



**AFRI CIRCLE ROAD CORPORATION
CC (IN LIQUIDATION)**

Erven 207, 208 & 764 (Notarially tied)
Alrode Extension 2

situated at

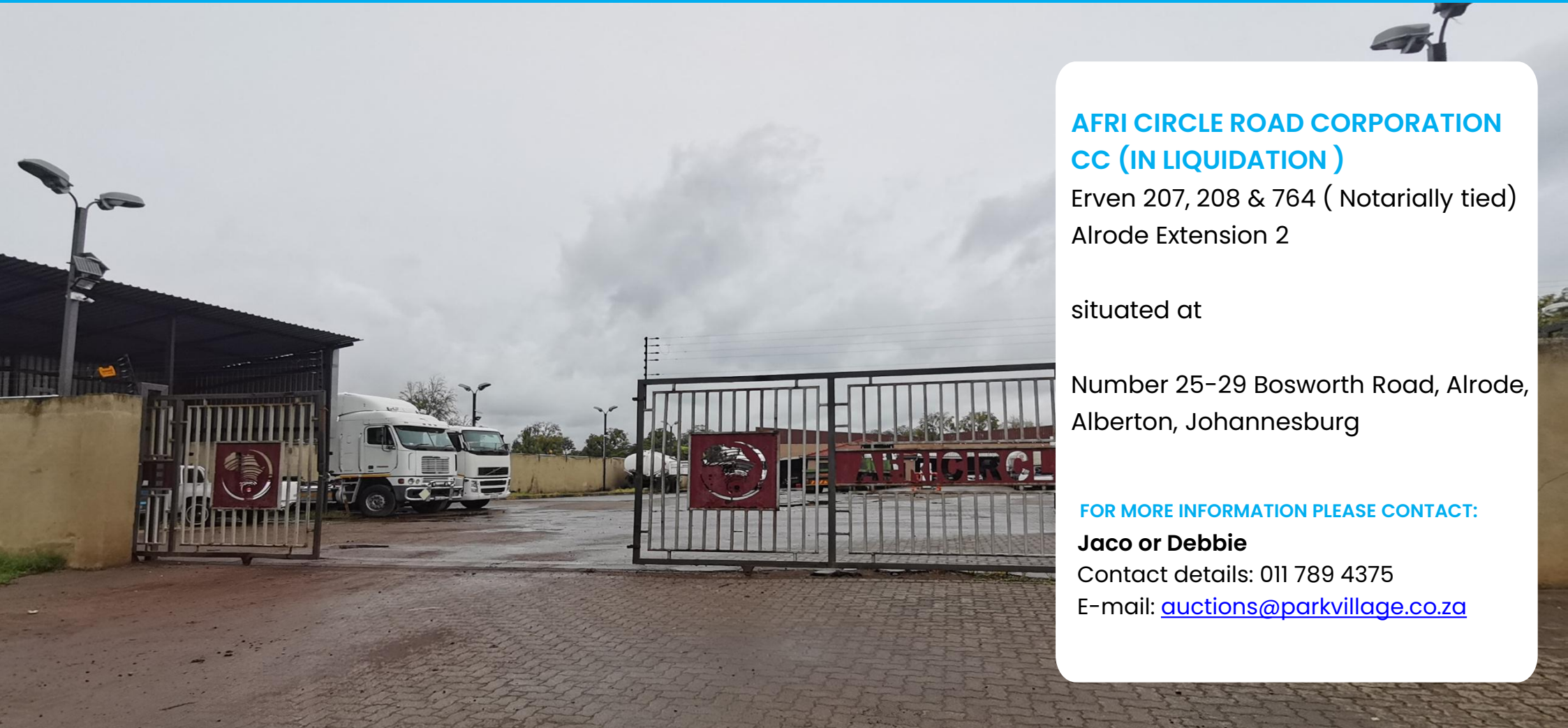
Number 25-29 Bosworth Road, Alrode,
Alberton, Johannesburg

FOR MORE INFORMATION PLEASE CONTACT:

Jaco or Debbie

Contact details: 011 789 4375

E-mail: auctions@parkvillage.co.za



Auctioneers: Roy Lazarus and Clive Lazarus
WEBCAST & ONSITE AUCTION | **Thursday 7 May 2026 at 11h00**
www.parkvillage.co.za / auctions@parkvillage.co.za

1. Disclaimer
2. Invitation Summary
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4. Property 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 Joint Liquidators of Afri Circle Road Corporation CC (In Liquidation) we are offering on auction the property situated at Erven 207, 208 and 764, Alrode Extension 2, Alberton, District of the Ekurhuleni Metropolitan Municipality, Gauteng Province, a Track Yard and Diesel Depot with workshop garage, ancillary offices, storerooms and certain other improvements.

The property will be offered for sale **via a Simulcast Auction (onsite with online bidding) on Thursday 07 May 2026 at 11:00am.**

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Please Note:

- **Refundable Registration Deposit of R25 000.00 is payable into the Auctioneers' FNB Trust Account**
- **A Deposit of 15% of the Purchase Price, plus Agent's Commission of 6% plus VAT thereon, is payable by the successful Bidder immediately following the auction**
- **The sale of the property excludes all moveable assets such as vehicles, office furniture and equipment, plant and machinery, and other non-permanent installations.**
- **The sale excludes the above-ground Diesel Storage Tank**
- **The highest bid received at auction will be submitted to the Joint Liquidators for consideration**
- **The Joint Liquidators reserve the right to accept or not accept any offer received**

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Registration Deposit: R25 000 refundable Registration Deposit payable into the Auctioneers' FNB Trust Account by 16:00pm the day before the auction

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

Commission: Buyer's Commission of 6% plus VAT payable on the fall of the hammer

Acceptance: The offer is open for acceptance by the Joint Liquidators within **Twenty-One (21) business days** from 7 May 2026

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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FOR MORE INFORMATION PLEASE CONTACT:

Jaco or Debbie

Contact details: 011 789 4375

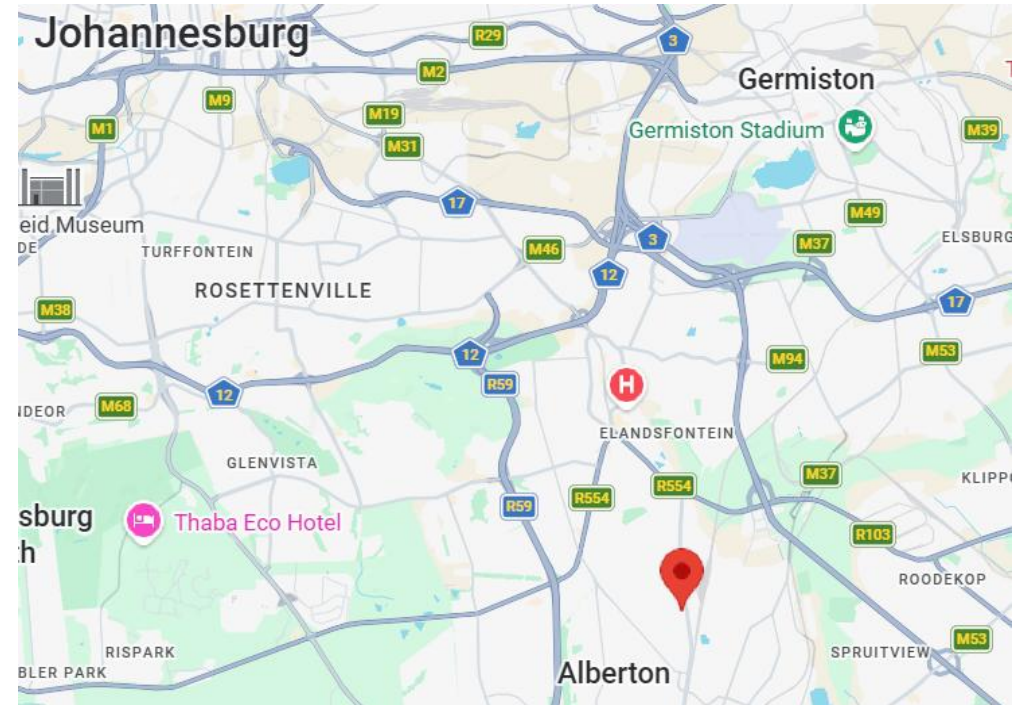
E-mail: auctions@parkvillage.co.za

Property Address: Number 29 Bosworth Street, Alrode,
Alberton

City & Province: Johannesburg, Gauteng Province

GPS co-ordinates: -26.310377, 28.137944

Location: Alrode is a well-established industrial node situated to the South of Alberton with easy access to the R59 (Johannesburg / Vereeniging Highway) via the Swartkoppies Road off ramp and to N3 (Durban / Johannesburg Highway) via the Heidelberg Road off ramp



TITLE DEED INFORMATION

Registered Owner: Afri Circle Road Corporation CC

Title Deed Numbers: The three (3) Stands being Erf Number 207, 208 & 764 Alrode Extension 2, Alberton having been Notarially Tied : Title Deed Number T292908/2016

Please Note: The three (3) stands have been consolidated into a single stand to be registered as Erf Number 1657 Alrode Extension 2 (refer SG Diagram No. 766/2018)

Registered Extent of Stands:

Erf 207 Alrode Extension 2 : 865 Square Metres
 Erf 208 Alrode Extension 2 : 865 Square Metres
 Erf 764 Alrode Extension 2 : 1 730 Square Metres
 Total 3 460 Square Metres

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	2026/04/17 10:40	Township	ALRODE EXT 2
Reference	-	Erf Number	764
Report Print Date	2026/04/17 10:43	Portion Number	0
Deeds Office	Johannesburg		

REGISTERED PROPERTY DETAILS			
Property Type	ERF	Diagram Deed Number	T4027/965
Erf Number	764	Registered Size	1730,0000SQM
Portion Number	0	Municipality	CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
Township	ALRODE EXT 2	Province	GAUTENG
Registration Division	IR	Coordinates (Lat/Long)	-26.310617 / 28.138215
Deeds Office	JOHANNESBURG		

OWNER INFORMATION (1)			
AFRI CIRCLE ROAD CORP CC			Owner 1 of 1
Person Type	COMPANY	Title Deed	T29208/2016
Name	AFRI CIRCLE ROAD CORP CC	Purchase Date	2016/01/15
Registration Number	200515053323	Purchase Price (R)	2 500 000
Share (%)	-	Registration Date	2016/08/11

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THE STAND: The stands together are roughly rectangular in proportion with even topography.

THE IMPROVEMENTS: The improvements comprise a light industrial workshop / garage building of plastered and painted and face brick walling fitted with steel framed glazing under a mono pitched IBR roofing structure fitted at the front thereof with double volume steel roller garage doors and comprising the garage workshop floor area, managers office with storeroom, strong room, storeroom, parts storage area and tyre storeroom. Situated on the opposite end is a reception, two (2) private offices, a boardroom, cloakrooms, staff kitchen, storeroom and canteen.

Located on the side of the workshop building is single storey office building of plastered and painted brick walling fitted with steel framed glazing under a pitched and tiled roofing structure comprising an air-conditioned open plan office with kitchen and cloakroom. Situated behind the office building is a staff room and storeroom with shower facilities located in between the two buildings. Situated at the front of the staff outbuilding is a steel framed double carport and covered storage area.

Also located on the side of the workshop building at the entrance and egress main gate is a security office with cloakroom and a steel framed under IBR roof sheeting carport providing covered parking for a further three (3) vehicles.

- Flooring: Re-inforced concrete, cement floated, ceramic floor tiles
- Walling: Plastered and painted brick, ceramic wall tiles
- Ceiling: Painted ceiling board, underside of IBR roof sheeting

Other improvements include an above ground Diesel Tanker secured against spillage with bunding walls and a Petrol Pump

Fittings & Fixtures:

- Split air-conditioning unit in open plan office
- Burglar bars in front of window openings
- Standard sanitaryware in cloakrooms
- CCTV Camera System
- Floodlights

Approximate Gross Lettable Area:

Warehouse, Office, Staff Rooms	1 132 Square Metres
Covered Storage & Parking Areas	<u>108</u> Square Metres
Total:	1 240 Square Metres

Electrical Installation: The electrical installation is via the Ekurhuleni Metropolitan Municipality and may require some repairs and maintenance to be complaint with Municipal regulations.

Parking: 2 Bays per 100m² for office and spares

Physical Condition: The improvements appear to be in fair physical condition however with no apparent major structural defects visible.

MUNICIPAL INFORMATION:

	Account Number:	Valuation:
Erf 207	2105488040	R 660 000.00
Erf 208	2105488058	R 660 000.00
Erf 764	2105464648	R 3 220 000.00
Total:		R 4 540 000.00

Rating:	Monthly Rates :
Vacant Land	R 5 627.00
Vacant Land	R 5 627.00
Business & Commercial	R 24 253.00
	R 35 507.00

ZONING:

Use Zone: Business 2

Coverage: 70%

Height: 2 Storeys

Parking: 2 Bays per 100m² for office and spares

Building Lines: 3 Metres on street boundary
0 Metres on all other boundaries

 www.ekurhuleni.gov.za **City of Ekurhuleni** ALBERTON CUSTOMER CENTRE P.O. BOX 4 ALBERTON 1450 Phone: 0860 543 000 Email: callcentre@ekurhuleni.gov.za Twitter: @EMM_Call_Centre

COPY TAX INVOICE VAT Reg No. 4280190493 Invoice number: 210546464820250124 Page 1 of 2

Name	AFRI CIRCLE ROAD CORPORATION	Account Number	2105464648
Ward Number	04	Payments included Until	2025/01/24
Street Address	26 BOSWORTH STREET	Electricity / Water Deposit	0.00
Township	ALRODE EXT 2	Cash	20000.00
ERF Number	A08 002 00000764	Guarantee	0.00
Portion	00000 0000 0000	Sectional Title	2025/01/25
Area m2	1730	Sectional Title Name	Property Valuation
Unit No.	1730	Unit No.	Total Value
			3 220 000

Date	Icon	Details	Charge (excl. VAT)	VAT	Charge (incl. VAT)
12/26		BALANCE BROUGHT FORWARD	404846.26		404846.26
		SUB TOTAL	404846.26		404846.26
01/25		INTEREST ON ARREARS	2460.33		2460.33
01/24		WARNING NOTICE	-190.21	-28.53	-218.74
01/24		FINAL NOTICE	-190.21	-28.53	-218.74
01/25		PROPERTY RATES			
		PROPERTY RATES BUSINESS & COMMERCIAL	6185.08		6185.08
01/25		REFUSE REMOVAL			
		REFUSE: BUSINESS 240L X1 PER WEEK x 2 units	1102.76	165.41	1268.17
01/25		REFUSE: LITTERPICKING x 1730 units	272.12	40.82	312.94
01/25		WATER SERVICE			
		METER-NO 99089806 TARIFF: WATER-BUSINESS			
		Cur = 61081 Prev = 59126 Cons = 2555			
		Reading dates: Curr 25/01/08 Prev 24/10/09			
		WATER 2555 KI	109098.50	16364.78	125463.28
01/25		METER-NO 99089806 TARIFF: WATER-BUSINESS			
		INTERIM REVERSAL 1716.000 KI	-73273.20	-10690.98	-84264.18
01/25		SEWERAGE			
		SEWER-BUSINESS 2555 KI	43620.45	6588.07	50208.52
01/25		INTERIM REVERSAL	-29498.04	-4424.70	-33922.74

30 Days	60 Days	90 Days	90+ Days	Total Charge (excl. VAT)	Total VAT	Total Charge (incl. VAT)
69649.45	67078.82	90004.45	59707.88	465114.26	7743.40	472857.66
Amount In Advance (0.00)				Due Date (2025/02/20)	Amount Payable (472858.00)	

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SEARCH CRITERIA

Search Date	2026/04/17 10:42	Township	ALRODE EXT 2
Reference	-	Erf Number	207
Report Print Date	2026/04/17 10:42	Portion Number	0
Deeds Office	Johannesburg		

REGISTERED PROPERTY DETAILS

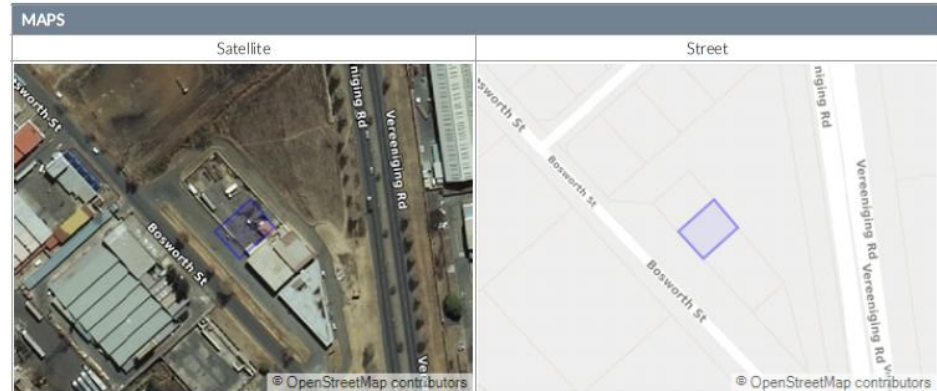
Property Type	ERF	Diagram Deed Number	T4027/965
Erf Number	207	Registered Size	865,000SQM
Portion Number	0	Municipality	CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
Township	ALRODE EXT 2	Province	GAUTENG
Registration Division	IR	Coordinates (Lat/Long)	-26.310377 / 28.137944
Deed Office	JOHANNESBURG		

OWNER INFORMATION (1)

AFRI CIRCLE ROAD CORP CC		Owner 1 of 1	
Person Type	COMPANY	Title Deed	T29209/2016
Name	AFRI CIRCLE ROAD CORP CC	Purchase Date	2015/09/07
Registration Number	200515053323	Purchase Price (R)	1 500 000
Share (%)	-	Registration Date	2016/08/11

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**PROPERTY INFORMATION**

Address	27 BOSWORTH STREET, ALRODE, ALBERTON
Primary Use	-
Estate	-

ROOM CONFIGURATION

Bedrooms	-	Internal Finishes	-
Bathrooms	-	Reception Areas	-
Kitchens	-	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)	412 000	Valuation Year	2019
Zoning Usage			

SALES

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

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Search Date	2026/04/17 10:42	Township	ALRODE EXT 2
Reference	-	Erf Number	208
Report Print Date	2026/04/17 10:42	Portion Number	0
Deeds Office	Johannesburg		

REGISTERED PROPERTY DETAILS

Property Type	ERF	Diagram Deed Number	T4027/965
Erf Number	208	Registered Size	865,000SQM
Portion Number	0	Municipality	CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
Township	ALRODE EXT 2	Province	GAUTENG
Registration Division	IR	Coordinates (Lat/Long)	-26.310205 / 28.137778
Deed Office	JOHANNESBURG		

OWNER INFORMATION (1)

AFRI CIRCLE ROAD CORP CC		Owner 1 of 1	
Person Type	COMPANY	Title Deed	T29209/2016
Name	AFRI CIRCLE ROAD CORP CC	Purchase Date	2015/09/07
Registration Number	200515053323	Purchase Price (R)	1 500 000
Share (%)	-	Registration Date	2016/08/11

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MAPS**PROPERTY INFORMATION**

Address	25 BOSWORTH STREET, ALRODE, ALBERTON
Primary Use	-
Estate	-

ROOM CONFIGURATION

Bedrooms	-	Internal Finishes	-
Bathrooms	-	Reception Areas	-
Kitchens	-	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)	401 000	Valuation Year	2019
Zoning Usage			

SALES

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WinDeed Property
 JOHANNESBURG, ALRODE EXT 2, 764, 0

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Reference	-	Erf Number	764
Report Print Date	2026/04/17 10:43	Portion Number	0
Deeds Office	Johannesburg		

REGISTERED PROPERTY DETAILS

Property Type	ERF	Diagram Deed Number	T4027/965
Erf Number	764	Registered Size	1730.0000SQM
Portion Number	0	Municipality	CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
Township	ALRODE EXT 2	Province	GAUTENG
Registration Division	IR	Coordinates (Lat/Long)	-26.310617 / 28.138215
Deed Office	JOHANNESBURG		

OWNER INFORMATION (1)

AFRI CIRCLE ROAD CORP CC		Owner 1 of 1	
Person Type	COMPANY	Title Deed	T29208/2016
Name	AFRI CIRCLE ROAD CORP CC	Purchase Date	2016/01/15
Registration Number	200515053323	Purchase Price (R)	2 500 000
Share (%)	-	Registration Date	2016/08/11

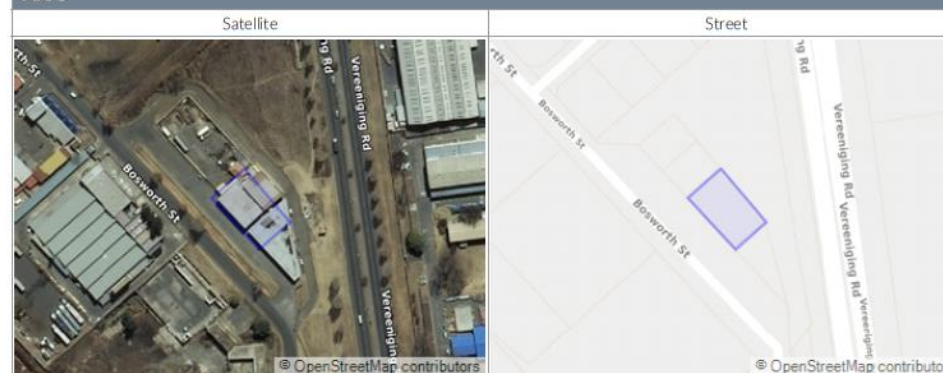
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MAPS



PROPERTY INFORMATION

Address	29 BOSWORTH STREET, ALRODE, ALBERTON
Primary Use	-
Estate	-

ROOM CONFIGURATION

Bedrooms	-	Internal Finishes	-
Bathrooms	-	Reception Areas	-
Kitchens	-	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)	2 923 000	Valuation Year	2019
Zoning Usage			

SALES

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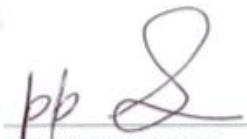
CITY PLANNING

P O Box 04
ALBERTON
1450

Tel. (011) 999
2821 Fax (011)
8612590

ZONING CERTIFICATE

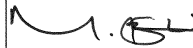
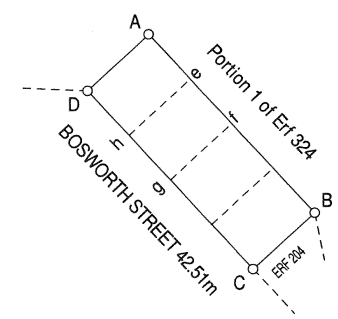
1. DESCRIPTION OF PROPERTY	Property no. 764	Township / Farm / Holding ALRODE X2
2. TOWN PLANNING SCHEME	Ekurhuleni Town Planning Scheme, 2014,	
Zoning	BUSINESS 2	
Central Business District (CBD)		
Annexure number	<null>	
Additional or Restrictive Rights	<null>	
Consent use number	EC0973	
Consent use Description	FITMENT CENTRE	
* Coverage	70%	
* Height (in storeys)	2	
* Floor Area Ratio (FAR)	<null>	
* Density (per sqm or ha)	85/HA	
Parking Requirements	Refer to Table "E" or Annexure	
Building Lines	Refer to Table "A" & "B" or Annexure	
3. STREET ADDRESS	29 BOSWORTH STREET	

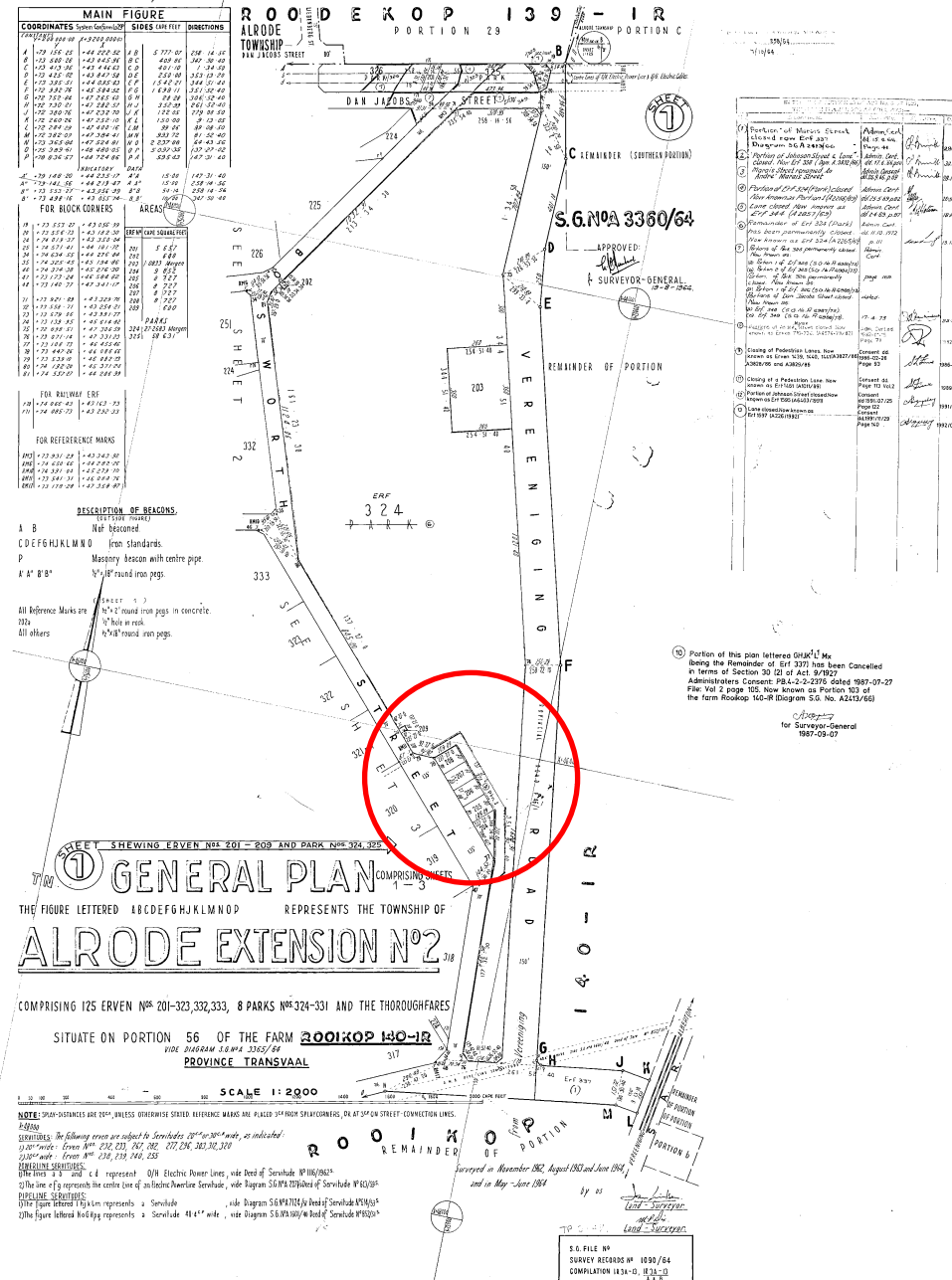

MELVIN RAMOSHABA
Area Development Planner
Alberton CCC

Date: 05/03/19



CONSOLIDATION DIAGRAM

Components: 1) The figure AehDA represents Erf 208 Vide General Plan S.G. No. A3360/1964 Deed of Transfer No. T4027/1965 2) The figure efgh represents Erf 207 Vide General Plan S.G. No. A3360/1964 Deed of Transfer No. T4027/1965 3) The figure fBCgf represents Erf 764 Vide Diagram S.G. No. A5496/1985 Deed of Transfer No. T3403/1995		S.G. No. 766/2018 Approved  for SURVEYOR-GENERAL 2018-04-09 Ordinance No. 15/1986 Section 92 (2) Plan & Certificate
		
The figure represents	Scale 1:2000 ABCDA 3460 square metres Erf 1657 in the township of ALRODE EXTENSION 2	of land being
Comprising components (1), (2) and (3) as shown above Situated in Ekurhuleni Metropolitan Municipality Province of Gauteng Compiled in March 2018 by me  N.N. MOTSA Professional Land Surveyor Registration Number 1387		
This diagram is annexed to No. d.d.: i.f.o. Registrar of Deeds:	The diagrams are as indicated above Johannesburg	File : Erven S.R.: G.P.: A3360/1964 Comp.: IR3A-13/B T.M.: 2849 (3)









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NOTES:
