



BEKKER
GROUP
AUCTIONS | PROPERTIES | VALUERS

30 SEPT
@ 11:00



ON AUCTION

ST SAVIOUR STREET, OUDTSHOORN

Live onsite auction with webcast facilities
Tuesday, 30 September 2025 @ 11:00

066 247 1374
fred@bekkergroup.co.za

DEVELOPER'S OPPORTUNITY

This light industrial property (± 9.67 ha) has a proposed sub-division plan that shows how this property can be sub-divided into single residential, group housing, general residential, and business sectors offering multiple building opportunities.

IMPROVEMENTS

- Heritage lime stone building (1912) ($\pm 580 \text{ m}^2$)
- Shed ($\pm 114 \text{ m}^2$)
- Garage building ($\pm 84 \text{ m}^2$)
- Old shop building (currently a school) ($\pm 215 \text{ m}^2$)
- 2 Small store rooms (freestanding)

Important disclosure: All buildings and surrounding area are currently rented by a Montessori school. The sale is subject to a lease agreement with the school, valid until 31 March 2026.

LOCATION

- Adjacent to the Oudtshoorn Golf Club
- ± 1 km from central town
- ± 65 km from George
- ± 440 km from Cape Town via R62 & N2

MUNICIPAL INFORMATION

- **Rates & Taxes:** \pm R12,000 per month
- **Zoning:** Light Industrial - Industrial Zone 1
- **Water Source:** Municipal
- **Electricity:** Municipal

TITLE DEED

Erf 14205

- **Address:** St Saviour Street, Oudtshoorn, 6620
- **Held By Deed Of Transfer:**
T29927/2012 & T56185/2008 & T56185/2008
- **Erf Size:** $96,782 \text{ m}^2$ (± 9.67 ha)



SUMMARY OF CONDITIONS OF SALE



THE HIGHEST BIDDER / PURCHASER SHALL BE BOUND TO THE FOLLOWING CONDITIONS OF SALE:

- 10% Deposit payable into the auctioneer's trust account within 24 hours after the fall of the hammer.
- 6% + VAT buyer commission payable to the auctioneer within 24 hours after the fall of the hammer.
- VAT is payable on the purchase price.
- The purchaser shall within 30 days of acceptance of this offer furnish the Seller's Conveyancers with an acceptable guarantee for payment of the balance of the purchase price or in cash to the conveyancer's trust account.
- The sale is NOT SUBJECT to any suspensive conditions.
- All costs in respect of giving and taking of Transfer (Seller will appoint conveyancer).
- No arrear municipal rates & taxes payable by the Purchaser.
- All buildings and surrounding area are currently rented by a Montessori school. The sale is subject to a lease agreement with the school, valid until 31 March 2026.
- The SELLER shall at his own cost obtain the COC's in respect of electrical and gas installations.
- The period for higher offers ends on Tuesday, 7 October 2025 @ 17:00. The seller will accept/decline the highest offer by Friday, 10 October 2025 @ 17:00.
- The seller reserves the right to accept or decline the offer at any point in time during this period.
- The highest bidder is held bound by his bid until 17:00 on Friday, 10 October 2025.
- This property is being sold subject to confirmation by the seller.
- Occupation upon registration or earlier negotiated.
- The property is purchased and sold "voetstoots" as is and the seller shall not be liable for any defects, patent, latent, or otherwise in the property nor for any damage occasioned to or suffered by the purchaser by reason of such defect. The Purchaser confirms that he or she has affected the necessary enquiries with the local authority regarding compliance or noncompliance of improvements located on the property in respect of statutory requirements.
- The auctioneer or his agent shall be entitled to bid up to the reserve price but not matching or exceeding the reserve at the auction on behalf of the seller or as a proxy for a registered bidder.

VIEWING:

- Scheduled viewing days: 29 September from 12:00 - 14:00 and via appointment.
- Call the auctioneer, Frederick Bekker, on 066 247 1374 / 044 050 0018.

REGISTRATION REQUIREMENTS:

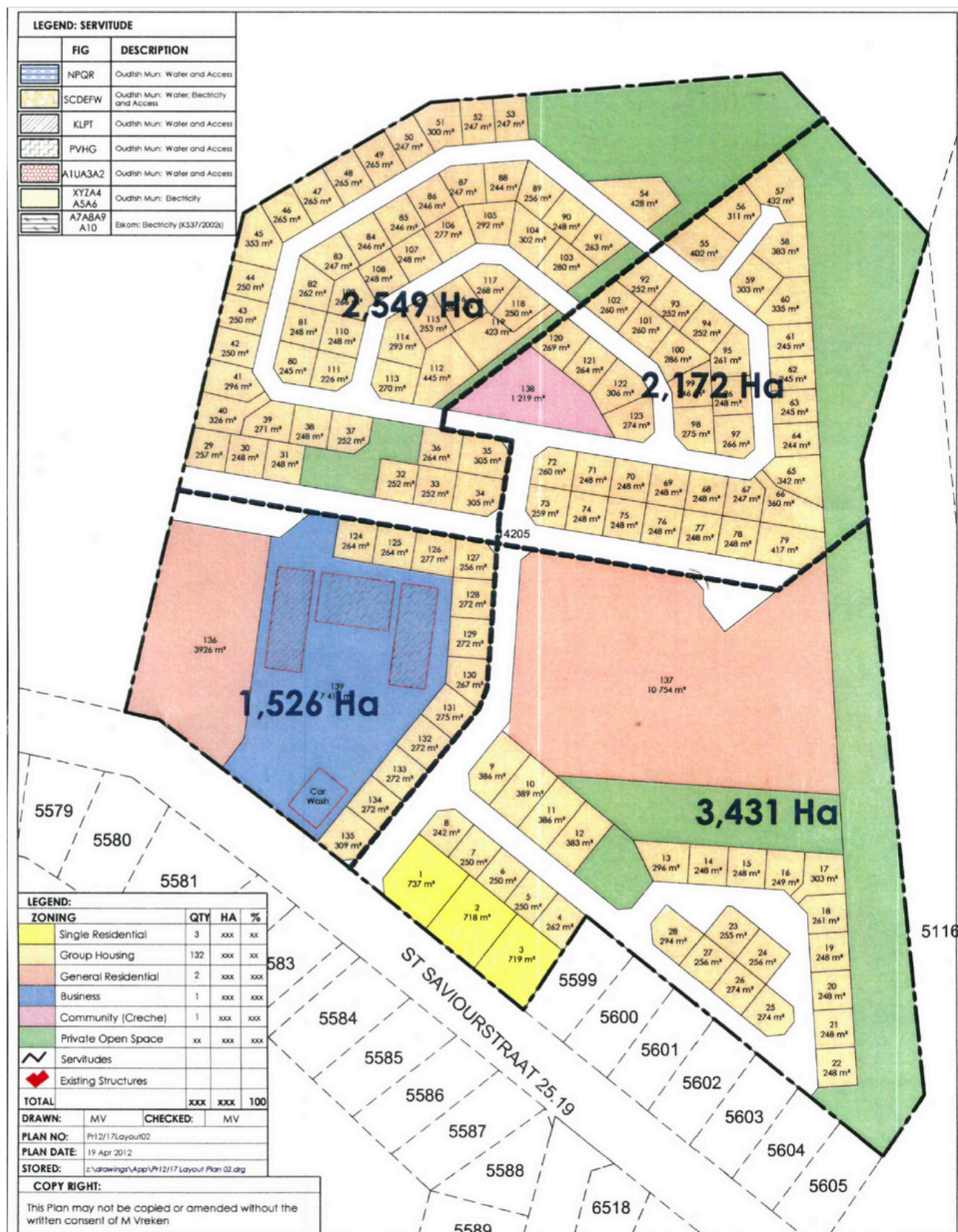
- Onsite Bidders: FICA documents (ID & proof of residential address).
- Online & Telephone Bidders (via request only): R7,000 refundable registration deposit & FICA documents. Register on online.bekkerourg.co.za.

Please Note: The above information and conditions is subject to amendments up until the date of the auction.

Frederick Bekker

(Professional Auctioneer, Professional Property Valuer & Sworn Appraiser)

PROPOSED SUB-DIVISION PLAN



OUTDSHOORN ERF 14205

SUBDIVISION PLAN



SCALE 1:2 000

Graphic Scale



18 Clyde Street, PO Box 2180
KYNESNA 6570

(044) 382 0420
(044) 382 0438
e-mail: marike@vrekco.za
www.vrekco.co.za



ZONING CERTIFICATE

OUR REF : TP/14205
ENQUIRIES : BJ EASTES 044 - 203 3000
DATE : 10 SEPTEMBER 2025

TO WHOM IT MAY CONCERN

1. PROPERTY: ERF 14205 OUDTSHOORN
2. OWNER: PRINSWORTH TRUST & BIGIA SER FAMILIE TRUST
3. ADDRESS: ST. SAVIOUR STREET, OUDTSHOORN
4. PRIMARY USE: LIGHT INDUSTRY
5. ERF AREA: 96770, 2m²
6. ZONING: INDUSTRIAL ZONE I

7 LAND USE DESCRIPTION & DEVELOPMENT PARAMETERS:

7.1 "LIGHT INDUSTRY": "light industry"-

- (a) means an industry, not being a hazardous or offensive industry or involving use of hazardous or offensive storage establishment, and where the processes carried on, the transportation involved or the machinery or materials used do not interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise;
- (b) involves manufacturing that is less capital-intensive and requires less machinery than other types of manufacturing; and
- (c) includes -
- (i) the manufacturing of consumer products, including electronics and clothing;
 - (ii) warehousing;
 - (iii) industrial hive;
 - (iv) service trade;
 - (v) service station;
 - (vi) restaurant; and
 - (vii) open air motor vehicle display.





7.2 DEVELOPMENT PARAMETERS

(a) Floor factor

The maximum floor factor on the land unit is 1, 5.

(b) Coverage

The maximum coverage for all buildings on a land unit is 75%.

(c) Height

(i) No building may exceed a height of eight metres (8m).

(ii) The general provisions regarding earth banks and retaining structures in this By-law apply.

(d) Street building line

The street building line is at least 5 metres.

(e) Side building line

The side building line is at least 3 metres.

(f) Rear building line

The rear building line is at least 3 metres.

(g) Boundary walls

Where a land unit has a common boundary with another land unit that is not zoned for industrial purposes, the Municipality may require a 1.8 metre-high wall to be erected to the satisfaction of the Municipality, along the common boundary.

(h) Parking and access

Parking and access must be provided in accordance with this By-law.

(i) Loading bays

Loading bays must be provided in accordance with this By-law.

(j) Screening

The Municipality may require screening in accordance with this By-law.

(k) Refuse room

A refuse room must be provided on the land unit in accordance with this By-law.

(l) Hazardous substances

No activity which includes storage of on-site hazardous substances may be permitted unless a risk management and prevention plan has been submitted to the Municipality for its approval. The risk management and prevention plan must include guidelines approved by the Municipality to prevent or minimise danger to the environment or humans from a particular activity or series of activities, and to deal with the consequences of any dangerous event involving the hazardous substances.

(m) Site development plan

A site development plan must be submitted to the Municipality for its approval.

(n) Industrial hive

The following additional development parameters apply for an industrial hive, namely:

- (i) the design principles which are reflected in the definition of "industrial hive" must be closely followed and implemented;
- (ii) special attention must be given to aesthetics, architectural coordination, urban design and landscaping; and





(iii) the Municipality may impose conditions specifying limits on the mix of retail and manufacturing activities, and the industrial hive may not allocate more than 50% of the total floor space to retail activities, shops or associated uses.

8. PURPOSES FOR WHICH BUILDINGS MAY BE CONSTRUCTED (CONSENT USE), IN TERMS OF SECTION 15 OF THE OUDTSHOORN MUNICIPALITY: BY- LAW ON MUNICIPAL LAND USE PLANNING (2016) (AS AMENDED), ONLY WITH SPECIAL CONSENT FROM COUNCIL:

- Adult entertainment
- Adult services
- Adult shop
- Aqua-culture
- Convenience shop
- Liquor store
- Office
- Place of leisure
- Place of worship
- Renewable energy structure
- Rooftop base telecommunication station
- Truck stop
- Truck stop accommodation

Contact the Snr. Manager: LUM & SP (Mr. BJ Eastes) for any further information.

Regards



SNR. MANAGER: LUM & SP

POSBUS 255
 OUDTSHOORN 6620
 TEL 044 203 3000

ONS BTW Reg Nr: 4750104632



OUDTSHOORN MUNISIPALITEIT/MUNICIPALITY

REKENINGNOMMER
11-000-012-300

WAARDASIE	ERF PLOT AH	DEPOSITO	LAASTE KWITANSIE	REKENINGDATUM
6401000	114205000		28/07/25	29/07/25
AREA	STRAATADRES			
96782	ST SAVIOURSTRAAT			
BTW NR	WTK	VOORSTAD		
	7	OUDTSHOORN		

P/A POSBUS 1748
 OUDTSHOORN
 6620

TENSY DIE REKENING NIE OP DIE BETAALDATUM SOOS AANGEDUI
 BETAAL IS NIE, SAL DIE DIENSTE SONDER KENNISGEWING GESTAAK WORD.

Vir nadere besonderhede word die verbruiker na huidige
 regulasies verwys, wat by die kantoor verkrygbaar is.
 Rente sal gehel word op agterstalige rekeninge.

BELASTING FAKTUUR

11000012300-07-25

DATUM	VERWYSING	BESONDERHEDE	BTW	BEDRAG
29/07/25	11.75%	BALANS OORGEBRING		73 165.89
29/07/25	140307	RENTE		66.70
	TAR: 140307	RIOOL	124.88	957.45
29/07/25	11.75%	BASIES:		
		RENTE	=	272.57
29/07/25	140107	VULLIS VERWYDERING		31.20
	TAR: 140107	BASIES:	66.50	509.85
29/07/25	11.75%	RENTE		0.03
29/07/25	11.75%	RENTE		576.22
29/07/25	INSTALL	BELASTING PAAIEMENT		10 178.62
29/07/25		KONTANT RONDING		-0.96
BELASTING KENNISGEWING				
BESKRYWING	WAARDASIE	TARIEF	BTW	BEDRAG
GROND	6 401 000.00	0.019082		122 143.88
MAANDELIKS (GEEN BTW WORD OP EIENDOMSBELASTING GEHEF NIE)				
1 X R 10 178.62 betaling en 11 X R 10 178.66 betalings vir 'n totaal van R 122 143.88				
TOTALE BTW:			191.38	
PROKUREUR	OOREENKOMS	AGTERSTALLIG	LOPEND	BETAAL VOOR OF OP
0.00	0.00	73 165.89	12 320.07	15/08/2025
				BEDRAG BETAALBAAR
				85 485.00



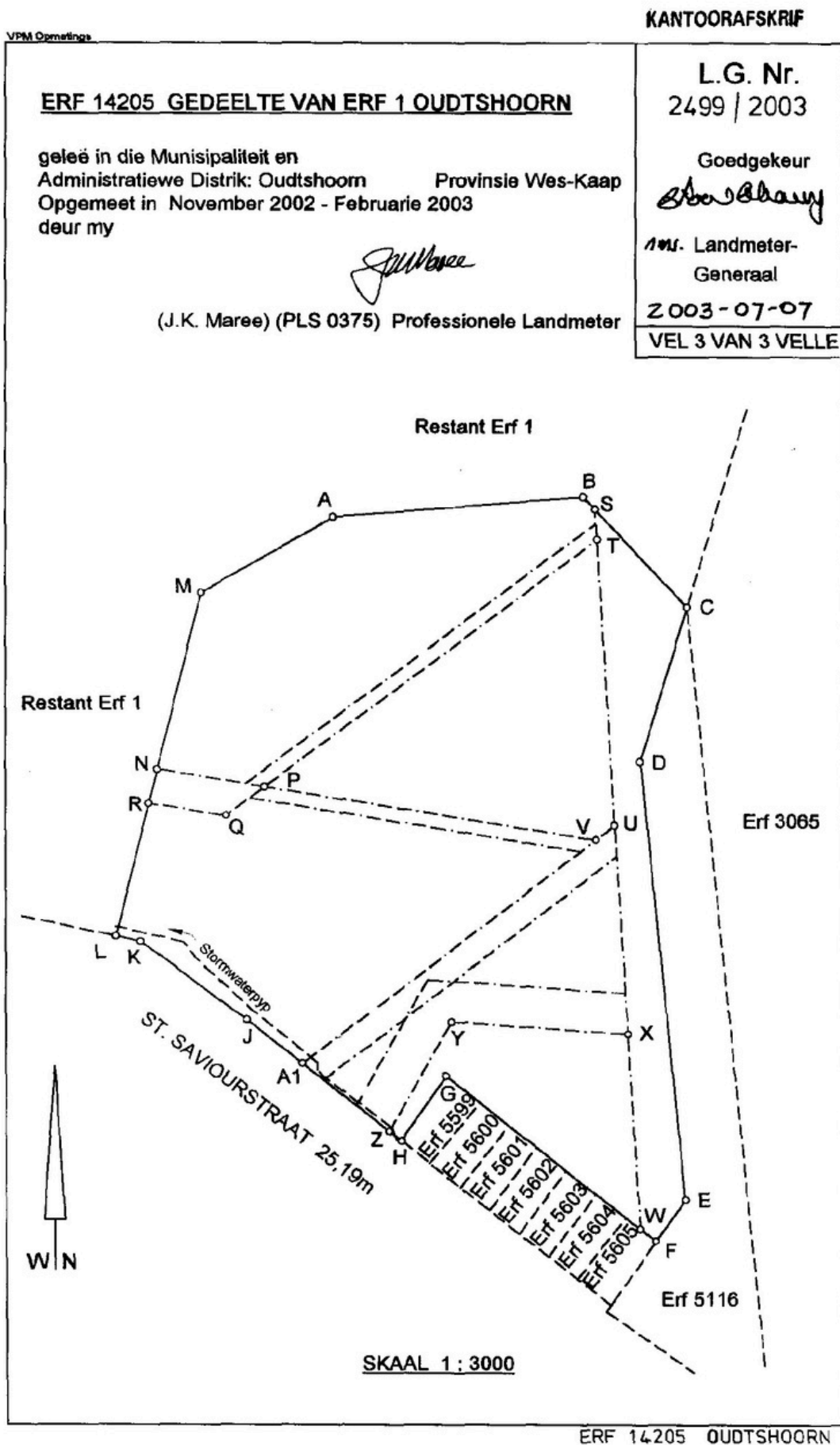
NUWE BANKBESONDERHEDE =>
 vanaf Julie 2023, met verwysings verander.

REKENING NAAM: OUDTSHOORN MUNISIPALITEIT.
 BANK NAAM: EERSTE NASIONALE BANK
 REKENING NOMMER: 630 4716 1607
 TAK KODE: 250 655

STUUR BEWYS VAN BETALING NA: accountenquiries@oudtmun.gov.za
 VERWYSING: 11-000-012-300



11347011000012300



KANTOORAFSKRIF

VPM Opmetings

ERF 14205 GEDEELTE VAN ERF 1 OUDTSHOORN

geleë in die Munisipaliteit en
Administratiewe Distrik: Oudtshoorn Provinsie Wes-Kaap
Opgemeet in November 2002 - Februarie 2003
deur my

(J.K. Maree) (PLS 0375) Professionele Landmeter

L.G. Nr.
2499 / 2003

Goedgekeur

Ans. Landmeter-
Generaal

2003-07-07

VEL 2 VAN 3 VELLE

Beskrywing van bakens :

A,B,C,F,G,H,J,K,L,M,N,P,
Q,R,S,T,U,V,W,X,Y,Z,A1 .. 12mm ysterpen
D,E 20mm ysterpen

Serwituutnotas :

1. Die figuur N P Q R stel voor 1096 vierkante meter grond, synde 'n serwituutgebied van Waterleiding en Toegang, soos getoon.
2. Die figuur S C D E F W stel voor 1,0453 hektaar grond, synde 'n serwituutgebied van Elektriese Kragleiding, Waterleiding en Toegang, soos getoon.
3. Die lyn P T stel voor die suid-oostelike grens van 'n 8 meter wye serwituut van Waterleiding en Toegang, soos getoon.
4. Die lyn P V stel voor die noordelike grens van 'n 8 meter wye serwituut van Waterleiding en Toegang, soos getoon.
5. Die lyn A1 U stel voor die noord-westelike grens van 'n 15 meter wye serwituut van Waterleiding en Toegang, soos getoon.
6. Die lyne X Y en Y Z stel onderskeidelik die suidelike, en suid-oostelike grens van 'n 24 meter wye serwituut van Elektriese Kragleiding voor, soos getoon.

ERF 14205 OUDTSHOORN

KANTOORAFSKRIF

SYE meters		RIGTINGS- HOEKE	KOÖRDINATE Y Stelsel : WG 23° X		L.G. Nr. 2499 / 2003
			Konstant : +0,00 +3 700 000,00		
A B	143,28	265.16.30	A	+72 670,74	+17 989,86
B C	87,84	317.31.30	B	+72 527,95	+17 978,06
C D	94,94	16.24.30	C	+72 468,64	+18 042,84
D E	258,13	354.22.00	D	+72 495,45	+18 133,91
E F	30,02	34.14.10	E	+72 470,12	+18 390,80
F G	154,29	128.56.00	F	+72 487,01	+18 415,62
G H	45,80	34.00.00	G	+72 607,03	+18 318,66
H J	113,18	128.59.00	H	+72 632,64	+18 356,63
J K	75,67	127.25.00	J	+72 720,62	+18 285,43
K L	14,26	102.30.50	K	+72 780,72	+18 239,45
L M	207,43	193.27.10	L	+72 794,65	+18 236,36
M A	87,90	239.23.30	M	+72 746,39	+18 034,62
Serwituutdata:					
N P	61,79	279.34.10	N	+72 771,24	+18 138,49
P Q	27,59	51.31.50	P	+72 710,30	+18 148,76
Q R	44,75	99.23.00	Q	+72 731,90	+18 165,92
R N	20,71	193.27.10	R	+72 776,05	+18 158,62
S C	77,73	317.31.30	S	+72 521,12	+17 985,51
C D	94,94	16.24.30	C		
D E	258,13	354.22.00	D		
E F	30,02	34.14.10	E		
F W	11,64	128.56.00	F		
W S	423,54	176.36.30	W	+72 496,06	+18 408,31
P T	239,55	232.34.10	T	+72 520,08	+18 003,17
P V	191,86	279.23.10	V	+72 521,01	+18 180,05
U A1	226,78	51.57.20	U	+72 510,10	+18 171,51
X Y	101,33	93.57.20	X	+72 502,84	+18 293,93
Y Z	73,37	28.55.00	Y	+72 603,93	+18 286,93
Konneksies:					
U V	13,86	51.57.20	V		
B S	10,11	317.31.30	B		
S T	17,68	356.36.30	S		
T U	168,64	356.36.30	T		
U X	122,63	356.36.30	U		
X W	114,58	356.36.30	X		
H Z	8,71	128.59.00	Z	+72 639,41	+18 351,16
Z A1	63,40	128.59.00	A1	+72 688,69	+18 311,27
L R	79,93	193.27.10	R		
120J2		⊕	+73 039,40	+18 204,73	
158J2		⊕	+72 611,56	+17 548,32	
Die figuur A B C D E F G H J K L M stel voor 9,6782 hektaar grond, synde ERF 14205 GEDEELTE VAN ERF1 OUDTSHOORN geleë in die Munisipaliteit en Administratiewe Distrik: Oudtshoorn Opgemeet in November 2002 - Februarie 2003 deur my <i>J.Maree</i> (J.K. Maree) (PLS 0375) Professionele Landmeter					
Hierdie kaart is geheg aan Nr. 44126/2003 gedateer 06-06-2003 t.g.v. Registrateur van Aktes		Die oorspronklike kaart is Nr. 4/1841 Gehag aan Transport Nr. Geo.Q.7-41		Lêer Nr. S.8064/24 M.S. Nr. E 1215 / 2003 Komp.BL - 5AD/W44(1706) BL - 5AD/X42(1710) Ded. Plan 01 (3502) LPI C0540005	
ERF 14205 OUDTSHOORN					

VRYGESTEL VAN DIE BEPALINGS
VAN WET 70 VAN 1970
ARTIKEL 1(a)

VRYGESTEL VAN DIE BEPALINGS
VAN HOOFSTUK III
VAN ORD. 15/1985

An aerial photograph of a residential area with a yellow boundary line. The boundary encloses a large green field and some buildings. Labels include: Jewish Cemetery, Jonker Street, Badenhorst Street, Saint Saviour Street, and Church Street.