

GAUTENG



SINCE 2004

*Optimizing your assets*



# INFO PACK

## TIMED ONLINE AUCTION



### ONLINE BIDDING OPENS:

Tuesday, 12 August 2025 @ 12:00

### ONLINE BIDDING CLOSES:

Wednesday, 13 August 2025 @ 12:00

### AUCTION ADMINISTRATOR

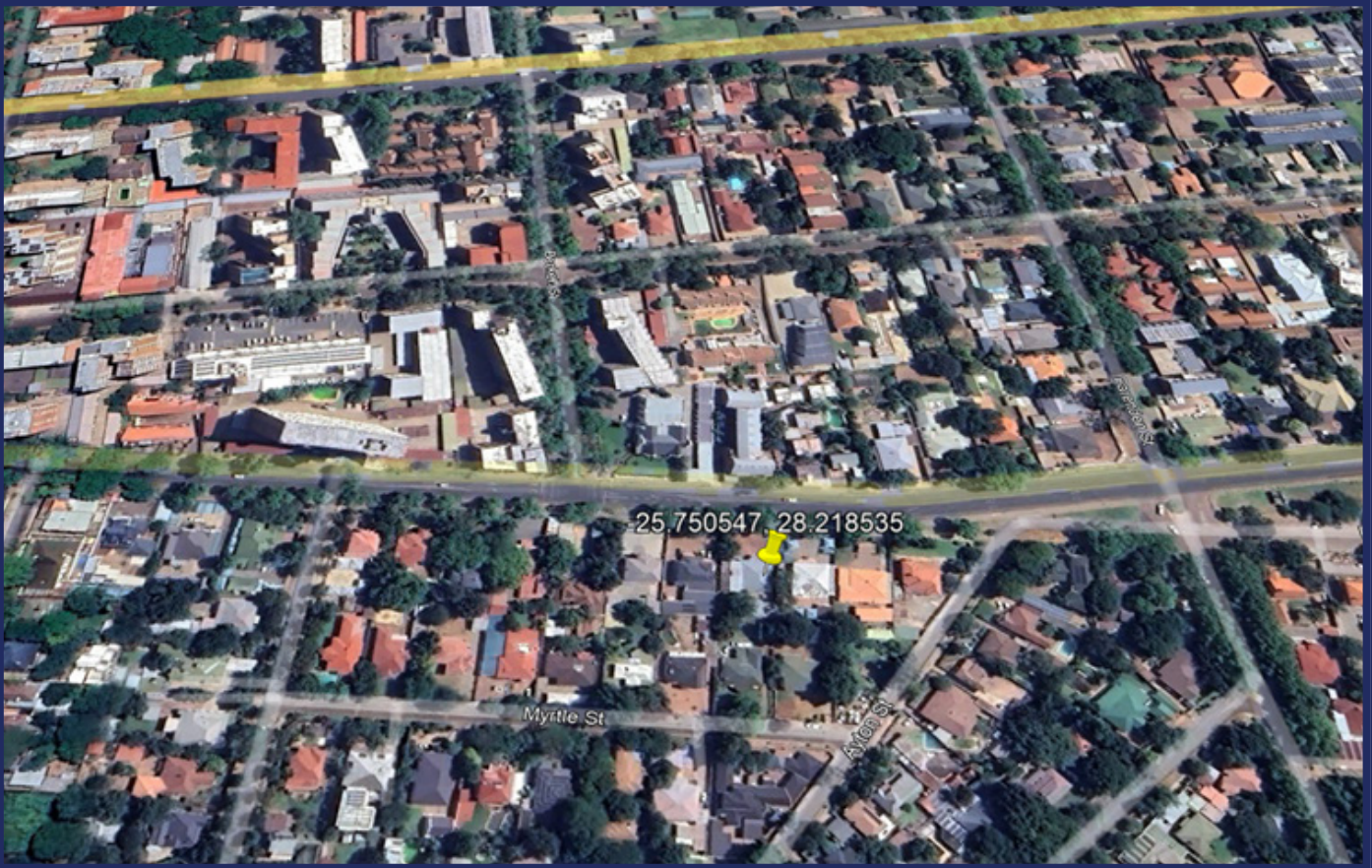
Chanél Tame

[chanel@vansauctions.co.za](mailto:chanel@vansauctions.co.za)

086 111 8267



# BEAUTIFUL OLD SUNNYSIDE HOUSE USED AS OFFICES, EXAMINATION ROOMS, WORKSHOPS! PARK STREET, PRETORIA, GAUTENG



## How to register:

Bidders to register online (visit our website [www.vansauctions.co.za](http://www.vansauctions.co.za))  
or email [chanel@vansauctions.co.za](mailto:chanel@vansauctions.co.za)

Registration fee of R 50,000 payable via EFT only,  
FICA documents required to be able to register.

## Please Note:

**Online Bidding Opens:** 12:00 on Tuesday, 12 August 2025  
**Online Bidding Closes:** 12:00 on Wednesday, 13 August 2025

## Conditions of sale for immovable property:

- *Subject to confirmation by the seller.*
- *R 50,000 refundable registration fee to bid online.*
- *10% deposit by way of electronic transfer.*
- **NO** *commission payable by the purchaser.*
- *Guarantees for balance within 45 days after confirmation.*
- *Occupation on date of registration of transfer of the property.*
- *The Seller is a VAT registered vendor.*

# SUBJECT PROPERTY

<b>Subject Property:</b>	Erf 1043 Sunnyside, Pretoria, Registration Division JR, GP better known as 761 Park Street, Sunnyside, Pretoria, Gauteng
<b>Extent:</b>	± 1 029 m²
<b>Zoning:</b>	Residential 1
<b>Rates &amp; Taxes:</b>	± R 1 836.83 p/m

## Improvements:

### Main House

- Secured entranceway with reception
- Waiting room
- 4 x examination rooms
- Rehabilitation room
- Hallway connecting rest of rooms
- 2 x Offices
- Guest toilet & 1 x Bathroom
- Filing/storage room
- Kitchen

### Studio

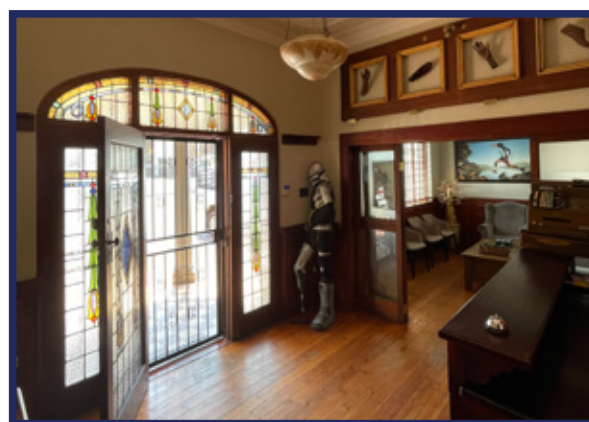
- Main workshop
- Smaller workshop at the back
- Guest Toilet

### Large secure parking

### Remote controlled security gate

### Covered parking for 2 vehicles

### Braai entertainment area at the back

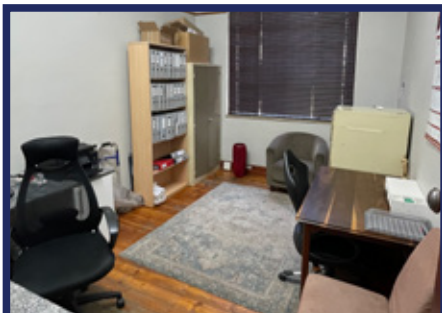
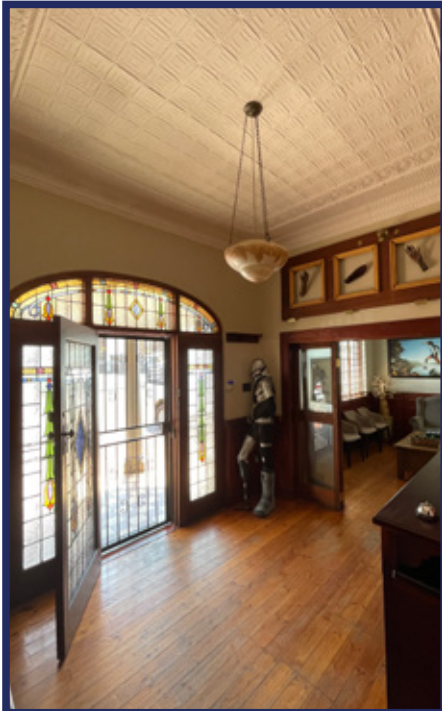
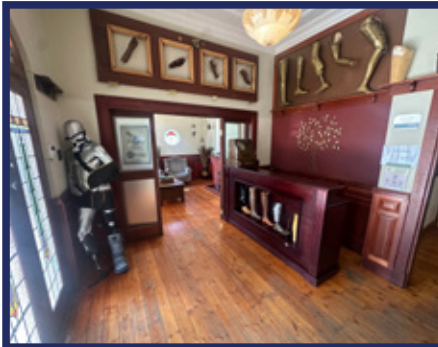


## AUCTIONEER'S NOTE:

**Prime location in Park Street, Sunnyside!  
House with offices, workshops  
and much more!!**



# IMAGE GALLERY



**GAUTENG**  
**VAN'S**  
Auctioneers  
SINCE 1964



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Email: [geoinfoservice@tshwane.gov.za](mailto:geoinfoservice@tshwane.gov.za) | [www.tshwane.gov.za](http://www.tshwane.gov.za) | [www.facebook.com/CityOfTshwane](https://www.facebook.com/CityOfTshwane)  
Generated by: TSHWANEUSA@N

Date 2025/07/22

TO WHOM IT MAY CONCERN

**ZONING CERTIFICATE IN TERMS OF THE TSHWANE LAND USE SCHEME, 2024 (TLUS)**

PROPERTY LIS KEY (GIS KEY): 066001043

ZONING KEY: 066001043

**SPLIT ZONING:** Not Applicable

**PROPERTY DESCRIPTION:** Erf 1043 SUNNYSIDE (761 PARK STREET)

The following zoning information must be read with the Clauses and Schedules of the Tshwane Land Use Scheme, 2024 (TLUS).

**A. USE ZONE 1: RESIDENTIAL 1**

USES PERMITTED IN TERMS OF TABLE B (COLUMN 3) OF THE TLUS	USES WITH CONSENT USE IN TERMS OF TABLE B (COLUMN 4) OF THE TLUS	USES NOT PERMITTED IN TERMS OF TABLE B (COLUMN 5) OF THE TLUS
Consulate Dwelling House Additional Dwelling House in areas described in Schedule 11, Schedule 12, Schedule 13 and Schedule 14 Embassy Home Enterprise subject to Schedule 9	Apartment Building Backpackers Commune Guest House Institution Medical Consulting Room which does not comply with Schedule 9 Parking Site adjacent to Use Zone 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18 and 28 Place of Day Care for the Aged which does not comply with Schedule 9 Place of Child Care which does not comply with Schedule 9 Place of Instruction which does not comply with Schedule 9 Place of Public Worship Retail Industry which does not comply with Schedule 9 Retirement Centre Social Hall Sport and Recreation Ground Veterinary Clinic which does not comply with Schedule 9 Veterinary Hospital Wall of Remembrance in conjunction with a Place of Public Worship	All other uses not listed in Columns (3) and (4)

B	ANNEXURE L	Not Applicable
C	MINIMUM ERF SIZE	500
D	UNITS PER HA	Not Applicable
E	DENSITY	Not Applicable

Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Bepanning • Lesefoelie ya Jwale ka Mafelo ya Mafelo ya Sebaka • UmNyango wezokuThuthuthukiswa kwezomNotho namaPlani weeNdawo • Kgoro ya Tihabbalo ya Ikonomi le Ntshinga ya Mafelo • Mubhasho wa Mvelediso ya Ekonomi na Vupulani ha Fethu • Ndzawulo ya Nhlukukiso wa Ikonomi na Vupulani bya Ndawo • Umnyango Wezokuthuthukiswa Komnatho Nokubeleza Kwendawo

On request, this document can be provided in another official language

Document Ref: 066001043 20250722 131106513 1

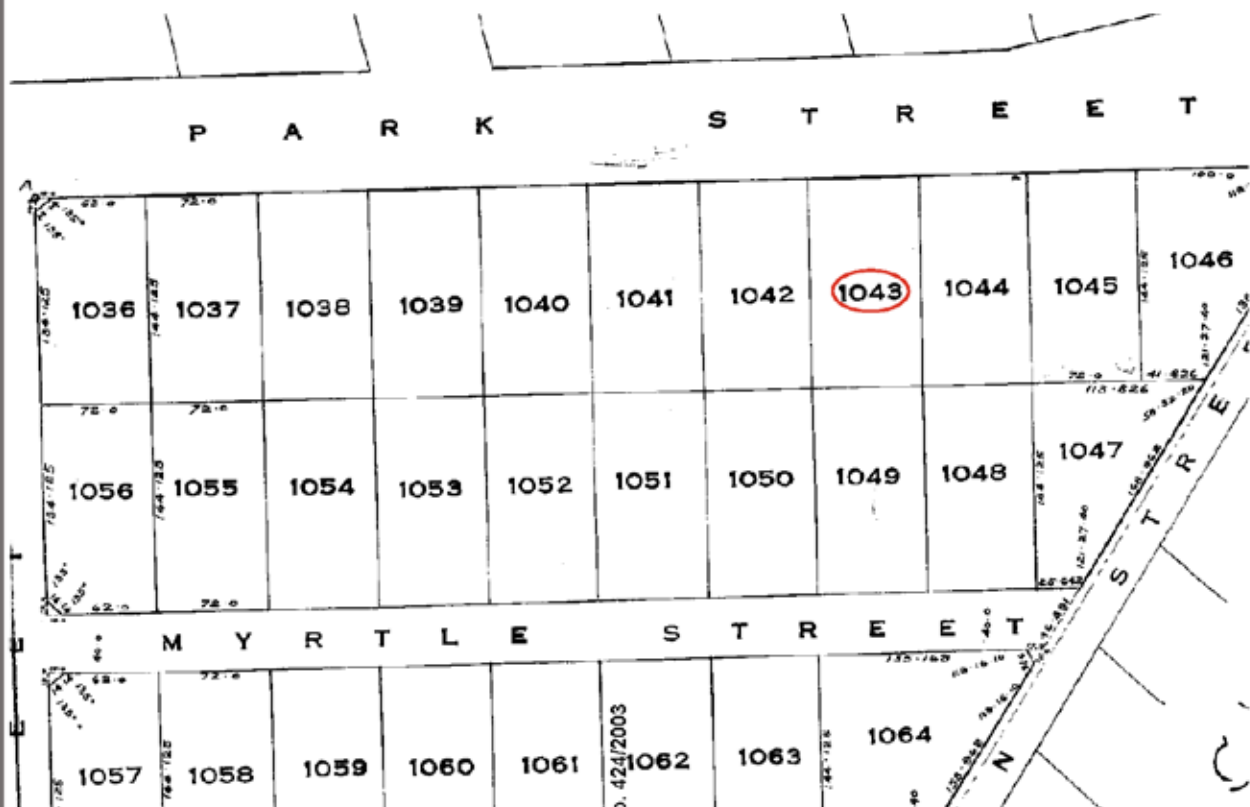


# SG DIAGRAM

## SG DIAGRAM

DIAMENSIONS OF THIS SG: CAPE FEET – CONVERSION FACTOR: 0.314855575

Erf: 1043  
Sunnyside  
761 Park Street  
1029 m<sup>2</sup>



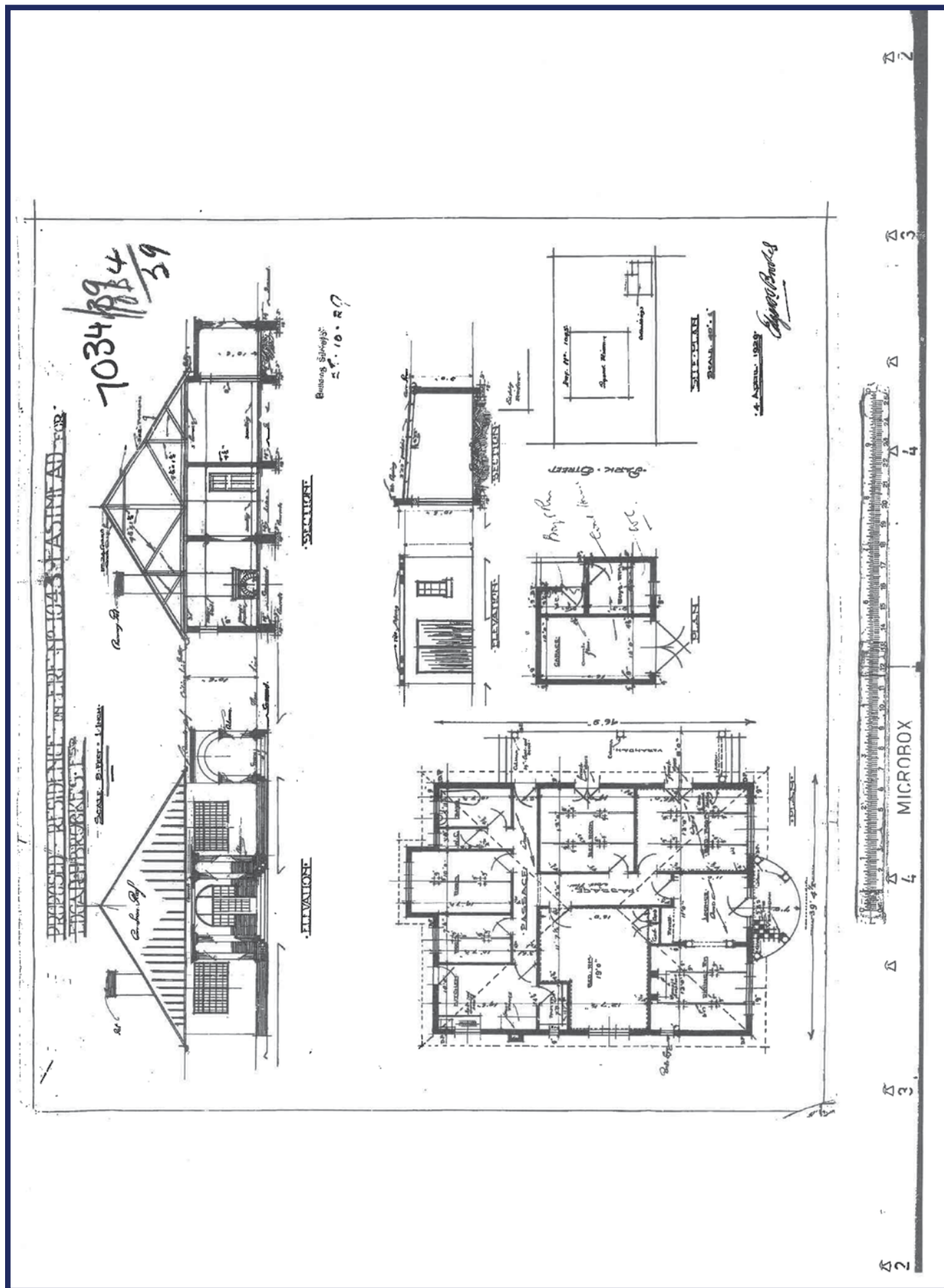
Original General Plan A4381/1926

Not to scale

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# BUILDING PLANS





*Optimizing Your Assets*

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