



BEKKER
AUCTIONEERS
PROPERTIES | MOVABLES | VALUERS

Onsite & Online Property Auction
3 Mandela Boulevard, Glenwood, George
Wednesday, 20 December 2023 @ 12:00



Property Information: Erf 29829:

Erf size:

8 287m² (registered size)

Municipal Information:

Municipal Account:

±R TBC/month (see attached accounts)



BEKKER
AUCTIONEERS
PROPERTIES | MOVABLES | VALUERS

Property Description:

This expansive vacant stand is the last of its kind found in the sought-after Glenwood area, offering a unique blend of tranquillity and accessibility. It offers a unique opportunity for spacious living, nestled within the picturesque Glenwood area. With ample room for development, it offers an opportunity to craft a dream home within its enchanting landscape.

It offers majestic views of the Outeniqua mountains in a tranquil setting. The picturesque George Dam and its surrounding forest is nearby. This area is a haven for mountain bikers and trail runners alike. The stand is also conveniently close to the Garden Route Mall, Glenwood House Private School and a number of other amenities and attractions, such as the Kaaimans River Gorge and the town of Wilderness.

The property features stunning landscapes with established trees and a small stream running through the property.

This stand is enclosed with a 1,8m palisade security fence, with additional 3m high electrified strand fence and access can be gained through the motorised gate.

Don't miss this once in a lifetime opportunity to become the owner of this exclusive vacant stand within one of the most sought-after residential locations in George.

Please note: The property has no subdivision possibilities. Minimum erf size in Glenwood is 5 000m².



BEKKER

AUCTIONEERS

PROPERTIES | MOVABLES | VALUERS

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 by the fall of the hammer.
- 6% + VAT buyers commission payable to the auctioneer on the day of the auction.
- 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.
- Transfer duty payable.
- The sale is NOT SUBJECT to any suspensive conditions. (Have to be a cash buyer)
- All costs in respect of giving and taking of Transfer (Seller will appoint conveyancer).
- No arrears payable by the Purchaser.
- Period for higher offers ends on Wednesday, 27 December 2023 @ 12:00 noon. The seller will accept / decline the offer by Wednesday, 3 January 2023 @12:00 noon. 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 12:00 noon on Wednesday, 3 January 2023.
- This property is being sold subject to confirmation by the seller.
- 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 effected the necessary enquiries with local authority regarding compliance or non-compliance of improvements located on the property in respect of statutory requirements.
- The auctioneer or his agent shall be entitled to bid up at the auction on behalf of the seller or as proxy for a registered bidder.
- The property has no subdivision possibilities. Minimum erf size in Glenwood is 5 000m².

Viewing:

- By appointment.

Registration requirements:

- Onsite & online bidders: FICA documents (ID & proof of residential address)
- Telephone bidders: pre-register & FICA documents.

ENQUIRIES: 066 247 1374

AUCTIONEER: Frederick Bekker

Note: The above conditions may be amended up until the date of the auction.

Note: Should you have enquiries on how to sell your property or movable assets on auction. Kindly contact Frederick Bekker @ 066 247 1374 or fred@bekkergroup.co.za

Thank you for attending our auction.

Frederick Bekker

(Professional Auctioneer, Professional Property Valuer, Sworn Appraiser)

SG Diagram:



BEKKER

AUCTIONEERS

PROPERTIES | MOVABLES | VALUERS

Bailey & le Roux, Professional Land Surveyors, GEORGE

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES Y System WG 23° X		S.G. No. 2924/2022
		Y	X	
	constant	0,00	+3 700 000,00	Approved for Surveyor-General 27/01/2023
AB	25,01	285 06 30	+46 167,87	
BC	126,38	346 52 30	+46 143,72	
CD	22,52	13 34 00	+46 115,02	
DE	96,60	111 24 20	+46 120,30	
EA	123,72	200 01 40	+46 210,24	
Servitude data				
AF	18,64	285 06 30	F +46 149,88	+60 321,06
FG	77,18	342 42 50	G +46 126,94	+60 394,76
GH	36,48	346 52 30	H +46 118,64	+60 430,28
HJ	8,00	76 52 30	J +46 126,43	+60 432,09
JK	28,58	0 48 50	K +46 126,84	+60 460,67
KL	5,06	56 06 40	L +46 131,03	+60 463,49
LD	11,53	291 24 20	Δ +42 348,33	+51 941,48
	73	Silver River	Δ +50 836,57	+55 768,08
	122	Geo 9		

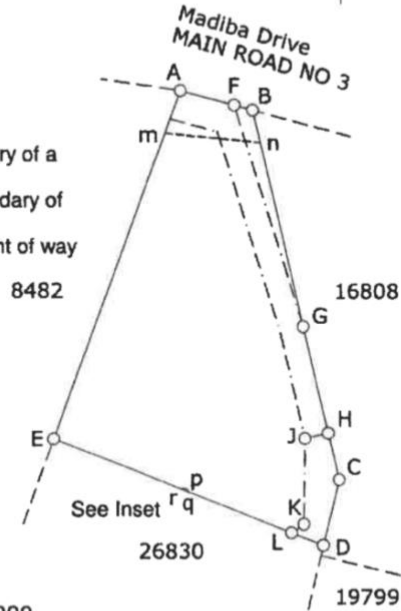


Beacon Descriptions:

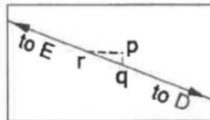
- A 12mm hole in wall
- B 16mm iron peg
- C 150mm square concrete block
- All other beacons are 12mm iron pegs

Servitude:

- 1) The line A F represents the north eastern boundary of a servitude right of way 10 metres wide as shown.
- 2) The line F G H represents the north eastern boundary of a servitude right of way 8 metres wide as shown.
- 3) The figure J H C D L K represents a servitude right of way area.



Inset Scale 1:500



Scale 1: 2000

The figure A B C D E

represents 8287 Square metres of land, being Erf 29829 , a portion of Erf 27660 George

Situate in the Municipality and Administrative District of George Province of the Western Cape

Surveyed in August 2017, September 2019 and November 2022

by me J.H.Bailey (PLS0019) Professional Land Surveyor

THIS PORTION IS SUBJECT TO ACT 21/1940

EXEMPT FROM PROVISIONS OF ACT 70 OF 1970 SECTION 1(a)

Approved i.t.o. Section 60 of Municipal Land Use Planning Bylaw Ref: Remaintder, Erf. 27660, and Erf. 29829, George Date: 25 October 2022

This diagram is annexed to No. dated i.f.o.	The original diagram is SG. No. 1851/2017 annexed to Transfer D/T 2017. .72274	File No. S/8775/55 v.13 S.R. No. 1737/2022 Comp. BL-8CCC(6423) Comp. BL-8CCA(6457) LPI C0270002
Registrar of Deeds		