

ENDS: 30 JUNE 2026



PARK VILLAGE AUCTIONS

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INVITATION TO SUBMIT OFFERS

BUYERS — INFORMATION PACK BUCCLEUCH

15C Gibson Drive, Buccleuch, Sandton / Johannesburg

Private Buccleuch Residence with Solar, Ample Parking and Excellent Highway Access



www.parkvillageauctions.co.za



Hettelien: 051 430 2300
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C/O R64 & Valencia Road, Waterbron,
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LOT AR002



Property Description

Portion 3 of Erf 277, Buccleuch, Gauteng

BETTER KNOWN AS 15C GIBSON DRIVE, BUCCLEUCH

Registered Size: **1 512 m²** | Improvements: **±443 m²** | Title Deed Number: **T77240/2021**

Better Known As: 15C Gibson Drive, Buccleuch.

Situated in the established suburb of Buccleuch, this private residential property offers secure living on a generous panhandle stand with convenient access to major transport routes and surrounding commercial nodes. The property comprises a freestanding residential dwelling, attached garage, storeroom / utility shed, multiple carports and surrounding paved areas.

The dwelling includes practical residential accommodation with a double-volume design, attached double garage and connected entrance from the garage. The property further benefits from an 18-panel solar system, automated gate, secure boundary walling with electric fencing, and extensive parking provision, including multiple carports arranged along the left and rear perimeter of the property.

The property's location offers excellent connectivity to the M1 and N3 highways, Marlboro Avenue, Woodmead, Midrand, Waterfall and Sandton. Its existing parking layout and former office-use character may also provide future flexibility, subject to the necessary approvals and applicable municipal requirements.

Prospective purchasers are advised that the property is subject to a registered usufruct, and occupation, use and enjoyment of the property may therefore be affected by the rights of the usufructuary. All interested parties should satisfy themselves regarding the terms, implications and duration of the usufruct prior to submitting an offer.



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IMPROVEMENTS & FEATURES:

Prime Location:

Situated in the established suburb of Buccleuch, with convenient access to the M1, N3, Marlboro Avenue, Woodmead, Midrand, Waterfall and Sandton.

Private Residential Setting:

Freestanding residential dwelling positioned on a generous panhandle stand, offering privacy, secure access and established surrounding residential character.

Practical Accommodation & Improvements:

Comprises a double-volume freestanding house with attached double garage, connected garage entrance, storeroom / utility shed and extensive paved surrounding areas.

Parking & Accessibility:

Includes multiple carports, an attached double garage, automated gate access and ample on-site parking, supporting flexible residential or future alternative use, subject to approvals.

Security & Energy Features:

The property benefits from boundary walling with electric fencing, an automated gate and an 18-panel solar system, enhancing security and energy efficiency.



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Registered Size:
1 512 m²

IMPROVEMENTS & FEATURES:

LAYOUT FEATURES:

This private Buccleuch residential property is positioned on a generous panhandle stand measuring 1 512 m², offering a practical freestanding dwelling with attached double garage, storeroom / utility shed, multiple carports and surrounding paved areas. The dwelling provides functional residential accommodation with 2 bedroom, 2 bathrooms with a converted double garage into an entertainment area as well as a double-volume design and connected garage access. The property's layout is further supported by extensive on-site parking, including carports arranged along the left and rear perimeter of the property, making it suitable for secure residential living with added flexibility, subject to the necessary approvals.

EXTERNAL FEATURES:

- Private panhandle stand
- Automated gate access
- Boundary walling with electric fencing
- Attached double garage
- Multiple carports
- Storeroom / utility shed
- Brick-paved hardstanding areas
- 18-panel solar system
- Convenient access to the M1, N3, Marlboro Avenue, Woodmead, Midrand, Waterfall and Sandton

PRIVATE PANHANDLE STAND LAYOUT:

The property is positioned on a private panhandle stand, providing a secure and set-back residential environment within the established suburb of Buccleuch. The layout supports privacy, controlled access and practical use of the site, with the dwelling, garage, carports and paved areas arranged to allow for convenient internal movement and on-site parking.

The improvements comprise a freestanding residential dwelling with an attached double garage, connected garage entrance, storeroom / utility shed and multiple carports. The property further benefits from boundary walling, electric fencing, automated gate access and an 18-panel solar system.

EXCELLENT CONNECTIVITY & FUTURE FLEXIBILITY:

The property benefits from convenient access to Marlboro Avenue, the M1 and N3 highways, with easy connectivity to Woodmead, Sandton, Midrand, Waterfall and surrounding commercial nodes. Its existing parking provision and former office-use character may provide future flexibility for buyers, subject to the necessary approvals, municipal requirements and applicable zoning restrictions.



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IMPROVEMENTS & FEATURES:

Residential Property Improvements

The property offers established residential improvements suited to private occupation, secure living and flexible future use, subject to the necessary approvals. Situated on a generous panhandle stand in Buccleuch, the improvements comprise a freestanding residential dwelling, attached double garage, storeroom / utility shed, multiple carports, paved hardstanding areas and secure boundary improvements. The property was previously used as offices and benefits from extensive parking provision, making it suitable for residential use with added flexibility for buyers who may require additional parking, storage or work-from-home functionality, subject to municipal requirements and applicable approvals.

Main Commercial Building

- Freestanding residential dwelling
- Double-volume internal design
- Attached double garage
- Connected entrance from the garage into the dwelling
- Storeroom / utility shed
- Practical residential accommodation
- Secure boundary walling with electric fencing
- Automated gate access
- 18-panel solar system
- Brick-paved hardstanding areas
- Multiple carports arranged along the left and rear perimeter of the property
- Ample on-site parking
- Private panhandle access from Gibson Drive



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**Registered Size:
1 512 m²**



IMPROVEMENTS & FEATURES:

Ancillary Areas & Storage

- Attached double garage with direct / connected access to the dwelling
- Storeroom / utility shed
- Additional paved utility and circulation areas
- Practical layout supporting residential use, storage and work-from-home flexibility

Parking

- Attached double garage
- Multiple carports arranged along the left and rear perimeter of the property
- Extensive on-site parking provision
- Brick-paved hardstanding areas
- Automated gate access from Gibson Drive

External Improvements

- Private panhandle stand
- Boundary walling with electric fencing
- Automated gate
- Brick-paved driveway and hardstanding areas
- Secure perimeter improvements
- 18-panel solar system
- Established residential setting within Buccleuch
- Convenient access to Marlboro Avenue, M1, N3, Woodmead, Midrand, Waterfall and Sandton



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About Buccleuch

The Buccleuch property enjoys a well-positioned location within an established residential suburb in the northern Johannesburg / Sandton area. Buccleuch is recognised for its central positioning, convenient access routes and proximity to surrounding business and lifestyle nodes, including Woodmead, Sandton, Midrand and Waterfall.

The suburb benefits from excellent regional connectivity, with convenient access to Marlboro Avenue, the M1 and N3 highway network. This provides practical movement towards Sandton, Johannesburg CBD, Midrand, Waterfall, Woodmead, Pretoria and the greater Gauteng region.

The surrounding area comprises a mix of freestanding residential properties, sectional title developments and nearby commercial / business nodes. Buccleuch remains a practical location for buyers seeking residential accommodation with strong access to major transport routes and surrounding employment centres.

The node is further supported by nearby amenities, including Buccleuch Shopping Centre, service stations, public transport routes, Marlboro Gautrain Station, Busamed Private Hospital and larger retail / lifestyle facilities in nearby Woodmead and Waterfall.

With its central positioning, secure residential character and strong road connectivity, Buccleuch remains a convenient and accessible residential node for buyers seeking privacy, practicality and proximity to major commercial areas.



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Investment Highlights



Established Buccleuch Residential Location

Strategically positioned within Buccleuch, the property benefits from an established residential setting with convenient access to Woodmead, Sandton, Midrand and Waterfall. The area offers strong appeal to buyers seeking a private residential address with excellent regional connectivity.



Private Panhandle Stand

The property is situated on a generous panhandle stand, offering privacy, secure access and a practical residential layout. The improvements include a freestanding dwelling, attached double garage, storeroom / utility shed, multiple carports and extensive paved areas.



Strong Accessibility and Connectivity

The property enjoys convenient access to Marlboro Avenue, the M1, N3 and surrounding arterial routes, providing connectivity to Sandton, Midrand, Waterfall, Woodmead, Johannesburg CBD and Pretoria. This accessibility enhances the property's appeal for residential users requiring central access across the greater Gauteng region.



Secure Living with Future Flexibility

With boundary walling, electric fencing, automated gate access, an 18-panel solar system and ample on-site parking, the property offers secure and practical residential use. Its existing layout and previous office-use character may provide future flexibility, subject to the necessary municipal approvals and applicable zoning requirements.



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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 this Buccleuch opportunity — a well-positioned property offering private residential appeal, secure access, ample on-site parking, solar support and strong connectivity within the greater Sandton / Midrand region.

Our team looks forward to welcoming you to the timed auction process 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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