



INFO PACK

TIMED ONLINE AUCTION



ONLINE BIDDING OPENS:

Wednesday, 11 February 2026 @ 12:00

ONLINE BIDDING CLOSES:

Thursday, 12 February 2026 @ 12:00

ADMINISTRATOR

Chanél Tame

chanel@vansauctions.co.za

086 111 8267

**5.5 HA IMMOVABLE PROPERTY SUITABLE FOR A
BOUTIQUE HOTEL & CONFERENCE CENTRE
WITH IMPROVEMENTS & 3 HOUSES!
TOP LOCATION JUST OFF LYNWOOD ROAD
- PRETORIA**



How to register:

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

Registration fee of R 250,000 only payable via EFT only,
FICA documents required to be able to register.

Please Note:

Online Bidding Opens: 12:00 on Wednesday, 11 February 2026

Online Bidding Closes: 12:00 on Thursday, 12 February 2026

Conditions of sale for immovable property:

- *Subject to confirmation by the seller.*
- *R 250,000 refundable registration fee to bid online.*
- *5% deposit by way of electronic transfer.*
- *Commission is payable by the purchaser.*
- *Guarantees for balance within 45 days after confirmation.*
- *Occupation on date of confirmation.*
- *The Seller is a VAT registered vendor.*

SUBJECT PROPERTY

Subject Property:	Portion 21 of Farm The Willows 340, Registration Division JR, Gauteng Province
Total Extent:	± 5,5104 HA

Improvements:

25 x Rooms

Conference facilities

1 x Boardroom & reception area

Restaurant - Stoep area with bar & kitchen
Banquet Hall

Basement Area - Workshop

Shops

3 x Houses:

- Architecturally designed house
- House
- Cottage

**ALL SOLAR PANELS
EXCLUDED!!**



PROPERTY IMAGE GALLERY



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



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ZONING CERTIFICATE

(FULL CERTIFICATE AVAILABLE)



Economic Development and Spatial Planning

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PO Box 440 | Pretoria | 0001
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Date 2022/05/24

TO WHOM IT MAY CONCERN

ZONING CERTIFICATE IN TERMS OF TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014)

PROPERTY KEY: 066800000/21/R

ZONING KEY: 066800000/21/R

SPLIT ZONING: A (1 of 4)

PROPERTY DESCRIPTION: Farm Portion Ptn R/21 THE WILLOWS 340-JR (Part A)

The following zoning information must be read with the Clauses and Schedules of the Tshwane Town-Planning Scheme, 2008 (Revised 2014).

A. USE ZONE 22: EXISTING STREETS

PURPOSES FOR WHICH LAND AND BUILDINGS MAY BE ERRECTED AND USED IN TERMS OF TABLE B (COLUMN 3):	THE FOLLOWING LAND-USES MAY NOT BE ERRECTED AND USED EXCEPT ONLY WITH THE CONSENT OF THE MUNICIPALITY IN TERMS OF TABLE B (COLUMN 4):	PURPOSES FOR WHICH LAND AND BUILDINGS MAY NOT BE ERRECTED OR USED IN TERMS OF TABLE B (COLUMN 5):
Municipal Services Telecommunication Services Pedestrian Bridge Streets Provincial and National Roads	Air Rights Flea Market Parking Site Special Use Subterranean Rights Transport Terminus	Noxious Industry All other uses

B	ANNEXURE T	Not Applicable
C	MINIMUM ERF SIZE	Not Applicable
D	UNITS PER HA	Not Applicable
E	COVERAGE	Table E, Not applicable, subject to Clause 27
F	FLOOR AREA RATIO	Table C, Not applicable, subject to Clause 25
G	HEIGHT	Table D, Height Zone 5, subject to Clause 26
H	DENSITY	Not Applicable
I	CONSENT USE	Not Applicable
J	BUILDING LINES	Disclaimer: Please note that the validity of the Consent Use cannot be verified as the rights may have lapsed. Streets : Subject to Schedule 1 Other : Subject to Clause 12
K	SCHEDULE 5	Not Applicable
L	ATTACHED DOCUMENTS	Schedule 1-P51

In case of any discrepancy on the property description of the Zoning Certificate, Annexure T, Consent Use and Schedules 1 and 5, relevant SG diagrams should be obtained for proper interpretation



f. GROUP HEAD: ECONOMIC DEVELOPMENT AND SPATIAL PLANNING

Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Beplanning • Lefapha la Tswelatsopela ya Ikonomi le Polane ya Sebaka • UmNyango wezokuThuthuthukiswa kwezomNotho namaPlani weeNdawo • Kgoro ya Thabollo ya Ikonomi le Thulaganyo ya Mafela • Muhasho wa Mvedzisio ya Ekonomi na Vhupulani ha Fhethu • Ndzawulo ya Nkhukiso wa Ikonomi na Vupulani bya Ndhawo • Umnyango Wezokuthuthukiswa Komnotho Nokuhlelwa Kwendawo

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

Document Ref: 066800000/21/R_20220524_090431250_1

ZONING CERTIFICATE

(FULL CERTIFICATE AVAILABLE)



Economic Development and Spatial Planning

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Date 2022/05/24

TO WHOM IT MAY CONCERN

ZONING CERTIFICATE IN TERMS OF TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014)

PROPERTY KEY: 066800000/21/R
ZONING KEY: 066800000/21/R
SPLIT ZONING: B (2 of 4)

PROPERTY DESCRIPTION: Farm Portion Ptn R/21 THE WILLOWS 340-JR (Part B)

The following zoning information must be read with the Clauses and Schedules of the Tshwane Town-Planning Scheme, 2008 (Revised 2014).

A. USE ZONE 28 : SPECIAL

PURPOSES FOR WHICH LAND AND BUILDINGS MAY BE ERRECTED AND USED IN TERMS OF TABLE B (COLUMN 3):	THE FOLLOWING LAND-USES MAY NOT BE ERRECTED AND USED EXCEPT ONLY WITH THE CONSENT OF THE MUNICIPALITY IN TERMS OF TABLE B (COLUMN 4):	PURPOSES FOR WHICH LAND AND BUILDINGS MAY NOT BE ERRECTED OR USED IN TERMS OF TABLE B (COLUMN 5):
In terms of Annexure T	In terms of Annexure T	In terms of Annexure T
B ANNEXURE T	6466.pdf	
C MINIMUM ERF SIZE	Not Applicable	
D UNITS PER HA	Not Applicable	
E COVERAGE	Annexure T, subject to Clause 27	
F FLOOR AREA RATIO	Annexure T, subject to Clause 25	
G HEIGHT	Annexure T, subject to Clause 26	
H DENSITY	Not Applicable	
I CONSENT USE	Disclaimer: Please note that the validity of the Consent Use cannot be verified as the rights may have lapsed.	
J BUILDING LINES	Streets : Subject to Annexure T (6466.pdf) Other : Subject to Annexure T (6466.pdf)	
K SCHEDULE 5	Not Applicable	
L ATTACHED DOCUMENTS	6466.pdf, Schedule 1-P51	

In case of any discrepancy on the property description of the Zoning Certificate, Annexure T, Consent Use and Schedules 1 and 5, relevant SG diagrams should be obtained for proper interpretation.



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Document Ref: 066800000/21/R_20220524_090431341_2



Optimizing Your Assets

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