



# VENDITOR

AUCTIONEERS



**LIQUIDATION | ONLINE AUCTION**

**LETABA BOULEVARD SENTRUM | TZANEEN**

**AUCTION DATE:**

**TUESDAY, 16 APRIL 2024**

**PROPERTY ADDRESS:**

**73 AGATHA STREET, TZANEEN**

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**LIGHTSTONE REPORT**

**Property Details** **FREEHOLD**

**65 Agatha Street, Tzaneen, Limpopo**

Suburb: Tzaneen Central

LEGAL  
Erf 2701  
Town: "TZANEEN"  
Mun: "GREATER TZANEEN LOCAL MUNICIPALITY"  
Province: "LIMPOPO"

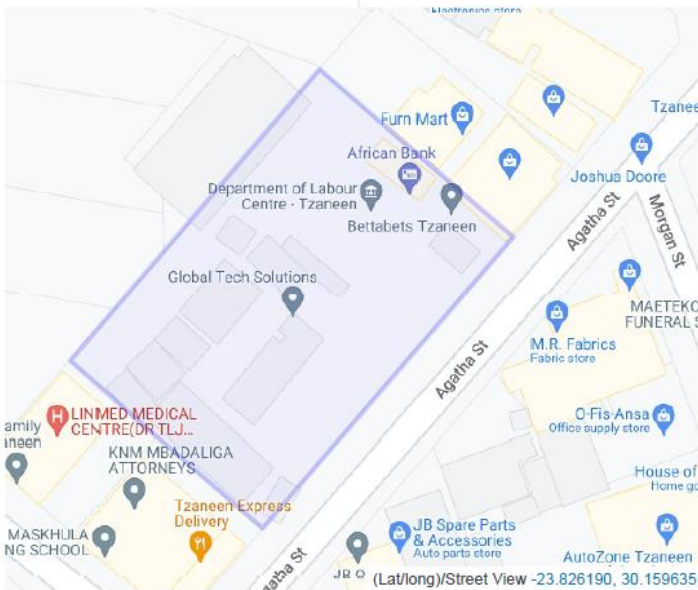
[Google maps](#) | [Street View](#)

LAND SIZE (REGISTERED)  
5948 m<sup>2</sup>

LAND SIZE (CADASTRAL)  
5972 m<sup>2</sup>

LAST SALES PRICE  
R33 500 000

LAST SALES DATE  
2006/02/16



### Other Properties on the same Title Deed (3)

PROPERTY DESCRIPTION	SIZE
Pnt 0, Erf 180, TZANEEN EXT 4, Greater Tzaneen	1612 m <sup>2</sup>
Pnt 0, Erf 182, TZANEEN EXT 4, Greater Tzaneen	1280 m <sup>2</sup>
Pnt 0, Erf 2702, TZANEEN EXT 4, Greater Tzaneen	1052 m <sup>2</sup>

## Amenities



### FILLING STATION

0.12 km  
Caltex NORTHERN MOTORS

0.18 km  
Engen Tzaneen

0.28 km  
TotalEnergies - Aqua Park



### POLICE STATION

0.34 km  
South African Police Service - Tzaneen



### BUS STATION

No bus stations in the proximity



### SHOPPING CENTRE

0.11 km  
Letaba Boulevard Mall

0.18 km  
Tzaneng Mall

0.23 km  
Convenience Centre



### HOSPITAL/CLINIC

0.06 km  
Mens Clinic International

0.06 km  
Tsaneng Medical Center

0.34 km  
Mediclinic Tzaneen



### EDUCATION

0.87 km  
Little Eden Nursery School

1.21 km  
Letsie Primary School

0.32 km  
Laerskool Tzaneen





**PROPERTY DETAILS**

**5<sup>th</sup> Section:**

Ground Floor

- 2x Big shops (*locked and vacant*)
- 2x Small shops (*locked and vacant*)
- 2x Shop around the corner (*locked and vacant*)
- 1x Large shop (*locked and vacant*)

1<sup>st</sup> Floor

- OK Store (2-Sections and Roller door)
- Small shop
- 5x Shops (*locked and vacant*)

2<sup>nd</sup> Floor:

Department of Agriculture old building:

- 21x Offices with Outside Bathrooms

- 6x Flats with each: 2x Bedrooms,  
1x Bathroom and Kitchen

3<sup>rd</sup> Floor – Department of Agriculture

- 25x Offices

**7<sup>th</sup> and 8<sup>th</sup> Section:**

Ample parking space



**6<sup>th</sup> Section:**

Ground floor:

- 1x Big shop (*Vandalized and vacant*)
- 2x Small shops (*Vandalized and vacant*)

1<sup>st</sup> Floor:

- 3x Shops (*Vandalized and vacant*)

**3<sup>rd</sup> Section:**

±25 Parking for vehicles

**4<sup>th</sup> Section:**

- Shop (*locked and vacant*)
- Big shop BINE COMPUTER and Cell Phone Fix with another shop (*locked and vacant*)
- ABSA Bulk shop (*locked*)

**1<sup>st</sup> Section:**

Ground Floor:

- Double shop (*locked and vacant*)
- Shop 17 EZI Cash Loans
- Shop (*locked and vacant*)
- Shop ADEL'S Boutique
- Shop (*locked and vacant*)

1<sup>st</sup> Floor:

- Boston College School
- Flat vacant
- 2x Offices

2<sup>nd</sup> Floor:

- Boardroom
- Reception
- 15x Offices
- 3x Bathrooms
- Small Kitchen
- Guard office

3<sup>rd</sup> Floor:

- Roof – 4x Vacant rooms

**2<sup>nd</sup> Section:**

Ground Floor:

- Double shop and upstairs (*locked and vacant*)



Lower Ground Floor:

- Shop (*locked and vacant*)
- Corner Shop (*locked and vacant*)
- Shop (*locked and vacant*)
- Shop (*locked and vacant*)



**ZONING CERTIFICATES**



**GREATER TZANEEN MUNICIPALITY**  
**GROTER TZANEEN MUNISIPALITEIT**  
**MASIPALA WA TZANEEN**  
**MASEPALA WA TZANEEN**

P.O. Box 24  
 Tzaneen, 0850  
 Tel: 015 307 8000  
 Fax: 015 307 8049  
[www.greatertzaneen.gov.za](http://www.greatertzaneen.gov.za)

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Ons Verw. Erf 2701  
 Our Ref. Erf 2701  
 27 November 2023


**TO WHOM IT MAY CONCERN**



**ZONING CERTIFICATE**

Property description: Erf 2701 Tzaneen

Present zoning in terms of Tzaneen Town Planning Scheme, 2000: "Business 1"

Maximum Height of Buildings:	6 (six) storeys
Maximum coverage allowed as % of erf:	85%
Maximum F.A.R.:	2,0
Parking Bay requirements:	3 per 100m <sup>2</sup> gross leasable floor area

  
**B. M. MATHEBULA**  
 DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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Ons Verw. Erf 2702  
 Our Ref. Erf 2702  
 27 November 2023


**TO WHOM IT MAY CONCERN**



**ZONING CERTIFICATE**

Property description: Erf 2702 Tzaneen Extension 4

Present zoning in terms of Tzaneen Town Planning Scheme, 2000: "Business 1"

Maximum Height of Buildings:	6 (six) storeys
Maximum coverage allowed as % of erf:	85%
Maximum F.A.R.:	2,0
Parking Bay requirements:	3 per 100m <sup>2</sup> gross leasable floor area

  
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Ons Venw. Erf 180/R  
 Our Ref. Erf 180/R  
 27 November 2023

**TO WHOM IT MAY CONCERN**

**ZONING CERTIFICATE**

Property description: Remainder of Erf 180 Tzaneen Extension 4  
 Present zoning in terms of the Tzaneen Town Planning Scheme, 2000:  
 "Parking"

  
**B. M. MATHEBULA**  
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Ons Venw. Erf 182/R  
 Our Ref. Erf 182/R  
 27 November 2023

**TO WHOM IT MAY CONCERN**

**ZONING CERTIFICATE**

Property description: Remainder of Erf 182 Tzaneen Extension 4  
 Present zoning in terms of the Tzaneen Town Planning Scheme, 2000:  
 "Parking"

  
**B. M. MATHEBULA**  
 DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT



**TERMS & CONDITIONS**

- R 50 000.00 Refundable registration fee + FICA documents required.
- Upload your proof of payment and FICA documents on the online platform: [www.venditoronline.co.za](http://www.venditoronline.co.za)
- 10% Deposit + Buyers Commission payable on the fall of the hammer.
- The Offer is subject to a Confirmation period.
- After written acceptance, the buyer has 45 days to deliver guarantees.
- The property is sold voetstoots – as is.
- Possession is on acceptance.
- All arrear rates & taxes & levies are payable by the seller, not the purchaser.

**KINDLY SEE BELOW BANKING DETAILS FOR YOUR RECORDS:**

Venditor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 15492

Proof of payment: monique@venditor.co.za



**HOW TO REGISTER ON**

**[www.venditoronline.co.za](http://www.venditoronline.co.za)**

Go to the online portal: [www.venditoronline.co.za](http://www.venditoronline.co.za). If you have not registered before on the website, please click on REGISTER ACCOUNT (top right-hand corner). If you have registered before, please go to LOGIN.

Complete your details and ensure that the information you have entered is correct. Once you have completed the form, click submit. You will receive an email to verify your account. Please go to your email and verify your account.

Once you have verified your email, go back to the online platform and login. **Go to Your Profile and upload the necessary information as required by the system. You must upload the following documents:**

Click on the buttons below to update



Outbid – Notification Alerts

Profile Details

Password

ID Document Photo

FICA Document

Banking Details

Proof of Bank Account

Proof of Payment (POP)

TV Licence \*

\*Only Required if you purchase a TV



**VENDITOR**  
AUCTIONEERS



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