GAUTENG
VAN'S Auctioneers
SINCE 1964
Optimizing your assets

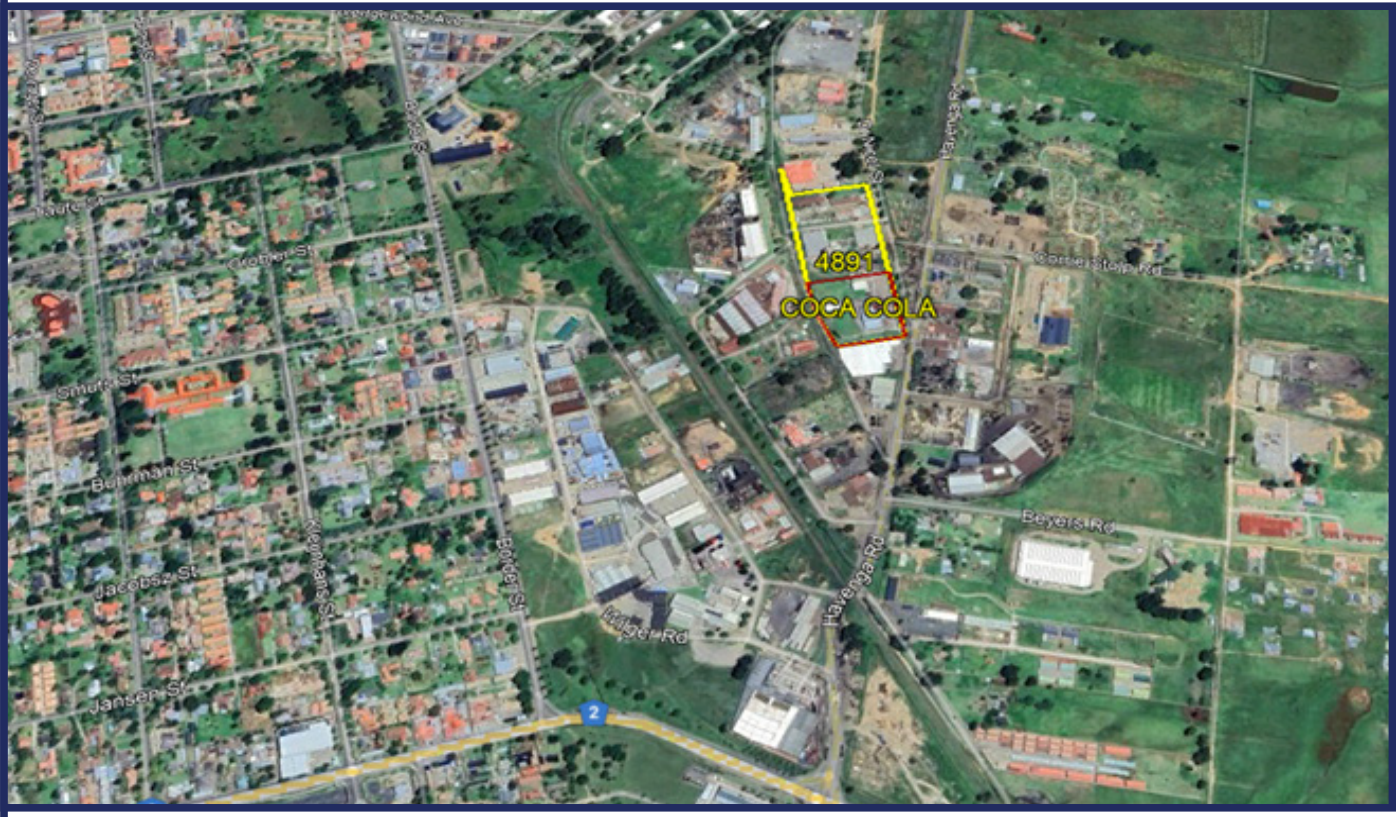
INFO PACK

TIMED ONLINE AUCTION

ONLINE BIDDING OPENS:
Tuesday, 18 NOVEMBER 2025 @ 12:00
ONLINE BIDDING CLOSES:
Wednesday, 19 NOVEMBER 2025 @ 12:00

ADMINISTRATOR
Chanél Tame
chanel@vansauctions.co.za
086 111 8267

INDUSTRIAL PROPERTY WITH RENTAL INCOME CLOSE TO N2 & IDEAL FOR TRUCK YARD - ERMELO, MPUMALANGA!!



How to register:

Bidders to register online (visit our website **www.vansauctions.co.za**)
or email **chanel@vansauctions.co.za**

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

Please Note:

Online Bidding Opens: 12:00 on Tuesday, 18 November 2025
Online Bidding Closes: 12:00 on Wednesday, 19 November 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.*
- *Commission plus VAT is payable by the purchaser.*
- *Guarantees for balance within 45 days after confirmation.*
- *Occupation on date of registration of transfer of the proprerty in the Deeds Office.*
- *The Seller is a VAT registered vendor.*

Subject Property

Subject Property:	Remaining Extent of Erf 4891 Ermelo Ext 6, Registration Division IT. Mpumalanga Province better known as Dr Nicol Street, Industria, Ermelo, Mpumalanga
Total Extent:	± 3,6705 ha
Rates & Taxes:	± R 11 247.00 p/m
GLA:	± 4 960 m²
Current Income:	± R1,046,000 p.a (Incl Vat)(For 50% of property)
Potential Income:	± R2,200,000 p.a (Incl Vat)

Improvements: (Former Clover Plant)

- Covered parking for 37 vehicles (± 548m²)
- Office block with reception area, modern offices, open plan office areas, air conditioning, safe & toilet facilities (± 493m²)
- Guard house (± 96m²)
- Storeroom with changing rooms, toilet facilities, kitchen & canteen (± 596m²)
- Large warehouse with offices & toilet facilities, large roller shutter doors and canopy over loading area (± 1 345m²)
- Undercover workshop
- Boiler room/workshop area (± 328m²)
- Various open areas which can easily be utilised for further development.

AUCTIONEER'S NOTE:

Industrial property in perfect location with great rental income!! Former Clover Plant!

Property Image Gallery

Please note: Movable assets not included in sale of property.

PLEASE NOTE: MOVABLE ASSETS NOT INCLUDED IN SALE OF PROPERTY.

KAART VIR
GEKONSOLIDEERDE TITEL

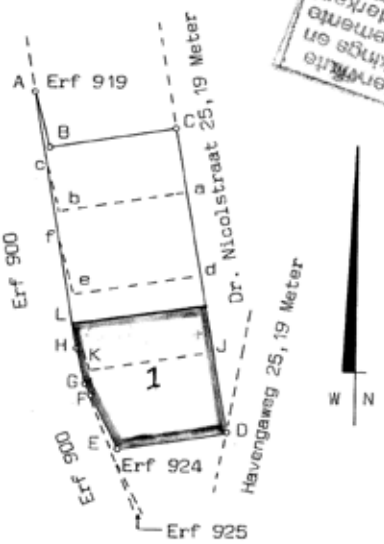
L.G. No. A. 5718/81

	SYE Meter Voet	RIGTINGS-HOEKE
AB	55,43	344.21.30
BC	118,93	260.40.20
CD	299,11	350.40.20
DE	102,80	80.40.20
EF	56,58	153.35.10
FG	12,90	159.39.20
GH	34,89	165.30.10
HA	252,72	170.40.20

Goedgekeur
nms. Landmeter-Generaal
1981-11-19

Bakenbeskrywing
A, B, C, D, E, F, G en H ...
12mm x 450mm ysterpen

Vir Sertifikate Afteekkings en Endossemente Sien Andarkaart



~~Skaal~~
Skaal: 1/5 000

1. Die figuur A B C J K L A synde Erf 2905 volgens Kaart L.G. No. A6429/72 Transport No. 374/1973.
2. Die figuur L K J D E F G H L synde Erf 923 volgens Algemene Plan L.G. No. A3490/63 Transport No. 32953/1973.

Die figuur A B C D E F G H A
stel voor 3,6705 Hektaar
Erf 4891 in die Dorp
ERMELO UITBREIDING NO. 6

S grond synde

Provinsie Transvaal en bestaan uit die eiendomme hierbo getabuleer.
~~Opgemeet in~~ Saamgestel in Augustus 1981 deur my P.N. Reed.
P.N. REED Landmeter.

Hierdie kaart is geheg aan	Die oorspronklike kaart is soos bo aangetoon.	TP. 2794
No. T 36619/1984 ged. t.g.v.	No.	Lêer
	Transport Grondbrief	N.S. No.
Registrateur van Aktes.		Komp. IT5A-1/C & 6/A

ZONING CERTIFICATE

GAUTENG VAN'S Auctioneers SINCE 1964

MSUKALIGWA MUNICIPALITY

PO Box 48
Ermelo
Mpumalanga Province
South Africa
2350

Customer Care Center: 08611 MSUKA [67852]
Msukaligwa Municipality Fax: +27 17 801-3851

Civic Centre
C/o Kerk & Taute Street
Ermelo
Mpumalanga Province
South Africa
2350

Internet: www.msukaligwa.gov.za
E-Mail: msuka@msukaligwa.gov.za

PLANNING AND ECONOMIC DEVELOPMENT

VERW. NR./REF. NO: 017 801 3604

NAVRAE /ENQUIRIES:.

ZONING CERTIFICATE

ERF/ HOLDING/ PORTION:	R/4891
LOCALITY (Street Address):	Dr Nicol
TOWNSHIP/ A.H. / FARM PTN:	ERMELO

ZONING: Industrial 3

PRIMARY USES:

- Animal Care Centre, Builders Yard, Commercial Purposes, Garden Service Depot, General Industry, Industrial Hive, Motor Dealerships, Panel Beater, Scrap Yard Service Industry

CONSENT USE:

- Caravan Camp Site, Clinic or Institution, Filling Station, Funeral Parlour, Light Industry, Place of Amusement, Panel Beater

USES NOT PERMITTED:

- Notorious Use and any use not mentioned under Primary, Written or Special Consent uses

HEIGHT ZONE: 3 Storeys

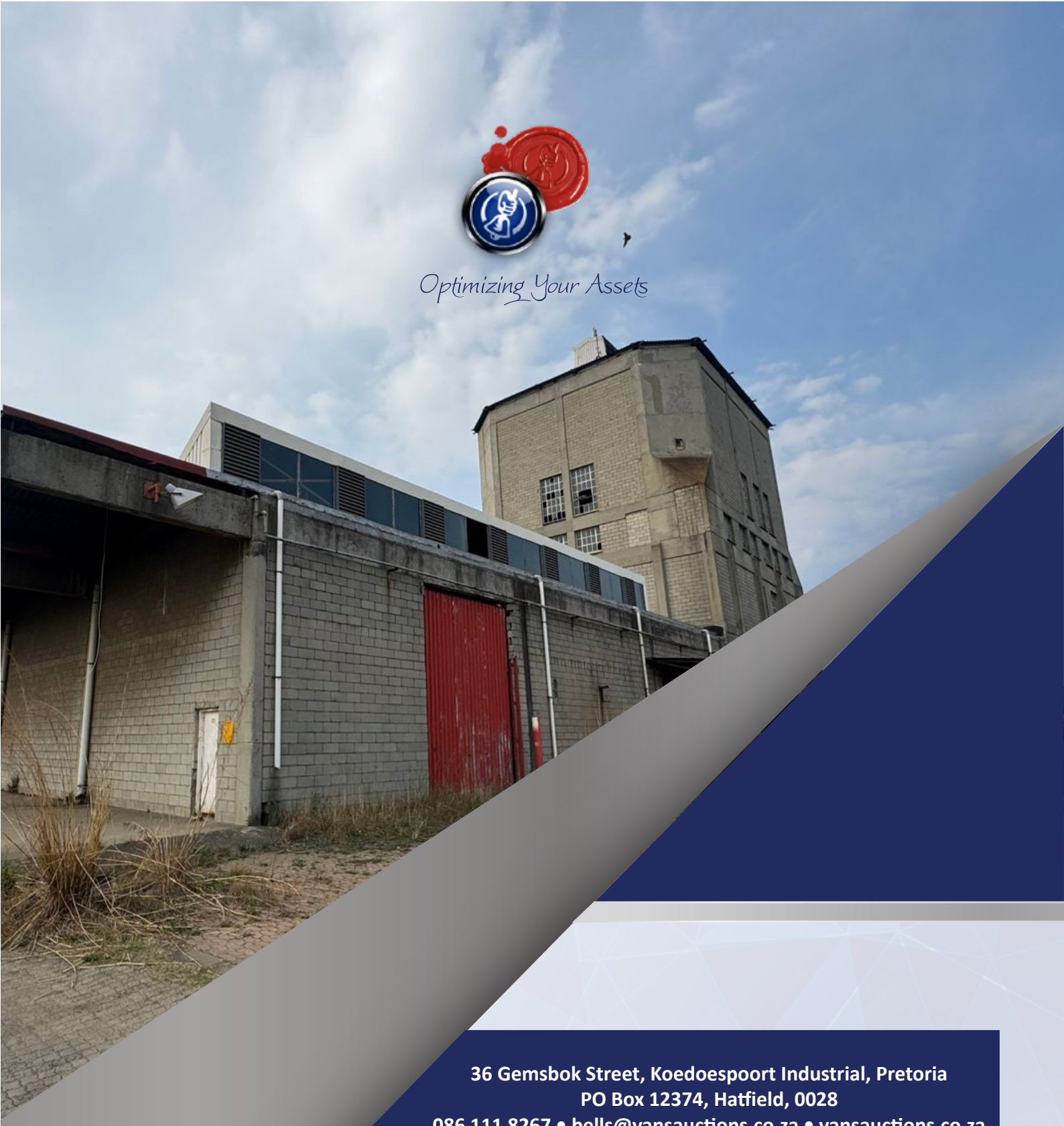
COVERAGE" 95%

FAR: 2.7

BUILDING LINES: 5m along street boundaries and 2m along the sides and back.

MR C. MATHEBULA
MANAGER: TOWN PLANNING

MSUKALIGWA MUNICIPALITY
BOX 48 ERMELO 2350
2025 -10- 21
TOWN PLANNING
PLANNING & ECONOMIC DEVELOPMENT



36 Gemsbok Street, Koedoespoort Industrial, Pretoria
PO Box 12374, Hatfield, 0028
086 111 8267 • bells@vansauctions.co.za • vansauctions.co.za

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