

GAUTENG



SINCE 1964

Optimizing your assets

VICTORIA STREET

YORK STREET



INFO PACK

TIMED ONLINE AUCTION



ONLINE BIDDING OPENS:

Tuesday, 25 November 2025 @ 12:00

ONLINE BIDDING CLOSES:

Wednesday, 26 November 2025 @ 12:00

ADMINISTRATOR

Chanél Tame

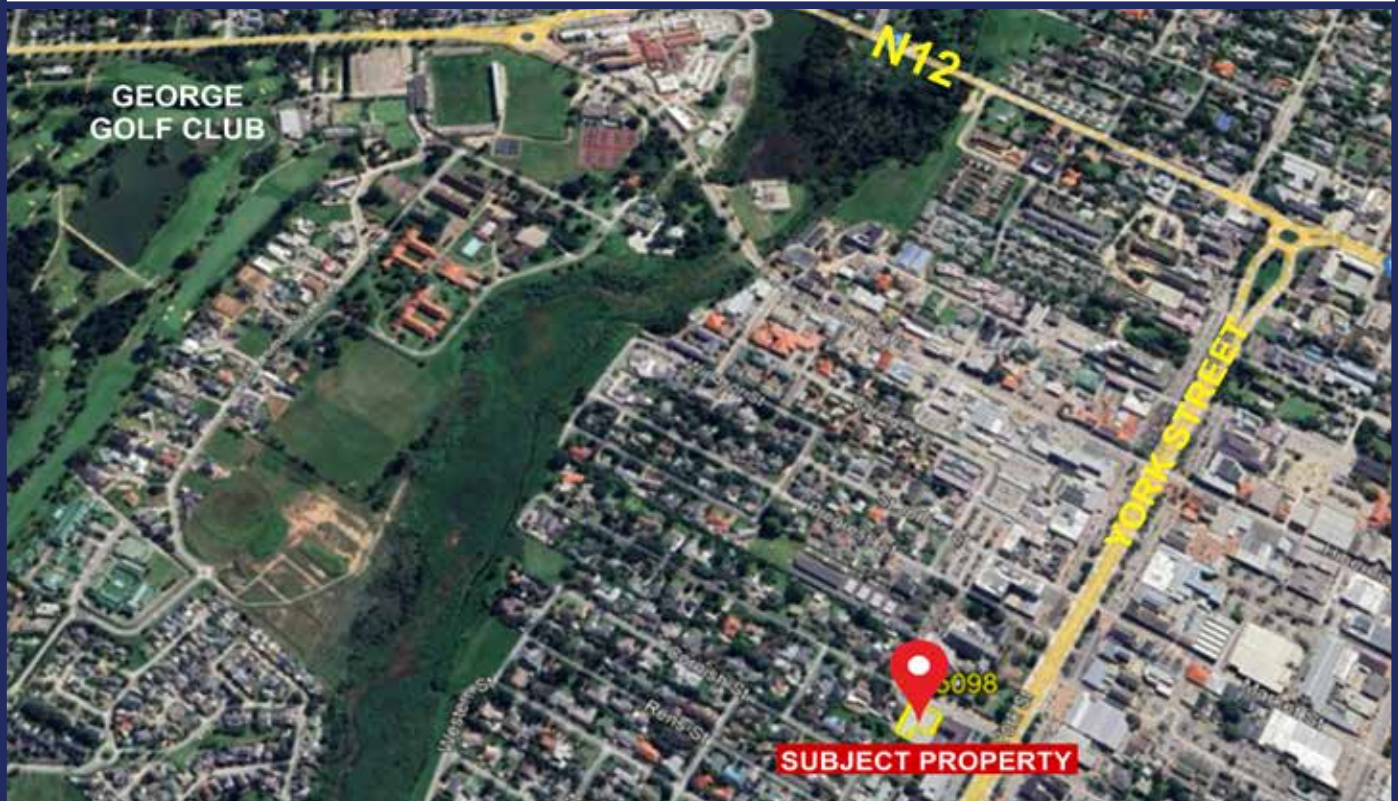
chanel@vansauctions.co.za

086 111 8267

PRIME DEVELOPMENT OPPORTUNITY!!

DEVELOPMENT OF 42 RESIDENTIAL UNITS OVER 5 STOREYS & A BASEMENT

GEORGE, WESTERN CAPE



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, 25 November 2025
Online Bidding Closes: 12:00 on Wednesday, 26 November 2025

Conditions of sale

- *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 property in the Deeds Office.*
- *The Seller is a VAT registered vendor.*

SUBJECT PROPERTY

Subject Property:	Erf 15098, Registration Division George RD, George, Western Cape
Total Extent:	± 1 228 m ²
Rates & Taxes:	± R 1 067.73 p/m
GLA:	± 3 600 m ²
Zoning:	General Residential Zone IV (e.g flats, backpackers, lodge, boarding hostel, retirement resort etc.)

Vacant Stand

Potential Development:

- GLA: ± 3 600 m²
- Ideal for Residential Flats.

Approved plans consists of five floors containing a total of 42 flats and basement parking.



AUCTIONEER'S NOTE:

Great development opportunity for residential flats within the CBD and walking distance for public transport.



ZONING CERTIFICATE



Tandile Hlobo
Human Settlements, Planning and Development
E-mail: thlobo@george.gov.za
Tel: +27 (0)44 801 9236

02 April 2025

To whom it may concern

ZONING CERTIFICATE: ERF 15098, GEORGE

The zoning of Erf 15098, George is:

- **"GENERAL RESIDENTIAL ZONE IV"** in terms of the George Integrated Zoning Scheme By-law, 2023.

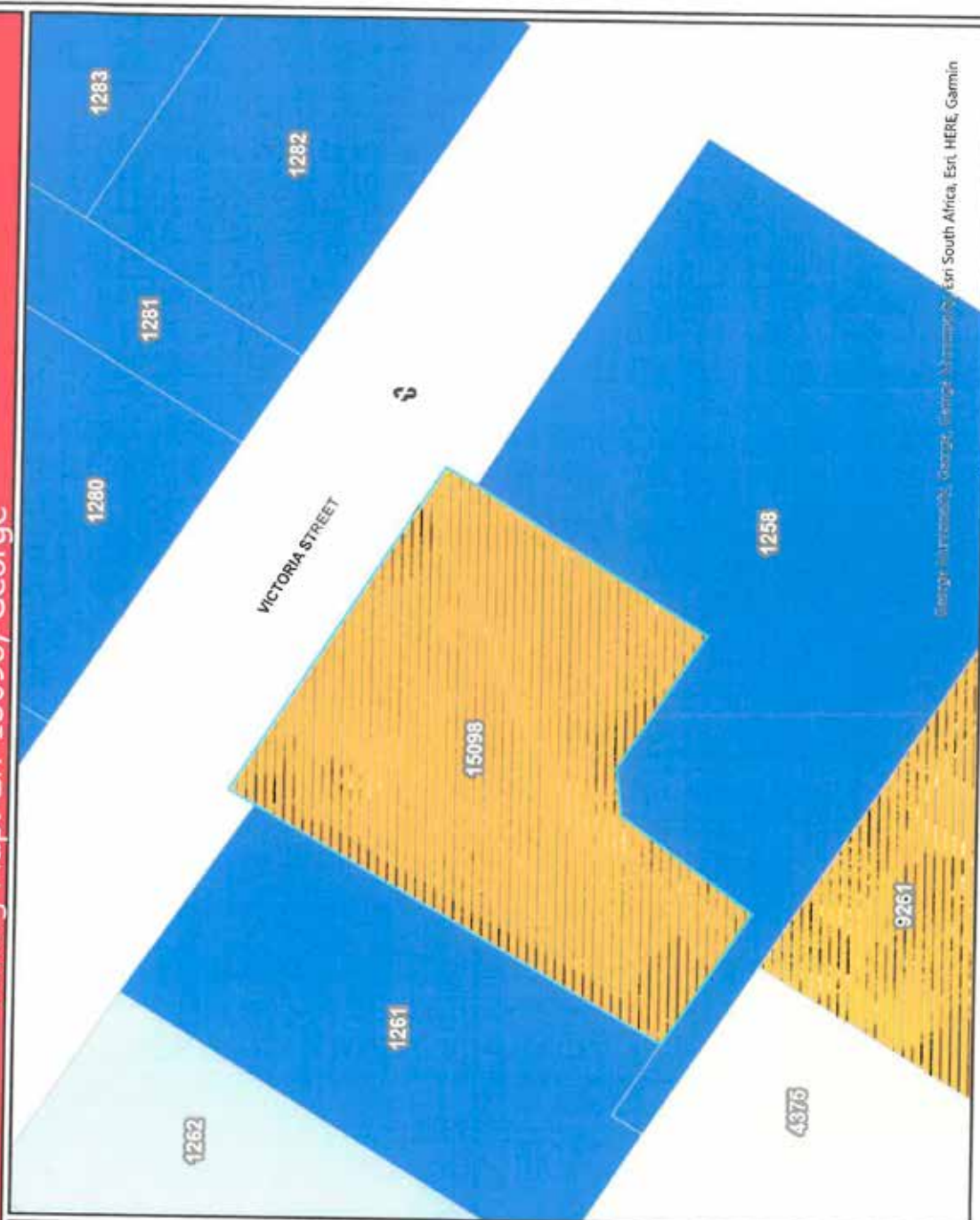
Erf 15098, George may only be used as such and for no other purposes.

Please note:

- The above zoning category and land use rights are subject to various development parameters and restrictions contained in the applicable zoning scheme regulations, a copy of which is available on the George Municipality's website at the following link: <https://www.george.gov.za/wp-content/uploads/2023/10/George-Integrated-Zoning-Scheme-By-Law-2023-Amended-2024-1.pdf>.
- The information above primarily states land use rights as reflected in the relevant scheme regulations and doesn't necessarily include reference to all previous land use approvals, restrictions, exclusions or departures. As such, you are therefore required to check the subject property's title deed for any restrictions that might be more onerous and/or records of any other previous approvals, consents, exclusions or departures granted from the zoning scheme regulations.
- Use of the property in accordance with the above specified zoning category does not exempt the owner/occupier from compliance with any other legal statutory requirement which may affect the property.
- This document has no status unless signed by the Senior Manager: Planning and Development or other person exercising sub-delegated powers.

Yours truly,

N. SWANEPOEL
SENIOR TOWN PLANNER
DIRECTORATE: HUMAN SETTLEMENTS, PLANNING AND DEVELOPMENT



Disclaimer:
George Municipality makes no warranties as to the correctness of the information supplied.
Persons relying on this information do so at their own risk.
George Municipality will not be liable for any claims whatsoever, whether for damages or otherwise, which may arise as a result of inaccuracies in the information supplied.

Scale: 1:564

Date: 4/1/2025 1:21 PM

0.04 km

0.01

1	2	3
Zoning	Primary use	Consent use
General Residential Zone IV (GRZIV)		
<i>The objective of this zone is to promote higher density residential development. The dominant use within this zone must be residential, but limited mixed-use development is possible with the Municipality's consent. This zone has particular location requirements, such as proximity to transport and amenities, and should not be randomly located without due consideration of the availability of open space and community facilities.</i>	Primary use <ul style="list-style-type: none"> • Flats 	Consent uses <ul style="list-style-type: none"> • Backpackers' lodge • Boarding hostel • Boarding house • Convenience shop • Home occupation • Renewable energy structure • Retirement resort • Rooftop base telecommunication station
General Residential Zone V (GRZV)		
<i>The objective of this zone is to provide overnight accommodation for transient guests in an appropriately scaled establishment where lodging is provided and may include the provision of meals, and a small conference/ training facility that also caters for business meetings.</i>	Primary use <ul style="list-style-type: none"> • Guest lodge 	Consent uses <ul style="list-style-type: none"> • Backpackers' lodge • Halfway house • Restaurant
General Residential Zone VI (GRZVI)		
<i>The objective of this zone is to provide overnight accommodation for transient guests or short-term accommodation, where lodging is provided and may include the provision of meals and may include a restaurant(s) and conference facilities. Outside the urban edge, it should only be considered in identified tourism areas or within resorts.</i>	Primary use <ul style="list-style-type: none"> • Hotel 	Consent uses <ul style="list-style-type: none"> • Backpackers' lodge • Gambling place • Renewable energy structure • Rooftop base telecommunication station • Shop

SG DIAGRAMS

GOOSEN, CLOUGH & LOUW
LANDMETERS — GEORGE

KANTOORAFSKRIF

	SYE Meter	RIGHTINGS -HOEKE	KOORDINATE		Alles plus Lo 23° X
			Y	Stelsel	
AB	34,82	88 39 30	A		
BC	27,48	91 10 50	B		
CD	15,31	90 06 20	C		
DE	4,37	217 02 10	D		
EF	14,52	226 08 30	E		
FG	11,05	94 32 10	F		
GH	3,15	180 20 30	G		
HA	44,77	92 00 00	H		

L.G.Nr.
5538-90

Goedgekeur
Wies
Landmeter-generaal
1990-08-30

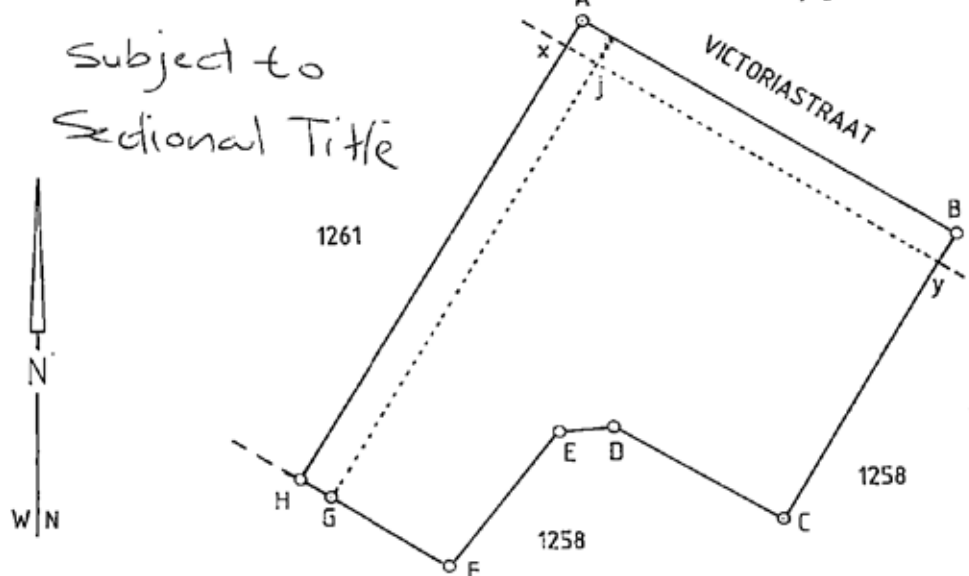
Bakenbeskrywing

A,B 12 mm ysterpen
C,D,E,F,G 12 mm ysterpen 450 mm lank
H 15 mm ysterpen 450 mm lank

BEACONS C
REPLACED, VIDE E 1083/2023

BEACONS A,B,C,D,E,F,G,H (i.f.o Reg18(2)
REPLACED VIDE E1083/2023
SEE S/8775/114 pages 116-118

Subject to
Sectional Title



- Die figuur x y C D E F G H stel voor Erf 9072, George
Kaart No. 150/82 T/A 7253/82
 - Die figuur A B y x stel voor Erf 15097, George
Kaart No. 5537/90 Grondbrief 9517/90
- Skaal: 1 : 500

Die figuur A B C D E F G H
stel voor 1 228 vierkante meter grond, synde
Erf 15098, George bevattende 1. en 2. hierbo
geleë in die Munisipaliteit en
Administratiewe Distrik George
Saamgestel Opgeëet in Julie 1990
deur my, A. LOUW Landmeter

Hierdie kaart is geheg aan
Nr. 9517/91
gedateer
t.g.v.

Die oorspronklike kaart is
soos hierbo aangehaal
Nr. geheg aan
Transport/Grondbrief
Nr.

Lêer Nr. S/8775/114
M.S. Nr. Saamgestel
Komp. BL-7DD/W43(1744)

Registrateur van Aktes

FOR ENDORSEMENTS
SEE BACK OF DIAGRAM

DRUNKOR - GEORGE
15098



Optimizing Your Assets

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Disclaimer:

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