



VENDITOR

AUCTIONEERS



VACANT STAND

The grand Place North Estate

60 Garden Road, The Orchards | PTA



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LIGHTSTONE REPORT

Property Details

FREEHOLD

The Orchards Ext 31, Gauteng

Estate: The Grand Place North

Suburb: The Orchards

LEGAL

Erf 4995

Town: "THE ORCHARDS EXT 31"

Mun: "CITY OF TSHWANE METROPOLITAN MUNICIPALITY"

Province: "GAUTENG"

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

LAND SIZE (REGISTERED)

417 m²

LAND SIZE (CADASTRAL)

418 m²

LAST SALES PRICE

R187 000

LAST SALES DATE

2006/01/14



(Lat/long)/Street View -25.640748, 28.096541



Amenities



FILLING STATION

0.59 km

Caltex Caltex TZANEEN CANAL CROSSING

0.71 km

Caltex Caltex ORCHARDS

0.91 km

Bachmann Garage



POLICE STATION

1.68 km

South African Police Service - Akasia

1.76 km

Service Delivery Department

3.25 km

Metro Police Station Square - Akasia



BUS STATION

No bus stations in the proximity



SHOPPING CENTRE

0.63 km

The Orchards Shopping Centre

1.39 km

Rosslyn ABSA Forum

1.46 km

Orchards Plaza Shopping Centre



HOSPITAL/CLINIC

0.63 km

Mispel Medical Centre

1.23 km

Winters Womens Clinic

1.65 km

Rosslyn Clinic



EDUCATION

0.81 km

Orchards Primary School Tw

0.67 km

Gissop

1.31 km

Gottfried Christelike Privaat Skool



PROPERTY DETAILS

PROPERTY DESCRIPTION



The exceptional 417 m² vacant stand offers you the opportunity to build your dream home and indulge in a life of serenity and natural beauty. Whether you are yearning for a modern architectural masterpiece or a cosy family home, this blank canvas eagerly awaits your personal touch. Boasting proximity to all essential amenities including schools, shops, and recreational facilities, convenience is at your fingertips while still enjoying all the charms that this peaceful residential area has to offer.

Registered size: 417 m²

Viewing is available anytime, should you wish to make offers – feel free to contact our offices.

Any offers received will be submitted to the sellers for possible consideration



VENDOR
AUCTIONEERS

GENERAL DIAGRAM

SG NO. 8872/2004 – SHEET NO. 1

S.G. No. 8872/2004
SHEET No 1
APPROVED
[Signature]
For SURVEYOR-GENERAL
2004-12-10

MAIN FIGURE DATA				AREAS			
SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES		REF. NUMBER	SQUARE METRES		
		CONSTANTS:	System: UTM Zone: 29 Datum: 1960 Units: Metres Scale: 1:50 000				
AB	188,07	287 03 10	A	-110 157,91	+ 37 566,24	4844	394
BC	192,62	24 58 30	B	-110 206,62	+ 37 321,47	4845	353
CD	162,93	197 03 10	C	-110 330,59	+ 37 336,71	4846	354
DE	150,43	25 04 30	D	-110 488,11	+ 37 280,03	4847	327
EF	170,17	187 03 10	E	-110 663,51	+ 37 427,09	4848	374
FG	185,25	24 57 00	F	-110 856,17	+ 37 472,68	4849	385
GH	188,93	110 38 00	G	-110 130,70	+ 37 763,78	4850	330
HA	477,93	202 08 00	H	-109 056,82	+ 37 695,20	4851	320
BLOCK BEACONS							
A1	-110 039,42	+ 37 542,73	4862	330			
A4	-110 004,48	+ 37 818,18	4863	290			
A5	-110 226,50	+ 37 563,59	4864	566			
A6	-110 218,26	+ 37 569,04	4865	374			
A7	-110 236,20	+ 37 546,13	4866	368			
A8	-110 252,86	+ 37 544,73	4867	370			
A9	-110 259,35	+ 37 491,72	4868	300			
A10	-110 254,27	+ 37 492,25	4869	300			
A21	-110 259,42	+ 37 476,00	4870	359			
A22	-110 086,32	+ 37 418,04	4871	376			
C11	-110 182,08	+ 37 631,65	4872	376			
C12	-110 184,90	+ 37 630,30	4873	169			
C13	-110 130,46	+ 37 724,38	4874	387			
C14	-110 048,83	+ 37 723,66	4875	375			
C15	-110 044,88	+ 37 725,38	4876	388			
C16	-110 042,80	+ 37 720,91	4878	425			
C17	-109 962,41	+ 37 725,74	4879	370			
RM2	-110 030,94	+ 37 560,84	4880	383			
INTERNAL BEACONS							
A3	-110 182,04	+ 37 576,70	4881	412			
A4	-110 182,01	+ 37 526,47	4882	382			
A5	-110 172,26	+ 37 526,86	4883	404			
A6	-110 172,26	+ 37 476,88	4884	400			
A7	-110 117,53	+ 37 454,14	4885	400			
A8	-110 230,84	+ 37 481,14	4886	400			
A9	-110 233,51	+ 37 496,11	4887	437			
A10	-110 183,24	+ 37 524,92	4888	417			
A11	-110 187,26	+ 37 586,27	4889	493			
A12	-110 130,20	+ 37 582,26	4890	643			
A13	-110 126,53	+ 37 583,54	4891	476			
B1	-110 118,58	+ 37 462,20	4892	400			
B2	-110 166,22	+ 37 473,72	4893	416			
B3	-110 190,67	+ 37 512,53	4894	468			
B4	-110 159,12	+ 37 512,53	4895	400			
B5	-110 175,87	+ 37 482,69	4896	400			
B6	-110 124,11	+ 37 476,74	4897	400			
B7	-110 160,64	+ 37 474,24	4898	400			
B8	-110 084,74	+ 37 506,27	4899	389			
C1	-110 103,56	+ 37 594,80	4900	407			
C2	-110 083,59	+ 37 615,14	4901	400			
C3	-110 040,89	+ 37 591,46	4902	400			
C4	-110 049,46	+ 37 675,91	4903	403			
C5	-110 112,24	+ 37 721,05	4904	475			
C6	-110 118,61	+ 37 721,05	4905	388			
C7	-110 163,51	+ 37 648,19	4906	398			
C8	-110 152,09	+ 37 643,83	4907	472			
C9	-110 158,08	+ 37 622,93	4908	478			
C10	-110 118,00	+ 37 661,10	4909	408			
D1	-110 045,70	+ 37 604,76	4910	418			
RM1	-110 142,53	+ 37 643,93	4911	418			
D2	-110 113,30	+ 37 714,88	4912	418			
D3	-110 067,78	+ 37 694,86	4913	418			
D4	-110 081,69	+ 37 664,25	4914	408			
D5	-110 072,63	+ 37 664,25	4915	353			
D6	-110 059,38	+ 37 691,42	4916	353			
D7	-110 012,10	+ 37 674,36	4917	353			
D8	-110 012,10	+ 37 674,36	4918	446			
REFERENCE MARKS							
RM1	-110 224,71	+ 37 496,77	5029	400			
RM2	-110 030,94	+ 37 560,84	5030	446			
RM3	-110 142,53	+ 37 643,93	5031	353			
TRIGONOMETRICAL BEACONS							
Δ 31	-109 664,03	+ 42 029,22	5032	398			
Δ 37	-113 034,12	+ 35 722,25	5033	476			
PIRANID			5034	348			
			5035	400			
			5036	375			
			5037	376			
			5038	477			

GENERAL PLAN
(CONSISTING OF TWO SHEETS)
OF THE TOWNSHIP
THE ORCHARDS EXTENSION 31
COMPRISING 104 ERVEN NUMBERED 4944 TO 5047 AND THE STREETS
SITUATED ON THE REMAINDER OF PORTION 76 OF THE FARM HARTBEESTHOEK No 303-JR
VIDE DIAGRAM S G No A B02/1944
DEED OF TRANSFER No T 13983/1945

REVISED 14 OCTOBER 2003 AND FEBRUARY 2004 BY ME

[Signature]
KARL SMIT
P.L.S. O'NEIL
PROFESSIONAL LAND SURVEYOR

DESCRIPTION OF BEACONS:

MAIN FIGURE:
A : Iron standard
B, C, P, G : 12mm Iron peg
H, I, K : 20mm Iron peg
J : Nails in concrete

BLOCK CORNERS:
A16 : Nail on wall
All other beacons : 10mm Iron pegs

INTERNAL BEACONS:
All beacons : 10mm Iron pegs

ERF BEACONS:
All beacons : 10mm Iron pegs

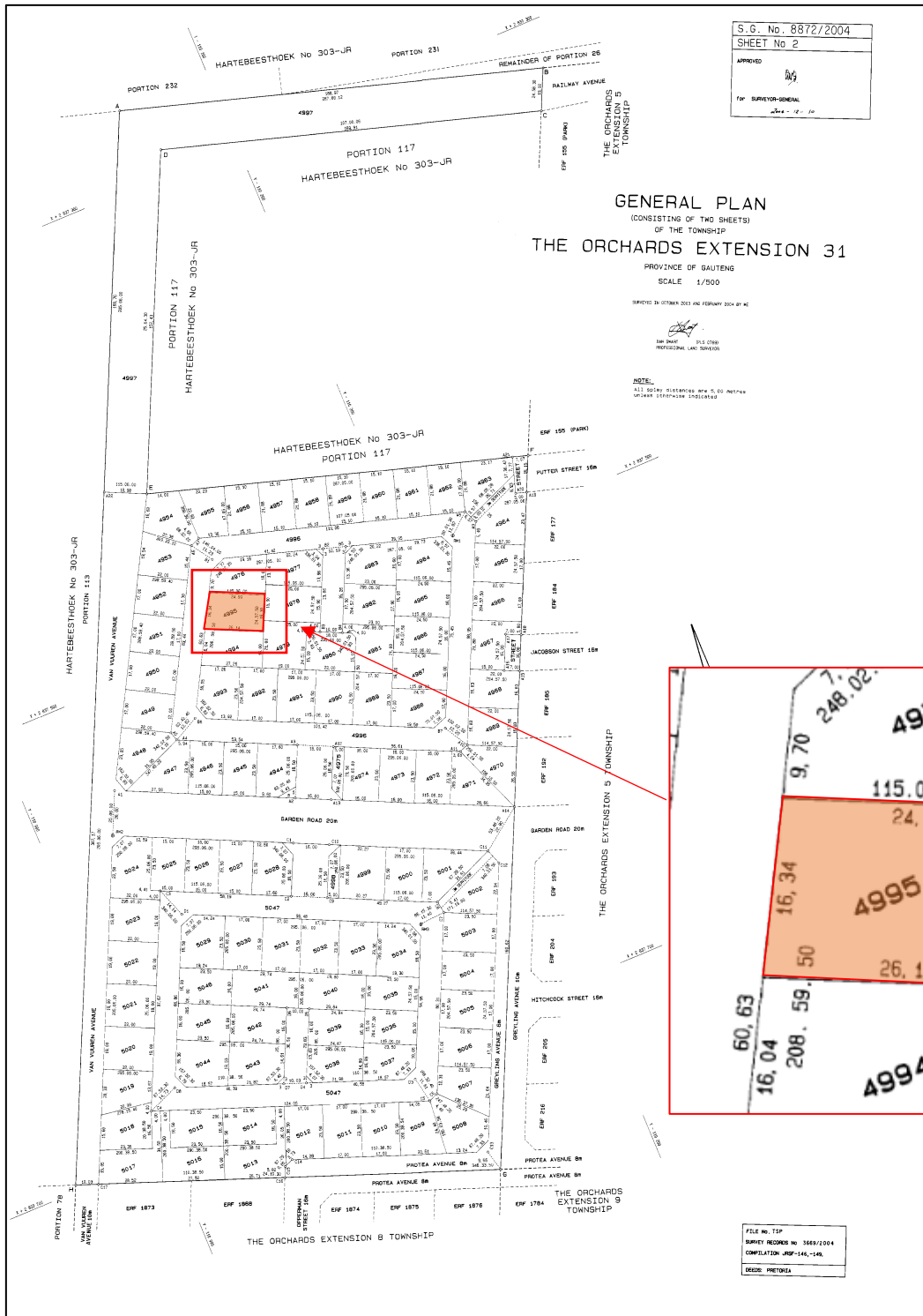
REFERENCE MARKS:
RM1, RM2, RM3 : 10mm Iron pegs in concrete below ground level

SERVITUDE NOTES
1. Eri 5000 is subject to a Storm Water Servitude 3.00 metres wide as indicated
2. Eri 5000 is subject to a Storm Water Servitude 3.00 metres wide as indicated

FILE No. TSP
SURVEY RECORDS No 1669/2004
COMPILATION JRSF-148-149,
DEEDS: PRETORIA

GENERAL DIAGRAM

SG NO. 8872/2004 – SHEET NO. 2



The background is black and features several large, abstract geometric shapes. On the left, a dark gray shape descends from the top edge. On the right, a red shape descends from the top edge. At the bottom, there are two dark gray shapes that appear to be part of a larger, stylized letter 'A' or 'V' structure. A red shape also descends from the bottom right edge, overlapping the dark gray structure.

TERMS & CONDITIONS



- 10% Deposit and Buyers Commission payable upon signing of the agreement.
- The Seller is Not VAT registered.
- The Offer is subject to the acceptance of the seller.
- After written acceptance, the buyer has 45 days to deliver guarantees.
- The property is sold voetstoots, “as is”.
- Occupation is on Registration.
- 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: 15543

Proof of payment: properties@venditor.co.za



VENDITOR
AUCTIONEERS



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