



AUCTIONS

BIDDER INFORMATION PACK



Minaar Street, Sasolburg, FreeState Province

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1. NOTICE TO BIDDERS

As instructed by the liquidators in the matter of HYPERCEPTION PROP 572 PTY LTD in liquidation, 4 Dimension Auctions will take offers from the public.

1. The sale of the property is subject to a **30-day confirmation period**.
2. A **10% buyers commission plus VAT** will be added to the purchase price.
3. A **15% deposit** must be paid upon the signing of the Offer To Purchase.
4. The buyers commission must be paid upon the signing of the Offer to Purchase.
5. Guarantees must be furnished within **21-days of confirmation** of the sale by the seller.
6. Occupation will be given upon the **date of transfer**.
7. The **BUYER** is responsible for all the outstanding **rates and taxes and levies**.
8. The **BUYER** is responsible for all compliance certificates required for transfer.

Contact Person

Jonathan Terespolsky, 010 442 9002 / 082 773 7117

The information contained in this property information pack has been put together using information from various sources. It is for this reason that 4 Dimension Auctions cannot guarantee the correctness thereof. The information is supplied in good faith and for the convenience of the bidder, however it is the responsibility of the bidder to conduct his/her own due diligence before committing to bidding or making any offer for the property.

2. PROPERTY DETAILS

Registered owners	Hyperception Properties 572 (Pty) Ltd
Property description	Portion 2 (RE) of the farm BERSHEBA 1 Sasolburg Freestate Province
Street address	Minaar Street Sasolburg Freestate Province
Registered division	PARYS RD
Title deed number	T23865/2002
Extent	7.739Ha
Local authority	Metsimaholo Local Municipality
Zoning	Agricultural

3. PROPERTY DESCRIPTION

Situated along the Vaal River on the river node known as the “Millionaire’s Bend”, the property consists of a double storey house with luxury accommodations. There is also a fully functional lodge and conference venue.

The land extent is 7.739Ha, of which only the portion fronting the river has been developed.

Main dwelling

The main dwelling is double storey in height comprising of 4 en-suite bedrooms, guest toilet, kitchen with scullery, dining, lounge and bar area opening up onto a covered patio with built in braai and swimming pool overlooking the Vaal river. Internally the house is fitted with good quality fixtures and finishings offering luxury residential accommodation.

Other improvements include a large garage providing secured parking for at least 6 vehicles.

Lodge

The lodge consists of a main dining/ entertainment building, a conference building, and various guest accommodation buildings which can accommodate up to 24 guests.

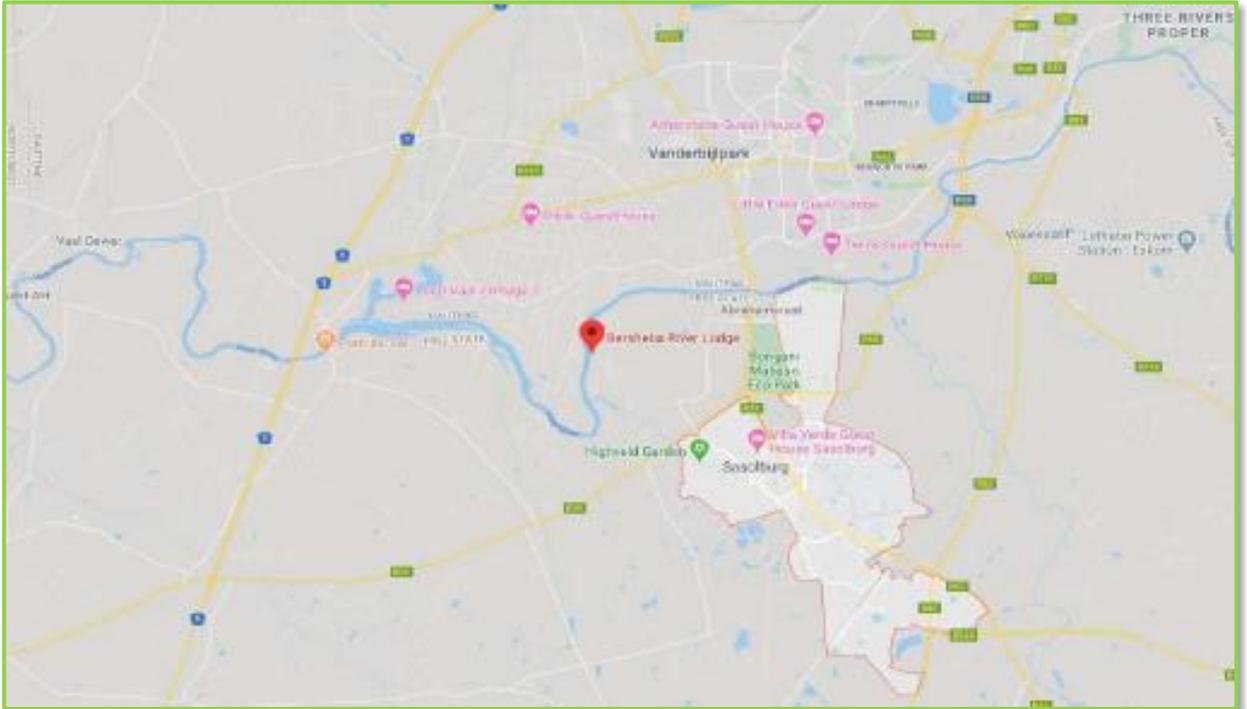
The main dining / entertainment building is double volume in height comprising of an open plan dining, lounge and bar area all opening up onto an outside patio with swimming pool overlooking the Vaal river. The building is equipped with a built in jacuzzi, braai and fire place. Other improvements include a butlers kitchen, pantry and a set of toilets (Male & Female). Furthermore, there is a basement containing a wine cellar and steam room with bathroom.

The conference venue is equipped with a set of toilets (Male & Female) and a separate office or reception area.

Guest accommodation comprise of 4 buildings which accommodates up to 24 guests. The majority of all the rooms are en-suite and internally fitted with good quality fixtures and finishings offering luxury accommodation.

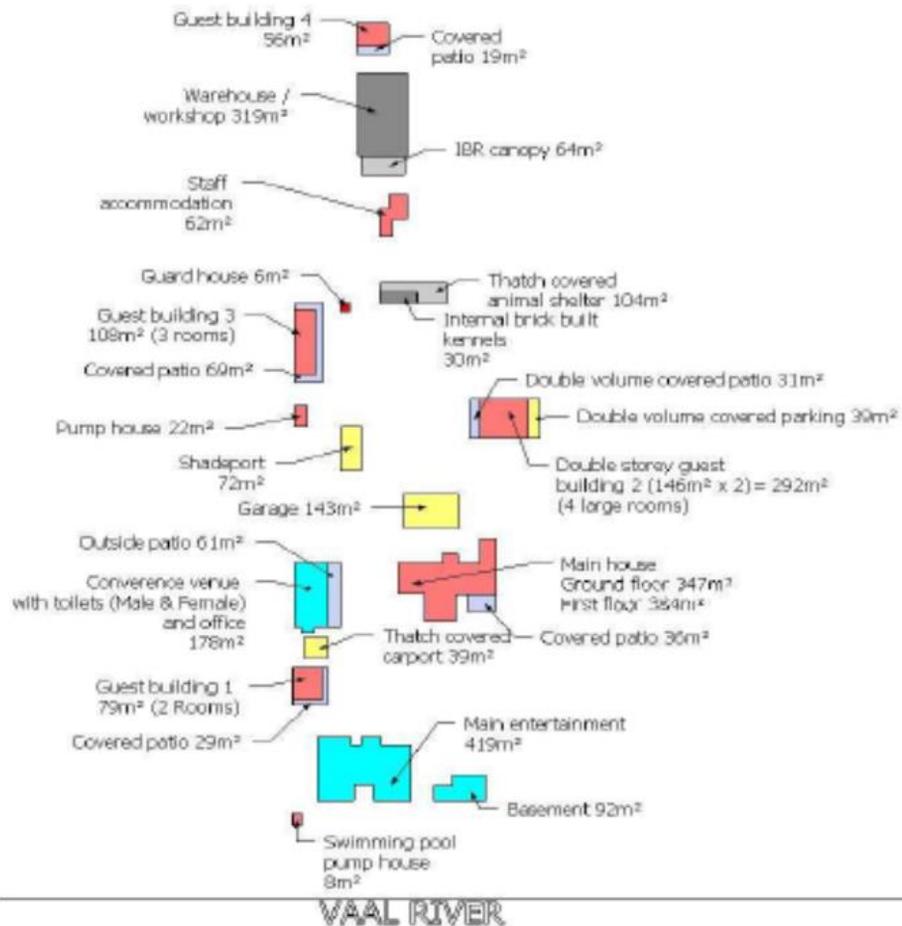
4. LOCATION MAP

GPS co-ordinates	-26.771318 / 27.770564
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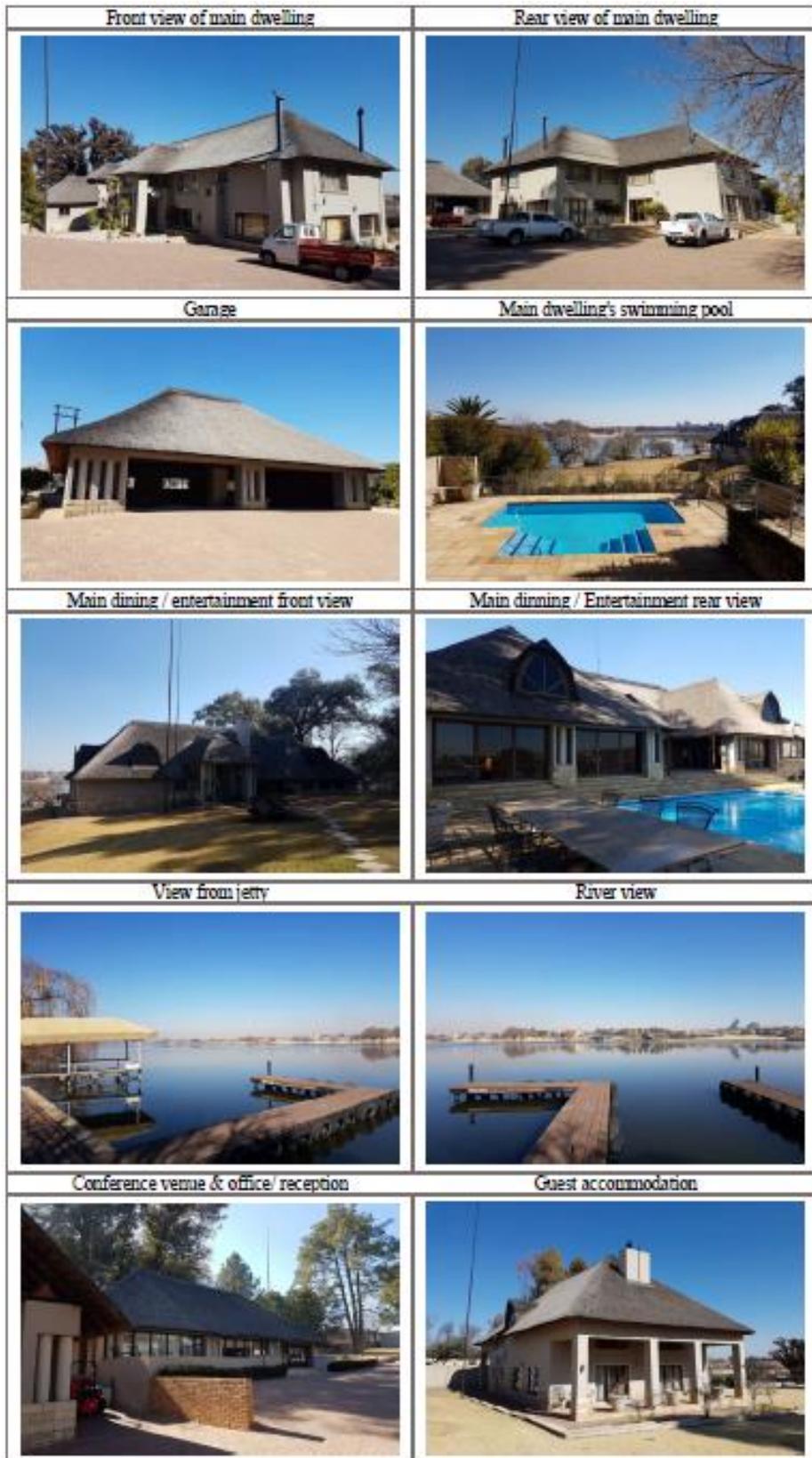


5. ACCOMMODATION

Accommodation description	Lettable area (m ²)	Gross building area
Main dwelling	731 m ²	731 m ²
Covered patio	36 m ²	36 m ²
Garage	143 m ²	143 m ²
Main entertainment	419 m ²	419 m ²
Basement cellar	92 m ²	92 m ²
Conference venue	178 m ²	178 m ²
Outside patio	61 m ²	61 m ²
Guest building 1	79 m ²	79 m ²
Covered patio 1	29 m ²	29 m ²
Thatch covered carport	39 m ²	39 m ²
Guest building 2 (Double Storey)	292 m ²	292 m ²
Double volume patio 2	31 m ²	31 m ²
Double volume parking 2	39 m ²	39 m ²
Guest building 3	108 m ²	108 m ²
Covered patio 3	69 m ²	69 m ²
Guest building 4	56 m ²	56 m ²
Covered patio 4	19 m ²	19 m ²
Warehouse / Workshop	319 m ²	319 m ²
IBR canopy	64 m ²	64 m ²
Staff accommodation	62 m ²	62 m ²
Cattle shelter	104 m ²	104 m ²
Internal kennel	30 m ²	30 m ²
Guard house	6 m ²	6 m ²
Pump house	22 m ²	22 m ²
Swimming pool pump house	8 m ²	8 m ²
Total	3,036 m²	3,036 m²
Ground floor covered		2,506 m²



6. PROPERTY IMAGES



Guest accommodation



Guest accommodation



Cattle enclosure



Warehouse / Workshop

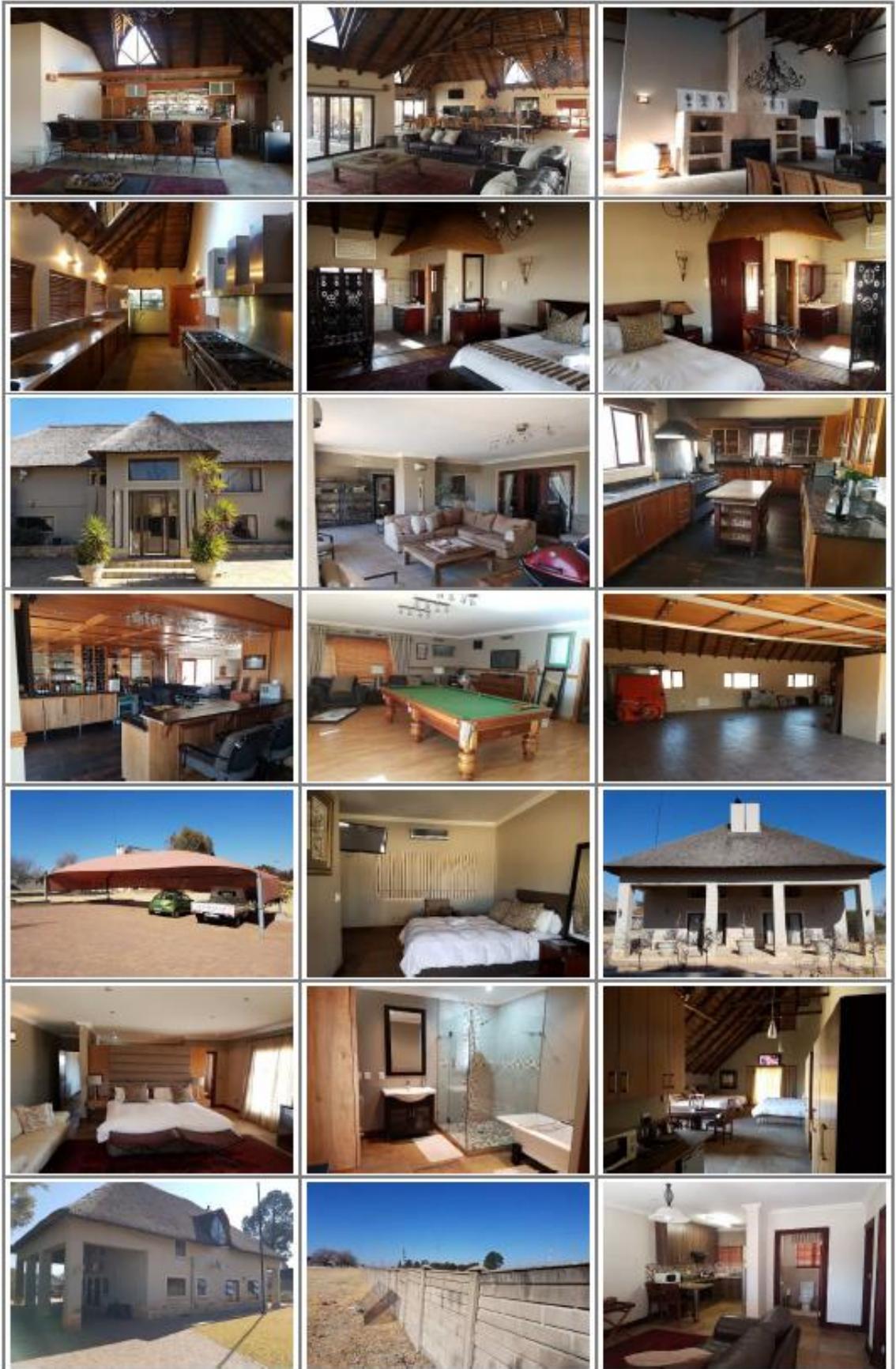


Staff accommodation



Brick paved driveway





7. WINDEED REPORT

Printed: 2020/07/14 08:19

WinDeed Database Deeds Office Property

windeed
A LexisNexis® Product

BERSHEBA, 1, 2 (REMAINING EXTENT) (BLOEMFONTEIN)

GENERAL INFORMATION

Date Requested 2020/07/14 08:18
Deeds Office BLOEMFONTEIN
Information Source WINDEED DATABASE
Reference -



PROPERTY INFORMATION

Property Type FARM
Farm Name BERSHEBA
Farm Number 1
Portion Number 2 (REMAINING EXTENT)
Local Authority NOT AVAILABLE
Registration Division PARYS RD
Province FREESTATE
Diagram Deed T2914/1962
Extent 7.7390H
Previous Description -
LPI Code F0250000000000100002

OWNER INFORMATION

Owner 1 of 1

Type COMPANY
Name HYPERCEPTION PROPERTIES 572 PTY LTD
ID / Reg. Number 200202967007
Title Deed T23865/2002
Registration Date 2002/09/30
Purchase Price (R) 800,000
Purchase Date 2002/06/05
Share 0,00
Microfilm 2008 0048 3373
Multiple Properties NO
Multiple Owners NO

ENDORSEMENTS (14)

#	Document	Institution	Amount (R)	Microfilm
1	B10677/2002	ABSA BANK LTD	1,300,000	2002 0427 2480
2	K508/1996L	HLATI BELEGGINGS PTY LTD	UNKNOWN	-
3	K308/1890L	F P S SOUTH VAAL INVESTMENTS PTY LTD	UNKNOWN	-
4	K67/2002L	HLATI BELEGGINGS PTY LTD	UNKNOWN	2002 0102 2413
5	K68/2002L	F P S SOUTH VAAL INVESTMENTS PTY LTD	UNKNOWN	2002 0102 2429
6	VA248/1995	31/1972L	UNKNOWN	-
7	B1096/2005	ABSA BANK LTD	1,000,000	2005 0069 0870
8	B1584/2008	ABSA BANK LTD	6,200,000	2008 0048 3359
9	UITGESLUIT VAN PERMI	T WET 70/70 GK 247 GED 750214	UNKNOWN	-
10	31L/1972	-	UNKNOWN	2002 0102 2406
11	32L/1972	-	UNKNOWN	2002 0102 2421
12	PARYS RD, 1, 2	-	UNKNOWN	-
13	B1153/2014	ABSA BANK LTD	1,500,000	-
14	B6722/2016	ABSA BANK LTD	4,000,000	-