Kitchen Building ($\pm 20 \text{ m}^2$) – fitted with built-in cupboards and modern utilities.
- Brick and Plaster Garage ($\pm 125 \text{ m}^2$) – includes 3 roll-up doors and an adjoining steel carport accommodating 3 vehicles.
- Workers' Compound ($2 \times \pm 100 \text{ m}^2$ buildings) – 18 rooms in total with screeded cement floors, steel windows, and supporting kitchen facilities.
- Ablution Block ($\pm 45 \text{ m}^2$) – servicing the workers' accommodation.
- 5 Additional Brick Garages with roll-up doors, positioned adjacent to a 280 m^2 cement slab and 280 m^2 of interlocking paving for equipment or vehicle storage.

SUITABILITY & USAGE

The property's configuration allows for multiple potential uses. Its existing infrastructure supports mixed agricultural activity, small-scale crop cultivation, livestock stabling, and rental or worker accommodation income. The residential and leisure components make it equally suitable for owner occupation as a lifestyle estate with functional agricultural capacity. Located in Pretoria East's sought-after Mooiplaats corridor, the property offers both operational versatility and long-term rural value.



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About Pretoria East smallholdings corridor

The Mooiplaats Agricultural Holding is ideally positioned within the sought-after Pretoria East smallholdings corridor, an area well known for its peaceful rural atmosphere, open spaces, and easy accessibility to major urban conveniences. Located approximately 28 kilometres east of Pretoria's CBD, the property offers the perfect blend of country living and city proximity, appealing to lifestyle owners, equestrian enthusiasts, and small-scale agricultural investors alike.

Access to the property is convenient via the N4 highway and Lynnwood Road (M6), both of which connect the holding directly to the City of Tshwane and surrounding suburbs such as Silver Lakes, Boschkop, and Donkerhoek. The area is serviced by a network of well-maintained tarred and gravel roads, ensuring efficient travel for residents, suppliers, and service providers.

The broader Mooiplaats and Boschkop area forms part of Pretoria's peri-urban agricultural belt, characterised by smallholdings, lifestyle farms, and boutique agricultural operations. The location enjoys a strong sense of community while maintaining privacy and space. Properties in the vicinity are typically used for mixed agricultural activities, including horse stabling, small-scale crop cultivation, and residential-based farming, all supported by reliable water resources and fertile soil conditions.

Essential amenities are easily accessible from the property. Quality schools, shopping centres, and healthcare facilities can be found within a short drive in Silver Lakes and Hazeldean, while recreational options such as Rietvlei Nature Reserve, the Smuts House Museum, and the Irene Village Market contribute to the area's relaxed, nature-oriented lifestyle.

Mooiplaats continues to attract steady demand from buyers seeking space, tranquillity, and self-sufficiency, yet still desiring proximity to Pretoria's urban infrastructure. This combination of convenience, natural beauty, and functionality makes Mooiplaats one of the most desirable agricultural and lifestyle regions in the Gauteng province.



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Investment Highlights



Prime Pretoria Locations

Two strategically positioned properties within the greater Pretoria region — a multi-use agricultural holding in Mooiplaats and an A-grade industrial facility in Silvertondale. Both offer established infrastructure and long-term value within high-demand nodes.



Versatility and Functional Design

Each property supports multiple operational uses. Mooiplaats accommodates lifestyle farming, equestrian activity, and income-generating accommodation, while Silvertondale provides a turnkey solution for logistics, light manufacturing, or engineering operations.



Strong Accessibility and Connectivity

Both properties benefit from easy access to major arterial routes, including the N1, N4, and Lynnwood Road (M6). Their proximity to Pretoria's urban core and main transport corridors ensures excellent connectivity and business mobility.



Balanced Investment Portfolio

Combining agricultural potential with industrial performance, this dual-property portfolio offers both immediate functionality and long-term capital growth, appealing to investors, developers, and owner-occupiers seeking diversification within a single offering.



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End — **THANK YOU**

We thank you for taking the time to review this Property Information Pack. Park Village Auctions is proud to present these exceptional opportunities in Mooiplaats and Silvertondale — two properties that reflect quality, versatility, and investment value within the greater Pretoria region.

Our team looks forward to welcoming you to the auction and assisting with any further information or viewing arrangements you may require.

For further inquiries and to schedule a property viewing, please contact us.



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