



INFO PACK

TIMED ONLINE AUCTION



ONLINE BIDDING OPENS:
Wednesday, 29 July 2026 @ 12:00
ONLINE BIDDING CLOSES:
Thursday, 30 July 2026 @ 12:00

ADMINISTRATOR

Chanél Tame

chanel@vansauctions.co.za

086 111 8267

BEN FLEUR, WITBANK

SECTIONAL TITLE OFFICE UNIT IN SMOKEY MOUNTAIN OFFICE VILLAGE



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 Wednesday, 29 July 2026
Online Bidding Closes: 12:00 on Thursday, 30 July 2026

Conditions of sale for immovable property:

- *Subject to confirmation by the seller.*
- *R 50,000 refundable registration fee to bid online.*
- *15% deposit by way of electronic transfer.*
- *No commission is payable by the purchaser.*
- *Guarantees for balance within 45 days after confirmation.*
- *Occupation on date of registration of transfer of property.*
- *The seller is a VAT registered entity.*

SUBJECT PROPERTY

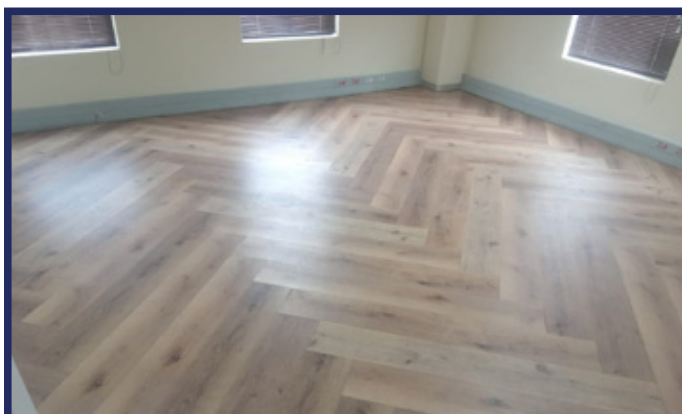
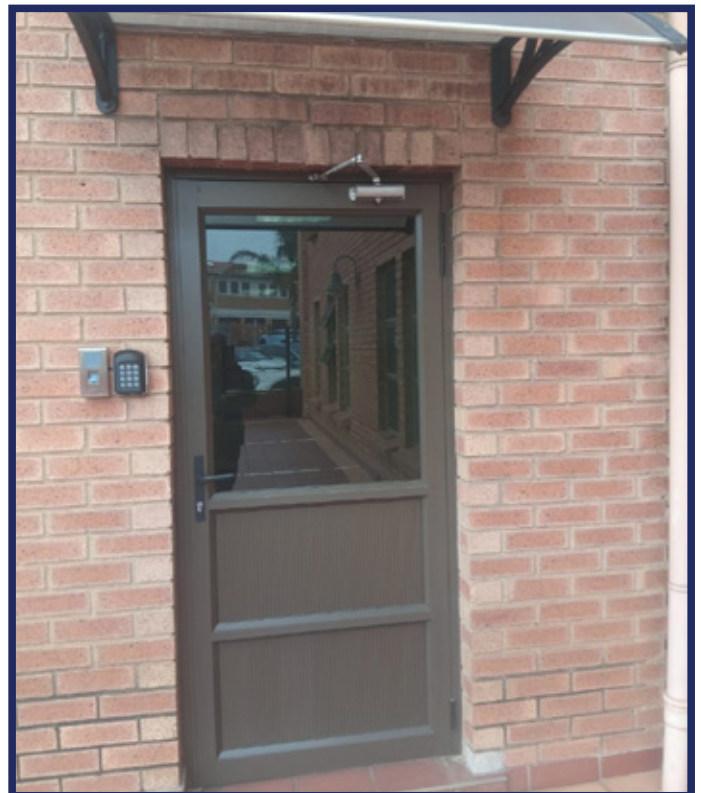
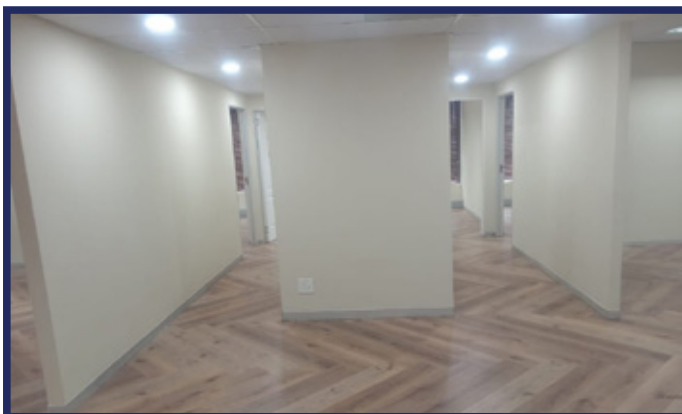
Subject Property:	Unit 35 of Scheme 31/2009 SS Smokey Mountain Office Village Situated on Erf 2824, Benfleur Ext 11, Mpumalanga Province.
Unit Measurement:	± 146 m ²
Rates & Taxes:	± R 3900.00 p/m
Levies:	TBC

Improvements:

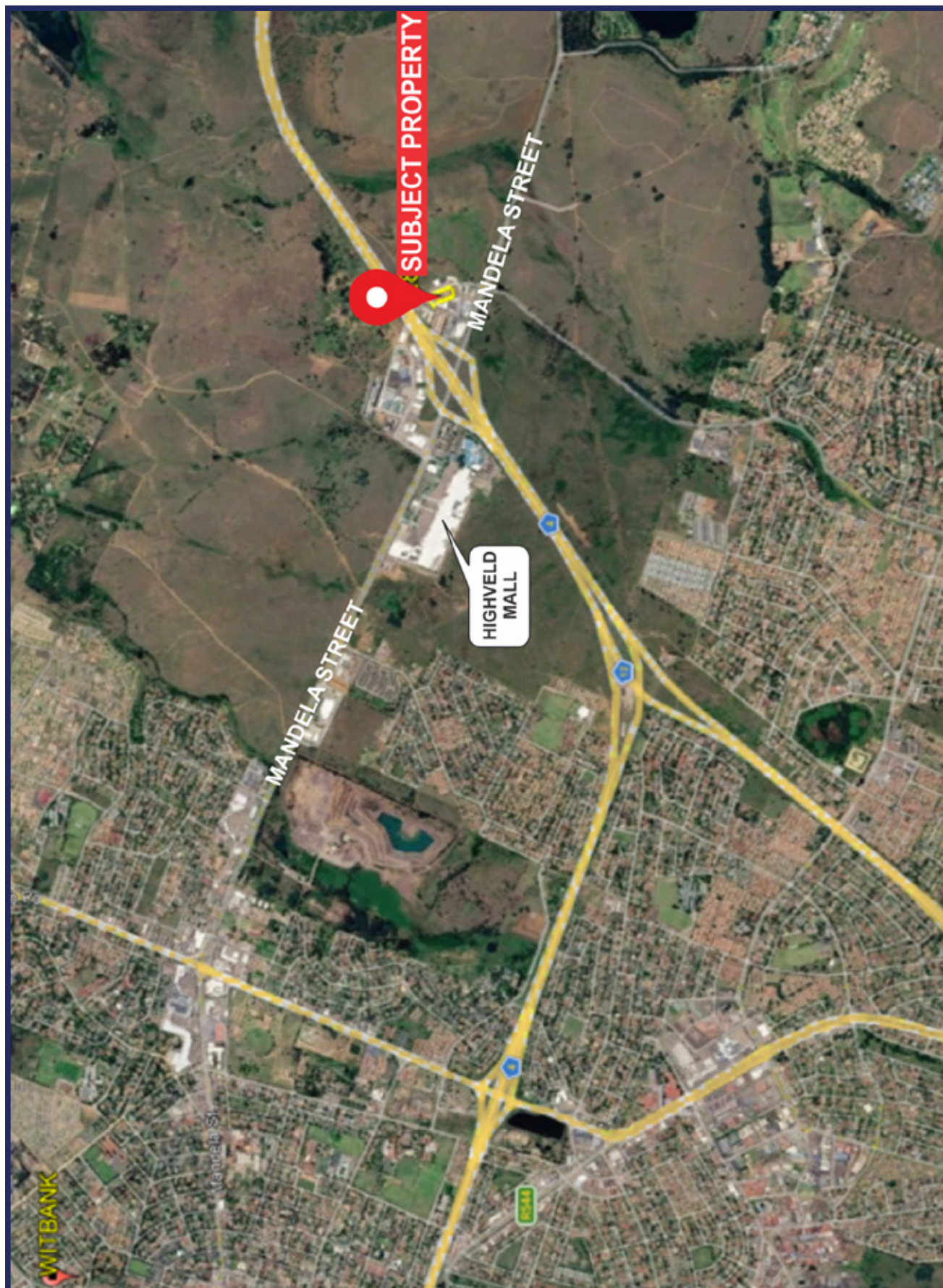
- 2 x Separate offices
- Large open plan area
- Kitchen
- Bathroom
- Covered parking
- 4 x Open parking spaces

Auctioneers Note:

Perfect location with easy access to the N4 & N12..

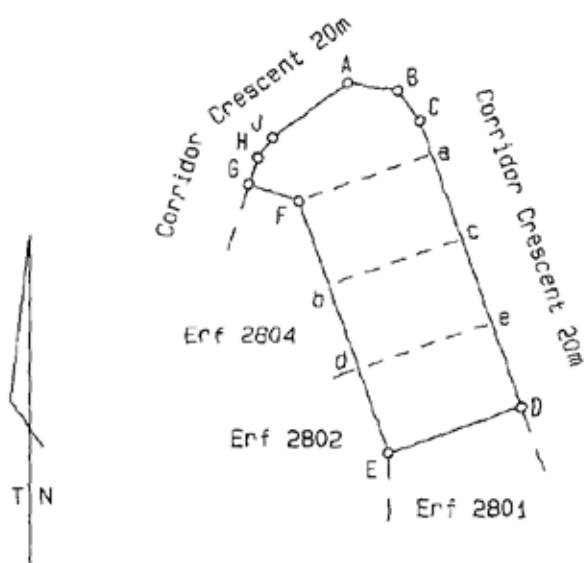


LOCALITY MAPS





SG DIAGRAM

		S.G. No. 1551/2007 Approved  for SURVEYOR- GENERAL 2007-09-07 Ordinance 15/1986 Section 92 Plan and certificate
Scale <u>1:2500</u> The figure represents <u>A B C D E F G H J</u> 7740 square metres of land being <u>ERF 2824</u> of the township <u>BENFLEUR EXTENSION 11</u> and comprises: 1. The figure ABCaFGHJ being Erf 2797, vide general plan SG No. 2522/2005, Deed of Transfer No. T44498/2006 2. The figure acbF being Erf 2798, vide general plan SG No. 2522/2005, Deed of Transfer No. T13137/2006 3. The figure cedb being Erf 2799, vide general plan SG No. 2522/2005, Deed of Transfer No. T15849/2006 4. The figure eDEd being Erf 2800, vide general plan SG No. 2522/2005, Deed of Transfer No. T169905/2005 Province of Mpumalanga Compiled in July 2007 by me		For Servitudes Deductions and Endorsements See Over
 W.F. LEE (PLS 0338) Professional Land Surveyor		
This diagram is annexed to No. T3569/2008 d.d. i.f.d. Registrar of Deeds Pretoria	The original diagram is S.G. No. Transfer Grant	File ERWE S.R. G.P. SG No. 2522/2005 Comp. JSSR-34

ZONING CERTIFICATE



P.O. BOX 3
eMalahleni
MPUMALANGA
1035

EMALAHLENI Local Municipality

TEL.: 013 390 6911
FAX. 013 690 6207

www.emalahleni.gov.za

eMalahleni, Mandela Street
Tel.: 013 690 6911

Ga-Nala, Quintin Street
Tel.: 017 648 2241

Ogies, Hoofweg Str
Tel.: 013 643 1027

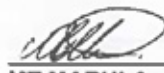
Refer to: M Hlungwane
25 June 2026

Zoning Certificate

This is to certify that Section 35 on Erf 2824 Benfleur Extension 11 is zoned "**Commercial**". Primary uses are: Agricultural industry, Auction house, Bakery, Bulk retail trade, Carwash, Clinic, Commercial use, Drive-thru restaurant, Dry cleaner, Fuelling facility, Garden service establishment, Gymnasium, Industry, Institution, Laboratory, Laundromat, Light industry, Medical suites, Motor dealer, Office, Parking garage, Renewable energy structure, Service enterprise, Service industry, Shop, Social hall, Sports and recreational grounds, Transport usage/yard, Truck stop, Veterinary clinic, Warehouse, Wholesale trade, Workshop.

Height : 3
Coverage : 70%
FAR : 0.7
Building Lines : Rear - 2m
: Street- 5m
: Side - Multi storey : 2m
: -Single storey : 2m

This zoning certificate is issued in terms of Emalahleni Land Use Scheme 2020.


MT MABULA
ASSISTANT MANAGER: SPATIAL PLANNING



Vision: To be a centre of excellence and innovation



Optimizing Your Assets

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

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