



## Development Opportunity

Asking R 27 000 000

### Address

Romney Avenue  
Chartwell Agricultural Holdings  
Gauteng

**Broker** Greg Branford

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### Web Ref

0593

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# Property Information

## SALES INFORMATION

DEPOSIT	10%
COMMISSION	Payable by the Seller
VAT/TRANSFER DUTY	VAT Payable
TITLE DEED DESCRIPTION	Erven 67, 70, 71 and 76 Chartwell Agricultural Holdings
EXTENT	±13.0724Ha
SERVITUDES	None noted

## MUNICIPAL INFORMATION

ZONING	Undetermined/Agricultural
LOCAL AUTHORITY	City of Johannesburg, Gauteng

## PROPERTY INFORMATION

TITLE DEED DESCRIPTION	Erven 67, 70, 71 and 76 Chartwell Agricultural Holdings
COMBINED EXTENT	±13.0724Ha
TITLE DEED NUMBER	T109376/1997, T57232/1994, T120035/1998, T6602/1996
SERVITUDES	None Noted
IMPROVEMENTS	
STRUCTURE	Plastered brick and mortar
NR OF STOREYS	Single and double
ROOF	Thatch
EXTERNALWALLS	Brick and Mortar
INTERNALWALLS	Plastered, Paint
PATENTDEFECTS	Property is fair and in need of maintenance
LATENTDEFECTS	None Noted

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# Property Description

## DESCRIPTION

The property is located next to Steyn City and Dainfern Estate known as **Maritime Bushveld Estate**. (<http://www.ezulwini.com/MaritimeBushveldEstate.html>) The lodge and all improvements are in fair condition and in need of maintenance and renovation.

The improvement's covering the four free standing erven are;

### **Stand 67 Size: 3.4261 Hectares**

Zoning: Agricultural

25KVA Eskom Supply

Municipal Water Supply

Improvement's include the following;

Large 4 bedroomed house, private garden with swimming pool. Staff Quarters.

### **Stand 70 Size: 3.4261 Hectares**

Zoning: Agricultural

25KVA Eskom Supply

Municipal Water Supply

Improvements include the following;

A conference centre, double storey office, thatched office block and rondavel accommodation.

### **Stand 71 Size: 3.4261 Hectares**

Zoning: Commercial

100KVA Eskom Supply

Municipal Water Supply

Improvements include the following;

The deep borehole on this property supplies water to all four stands. An office block with kitchen, restaurant/club house, water tank with pressure pump. Staff Quarters. A four bedroomed thatched house and three individual room's, four rondavel's as well as four, two bedroomed cottages.

Swimming pool

### **Stand 76 Size: 2.79409 Hectares**

Zoning: Agricultural

25KVA Eskom Supply

Municipal Water Supply

Improvements include the following;

A large four bedroomed house all with en-suite bathrooms with an adjoining detached three bedroomed cottage. Swimming Pool and Tennis Court

There are septic tanks on each property.

65 Springbok and 55 Blesbok roam freely across all the properties. Approximately 300 indigenous trees are planted across the properties.

The sale for the lodges in its entirety includes a current liquor license. There is an option to purchase the stands separately.

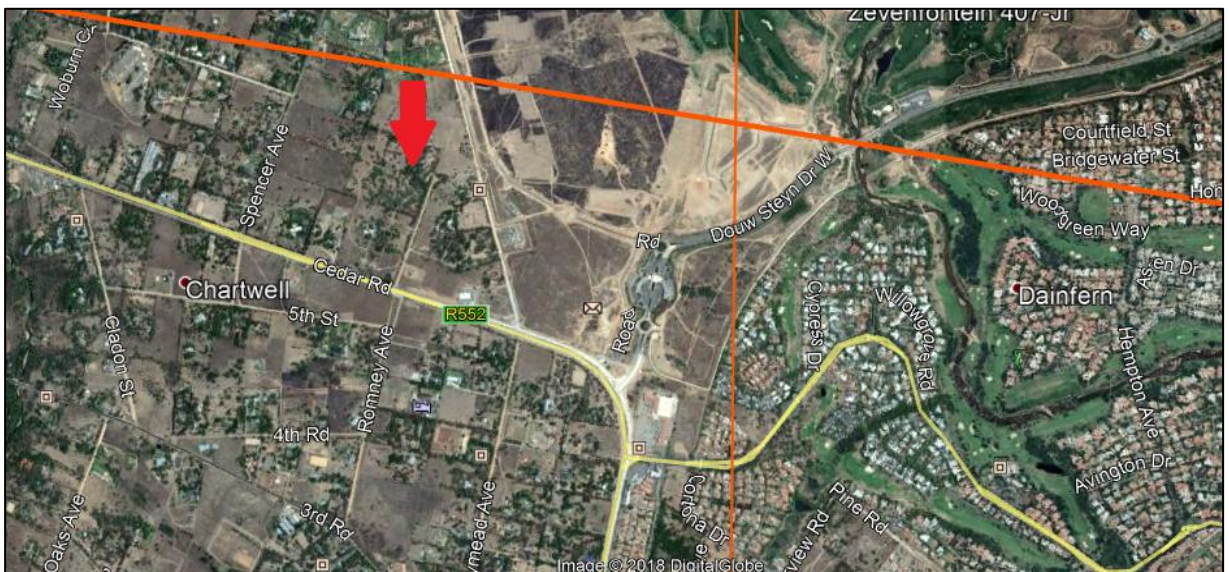
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# Location

Steyn City has developed high density housing and offices on the north eastern border and Maccon Development Group have been granted permission to develop a high density office block with attached apartments on the south eastern borders. An additional high-density housing estate known as Champagne Estates is being developed on the Klein Juksekei river to the West.

The area in general has been granted road widening and two new accesses to the highway at Broadacres intersection, one leading to Pretoria and the other linking to Roodepoort. In addition to a shopping centre similar to Fourways mall at the end of Cedar Avenue at the Lion Park Café, together with major developments at Lanseria Airport, which will be known as Cradle City. Maritime Bushveld Estate is in the path of the development direction in which Johannesburg is moving.



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# Photographs

