



PROPERTY FOR SALE

**Massive Industrial Facility - Ferrobank
Bulk Fuel Storage, Warehousing & Yard**

GLA ± 29 222m², Erf Size: ± 46 256m²

Very Large Power Supply – 2000 AMPS

Fire Sprinkler System in Warehouses

Business Rescue



WH Auctioneers Properties (PTY) Ltd

578 16th Road, Randjespark, Midrand

Tel: 0115745700

Registered Firm with PPRA – (Certificate

Number 2023119384)

www.whauctions.com

Contact for further info:

Daniel Pelkowitz

Cell: 072 360 7510

Email: danielp@wh.co.za

(Property Practitioner – Certificate Number 2023332288)

1. GENERAL

Property Address: Corner Schonland Drive and Einstein Street, Ferrobank

Erf & Suburb & City: Erf 19 and 20 Ferrobank, Emalahleni

2. TITLE DEED INFORMATION

Municipality: Emalahleni

Title Deed No. T3964/2022

Erf Size: ± 46 256m² (combined erf sizes according to Lightstone)

Gross Built Area (GBA): ± 29 222m² (Estimate building sizes according to ABSA)

Zoning: Industrial 2

3. LOCALITY

Ferrobank is an industrial area located in Emalahleni (Witbank), Mpumalanga, South Africa, known for its association with metal processing and related industries. It houses facilities like the Vanchem plant, a primary vanadium processing facility owned by Bushveld Minerals, which utilizes a salt-roast beneficiation process. Additionally, Ferrobank Industrial Park offers commercial space suitable for activities such as smelting, concentration, and crushing.



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WH AUCTIONEERS PROPERTIES (PTY) LTD.

Company Registration Nr.: 2012/202070/07 • VAT Nr.: 4310269388

Directors: S. Winterstein, P. Narasimany, N. Hunsraj

578 16TH ROAD, RANDJESPAK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

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Industrial Facility & Bulk Fuel Storage – Ferrobank



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4. DESCRIPTION OF IMPROVEMENTS

The subject property consists of an enormous industrial compound. The site was previously Coca-Cola's bottling plant. The current owners utilised the site as a fuel storage facility. The site has been improved by numerous large warehouses, workshops, offices and yard space. The property measures approximately 46 256m² with approximately 29 222m² of Gross Lettable Area (GLA) – according to the secured creditor. The property is completely vacant.

Warehouses & Workshops

The majority of the site has been improved with massive industrial warehousing all of which are similar in finishes. In summary the improvements consist of the following:

- Massive C-Grade warehousing
- Concrete flooring
- Corrugated steel walls and roofs
- Floor to ceiling height averages between 6m to 8m
- Roller shutter doors for access
- Ample space for large trucking access
- Numerous control rooms
- Ablutions & ablution blocks
- Kitchen facilities and canteens & cold stores
- Clinic

Access to the warehouses is gained via numerous roller shutter doors. There are loading bays. There is sufficient provision and space for trucks to access the warehouse.

The condition of the warehousing whilst aging is still in decent condition. There are areas of concern where vandalism has taken place. Much of the electrical wiring has been stripped. Of major concern is the main DB board for the property which has been completely vandalised and stripped. Luckily the main substation for the site is still intact and working. The roof of one of the canteens has blown off. Many of the ablutions in the warehousing have been vandalised as well.

Offices

There is a large double storey office block as well as numerous office buildings and small site offices situated around the property. Accommodation includes

- Reception areas
- Open plan office space
- Partitioned office space
- Boardrooms
- Storage rooms
- Server rooms
- Kitchens
- Strong rooms
- Ablution facilities

The condition of the offices whilst aging is still in decent condition. There are areas of concern where vandalism has taken place and electrical wiring has been stripped.

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FUEL STORAGE

There are numerous fuel storage tanks and some pumps located on site. Below is a summary of tanks on site as received from the creditors. Note the whilst a number of the tanks are still in place together with the associated piping, it appears that all of the electrical infrastructure and control panels have been removed and or vandalised.

JD FEULS - BULK FEUL STORAGE TANKS - FERROBANK SITE				
	Area	Tanker Description	Quantity	Capacity (litres)
1	Yard Area	2021 Cylindrical single skin steel feul tanks on mounted tressles	2	110000
2	Yard Area	Vertical double skin steel resaviour feul tanks	2	400000
3	Under Roof Installation	2021 Cylindrical single skin steel feul tanks on mounted tressles	1	460000
3	Under Roof Installation	2021 Cylindrical single skin steel feul tanks on mounted tressles	2	23000
4	Bay 1	2021 Cylindrical single skin steel feul tanks on mounted tressles	2	110000
5	Bay 2	2021 Cylindrical single skin steel fuel tanks on mounted tressles	3	110000
6	Bay 3	2021 Cylindrical single skin steel feul tanks on mounted tressles	2	110000
7	Bay 4	2021 Cylindrical single skin steel feul tanks on mounted tressles	2	110000
8	Petrol Bay	2021 Cylindrical single skin steel feul tanks on mounted tressles	2	23000
9	Petrol Bay	2021 Cylindrical single skin steel feul tanks on mounted tressles	2	46000
	TOTAL		20	1,502,000



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NOTE: Whilst the Site has an installed capacity of 1 500 000 litres, it is only authorised to hold approximately 500 000 litres per the below extract. Purchasers wanting to increase the sites allowable carrying capacity will be responsible for applying to the relevant department. See Extracts below.

Electricity & Water Services

Although water and electricity have been cut (combination of council and vandalism) Municipal services are available on site. There is clearly a very large power supply on site. The main DB shows power coming in at **2000AMPS** however this may need to be verified. There is a 250KVA back up generator on site however of major concern is the main DB board, the property's on-site sub station as well as the generator for the property have been completely vandalised and stripped.

Luckily the main substation for the site is still intact and working.

CONDITION AND GENERATORS AND ON SITE SUB-STATION



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There also seems to be a borehole on site with 3 x 10000l JOJO Tank Storage. Condition of the borehole and pumps is unknown



The buildings have also been fitted with a **fire sprinkler system**. The condition of the system is unknown, but it will likely require servicing.



Yard & Parking

There is yard space and ample on-site parking with carports. There is ample space for truck access. The yard surface is concrete. The yard measures approximately 17000m².

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Site Access and Security

Access is gained to the site via numerous main access gates. The property is secured by 24-hour on-site security.

A structural survey of the building has not been undertaken and will not form part of this report. All structural and maintenance information are as per information provided by the owners upon visiting the site. We have not received nor had site of building plans. Neither the Seller nor the Auctioneer warrant the availability of any buildings plans and the property is not being sold subject to the provision of such plans.

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5. EXTRACTS REGARDING CAPACITY & ENVIRONMENTAL ISSUES

Dear Sir,

ENVIRONMENTAL AUTHORISATION FOR ACTIVITIES LISTED IN GOVERNMENT NOTICE R983 (AS AMENDED) ASSOCIATED WITH THE EXPANSION AND RELATED OPERATION OF JD FUEL DEPOT ON PORTION 25 OF THE FARM DRIEFONTEIN 297 JS (ALSO REFERRED TO AS PART OF ERVEN 19 AND 20 FERROBANK EXTENSION 1), EMALAHLENI LOCAL MUNICIPALITY

With reference to the abovementioned application, please be advised that the Department has decided to grant authorisation. The environmental authorisation and reasons for the decision are attached herewith.

In terms of Regulation 4(2) of the Environmental Impact Assessment Regulations, 2014 (as amended), you are instructed to notify all registered interested and affected parties in writing, and within 14 (fourteen) days of the date of this letter, of the Department's decision in respect of your application. Such notification must comply with the requirements of Regulation 4(2) and 4(3) and must draw the attention of registered interested and affected parties to the fact that an appeal may be lodged against the decision in terms of the National Appeal Regulations, 2014.

Your attention is drawn to the National Appeal Regulations, 2014, which regulate appeal procedures. Should you wish to appeal any aspect of the decision, you must, *inter alia*, lodge your appeal with the MEC, within 20 days of the date of receipt of this letter, by means of one of the following methods:

By facsimile: (013) 766 8295

By post: Private Bag x 11219
Nelspruit
1200

By hand: Samora Machel Building, No. 7 Government Boulevard
Riverside Park Extension 2
Nelspruit
1200



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2. Activities authorised

By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act 107 of 1998) and the Environmental Impact Assessment Regulations 2014 (as amended), the Department hereby authorises:

JD Trading (Pty) Ltd
118 B Cramerview Street
Bryanston
2191

To undertake the following activity listed in Government Notice R983 of 4 December 2014 (as amended) associated with the expansion and related operation of JD Fuel Depot on Portion 25 of the farm Driefontein 297 JS (also referred to as Part of Erven 19 & 20 Ferrobank, Extension 1), Emalahleni Local Municipality, at 25°51'00.25"S 29°10'08.50"E (hereafter referred to as "the activity"):

Activity Number	Activity Description	Extent to which activity is authorised
GNR 983 Activity 51	The expansion and related operation of facilities for the storage, or storage and handling, of a dangerous good, where the capacity of such storage facility will be expanded by more than 80m ³ .	The expansion of the existing storage capacity (78m ³) of the filling station by 420m ³ to give a total combined storage capacity of 498m ³ .

The granting of this environmental authorisation includes the conditions set out below.

3. Conditions of Authorisation

Scope of authorisation

- 3.1. Authorisation of the activity is subject to the conditions contained in this authorisation, which form part of the environmental authorisation and are binding on the holder of the authorisation.
- 3.2. Commencement for the purposes of all conditions of this authorisation means the start of any physical implementation in furtherance of the activity, including site preparation, clearance of vegetation, and any other action on the site.

3.3. The holder of the authorisation must ensure compliance with these conditions by any person

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Industrial Facility & Bulk Fuel Storage – Ferrobank



Good Day Sir,

This email follows after a routine inspection that was conducted on the 12/02/2025 at Ferrobank Fuel Depot located in Witbank, Mpumalanga Province. I would like to thank you in regard with the warm welcome that the inspection team got at the security gate. Please take note that an inspection report will be compiled and sent to Head Office with recommendation for enforcement measures. The main key concern in regard with the site inspection are as follows:

1. The **spillage of diesel** from the area where 4x fuel underground tanks were removed, the current property owner will need to comply in terms of Section 30 of the National Environmental Management Act, 107 of 1998.
2. The **current threshold** of the tanks on site is way above the permitted volume of the tanks to be installed on site.
3. The new owner will have to apply for an **amendment in terms of new ownership** of the Environmental Authorisation that was granted to the previous owner by the Department.
4. The current owner must apply for an **Atmospheric Emission License (AEL)** in terms of Section 22A of the National Environmental Management Air Quality Act, however the competent authority for an AEL application is Nkangala District Municipality in Mpumalanga Province. (This process involves an administrative fine)
4. The new owner must apply for a Rectification process in terms of **Section 24G** of the National Environmental Management Act, 107 of 1998 as amended. (Voluntary process that involves an administrative fine)
5. The LPG gas plant on site is also unauthorised on site.

Please note that a formal compliance notice in terms of section 31L will be served to the current land owner

Kind Regards
Kgomoiso Quinton Shakwane
Department of Agriculture, Rural Development, Land & Environmental Affairs
Section: Compliance Monitoring & Enforcement
Position: Environmental Management Inspector/Green Scorpions

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6. ZONING CERTIFICATE AND SG DIAGRAM



EMALAHLENI Local Municipality

P.O. BOX 3
eMalahleni
MPUMALANGA
1035

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
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Refer to: S.SEREPO
26 JUNE 2025

Zoning Certificate

This is to certify that Erf 19 Ferrobank is zoned “**Industrial 2**”. Primary uses are: Abattoir, Agricultural Industry, Animal Refuge, Auction House, Bakery, Brickyard, Builders Yard, Bulk Retail Trade, Car Wash, Coal Yard, Commercial Use, Crematorium, Dry Cleaner, Filling Station, Fuelling Facility, Garden Service Establishment, Heavy Vehicle Parking Depot, Industry, Laboratory, Laundromat, Light Industry, Noxious Industries, Outdoor Storage, Parking Garage, Recycling Centre, Scrap-yard, Service Industry, Taxidermy, Transport Usage \Yard, Truck Stop, Vehicle graveyard, Veterinary Clinic, Warehouse, Wholesale Trade and 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.



M. T. MABULA
ASSISTANT MANAGER: SPATIAL PLANNING



2025 -07- 02

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eMalahleni, Mandela Street
Tel.: 013 690 6911

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

Ogies, Hoofweg Str
Tel.: 013 643 1027

Refer to: S.SEREPO
26 JUNE 2025

Zoning Certificate

This is to certify that Erf 20 Ferrobank is zoned "Industrial 2". Primary uses are: Abattoir, Agricultural Industry, Animal Refuge, Auction House, Bakery, Brickyard, Builders Yard, Bulk Retail Trade, Car Wash, Coal Yard, Commercial Use, Crematorium, Dry Cleaner, Filling Station, Fuelling Facility, Garden Service Establishment, Heavy Vehicle Parking Depot, Industry, Laboratory, Laundromat, Light Industry, Noxious Industries, Outdoor Storage, Parking Garage, Recycling Centre, Scrap-yard, Service Industry, Taxidermy, Transport Usage \Yard, Truck Stop, Vehicle graveyard, Veterinary Clinic, Warehouse, Wholesale Trade and Workshop.

Height : 3
Coverage : 70%
FAR : 0.7
Building Lines : Rear - 2m
: Street- 5m
: Side - Multi storey : 2m
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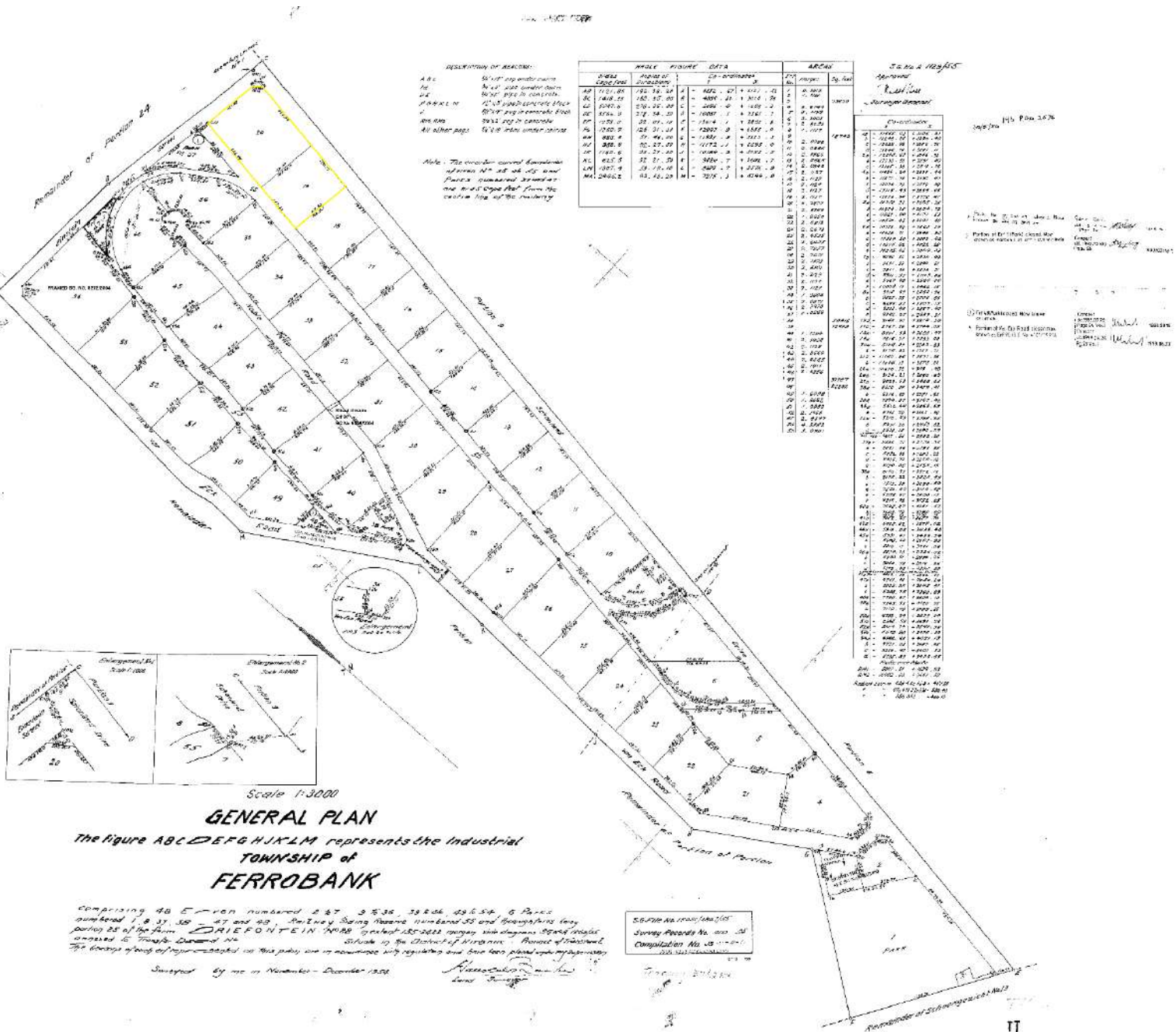
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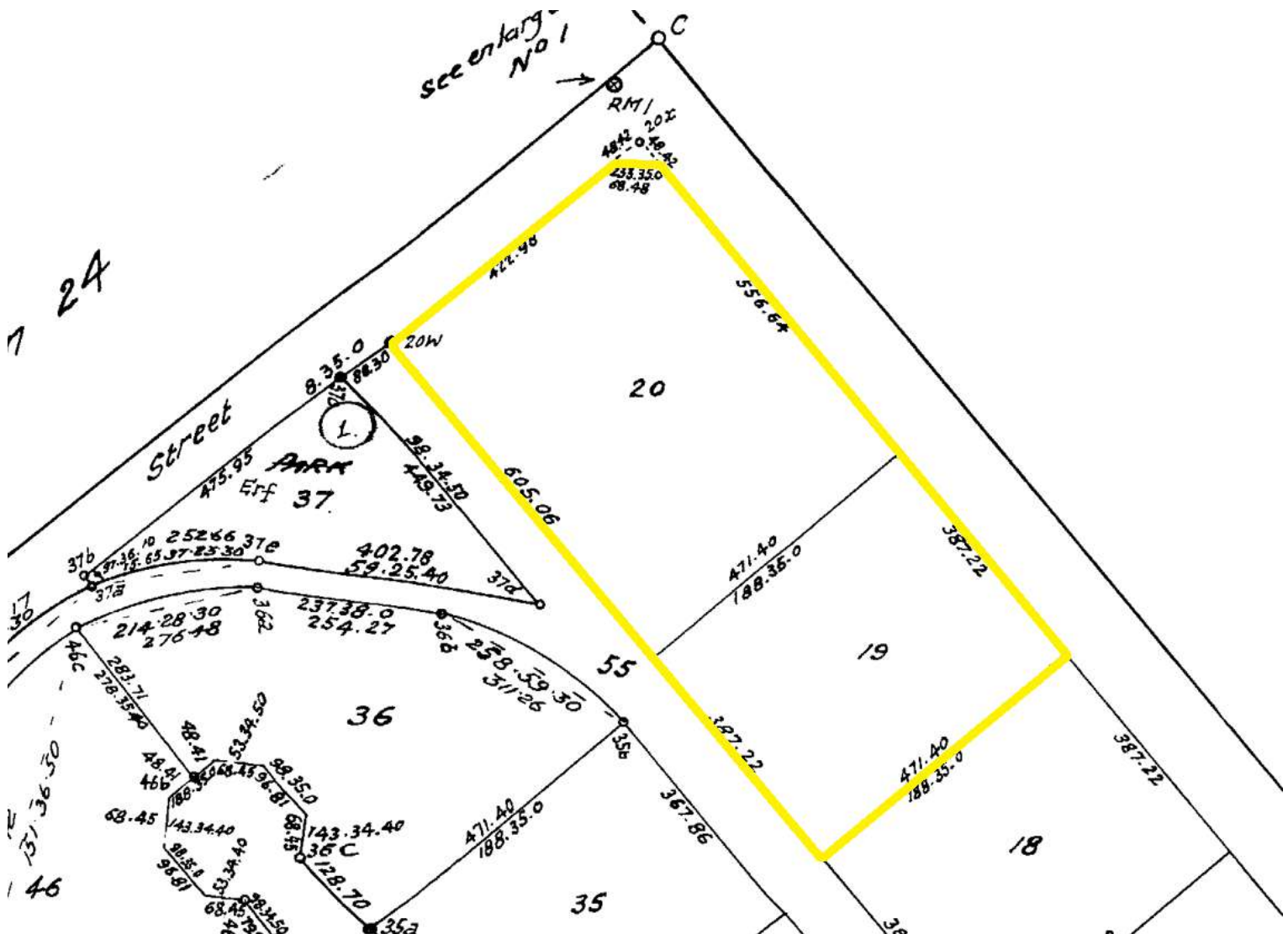
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7. SITE PHOTOGRAPHS



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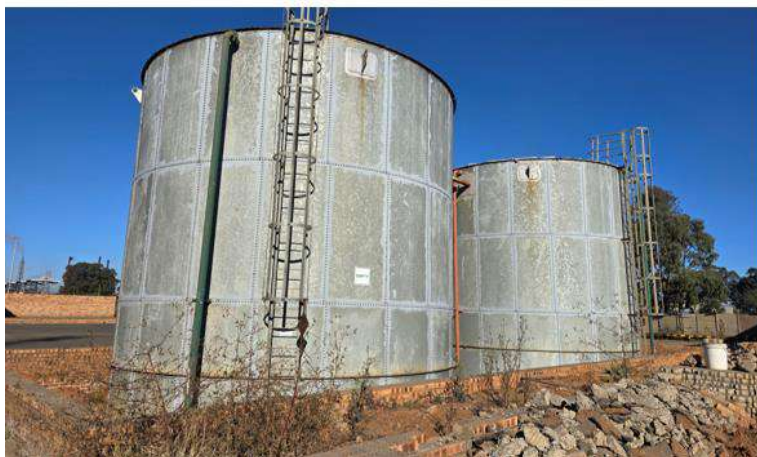
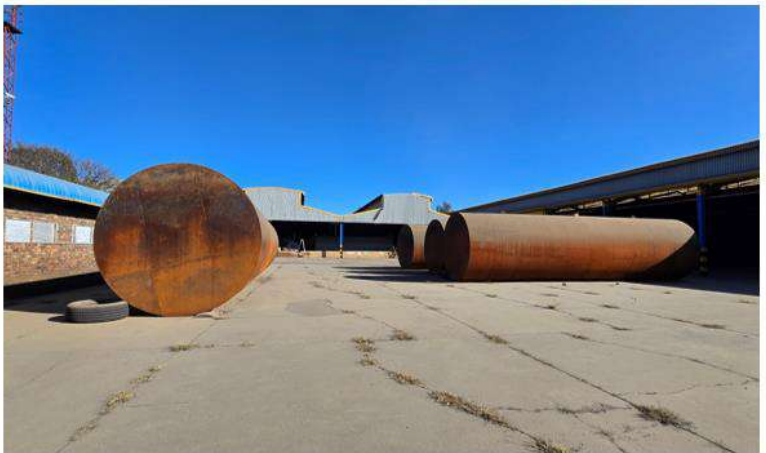
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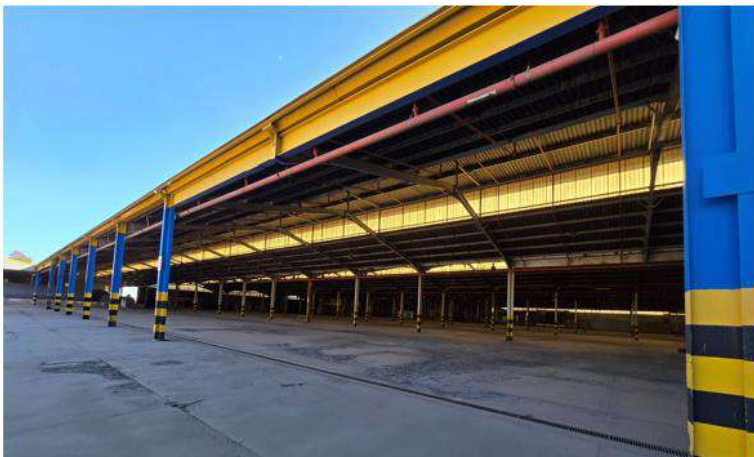
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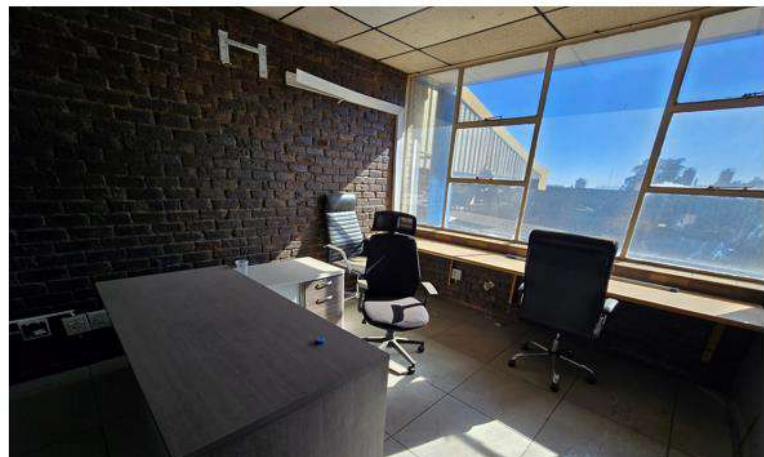
578 16TH ROAD, RANDJES PARK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

TEL: 011-5745700 • EMAIL: INFO@WH.CO.ZA

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Industrial Facility & Bulk Fuel Storage – Ferrobank



The way auctions should be.

WH AUCTIONEERS PROPERTIES (PTY) LTD.

Company Registration Nr.: 2012/202070/07 • VAT Nr.: 4310269388

Directors: S. Winterstein, P. Narasimamy, N. Hunsraj

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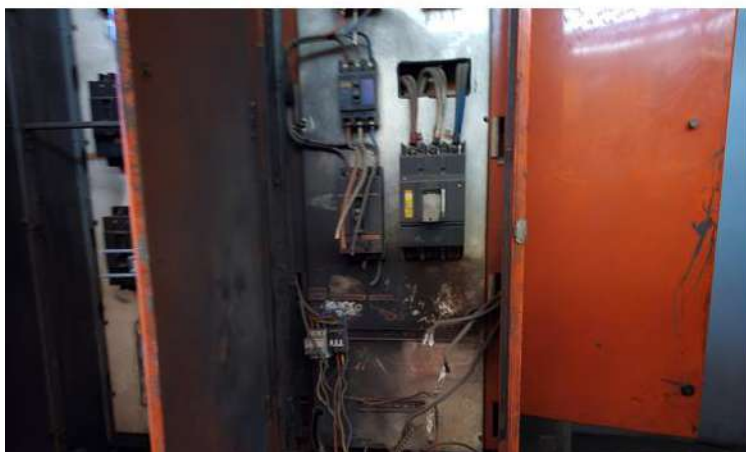
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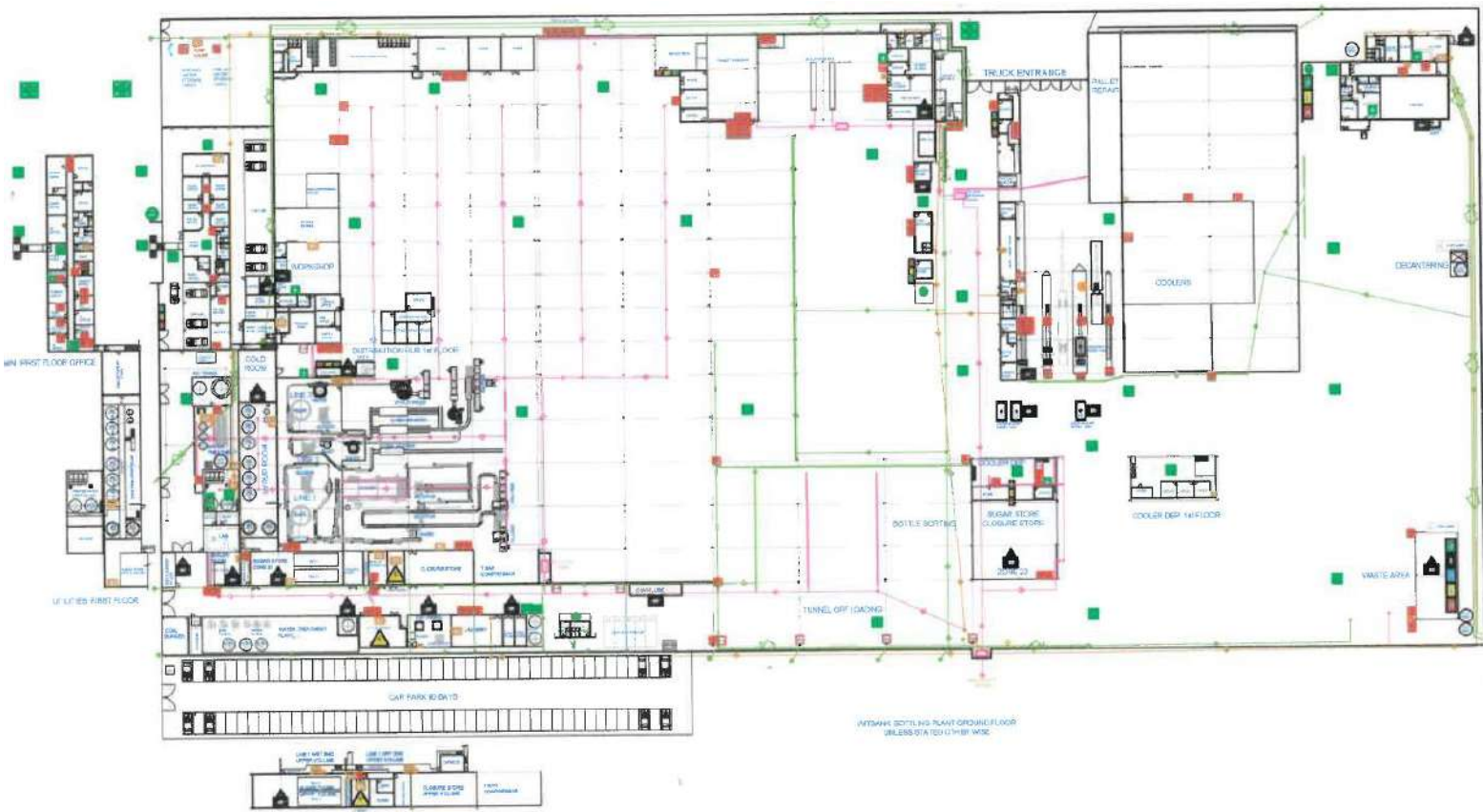
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AUCTIONEERS

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8. SITE LAYOUT



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9. MUNICIPAL ACCOUNTS



Emalahleni Local Municipality
PO Box 3 eMalahleni 1035
Tel: 013 690 6911 Fax: 013 690 6207
VAT No: 4000142457

KWAGUQA Tel: 013 698-0262 Fax: 013 690-6207
OGIES Tel: 013 643-1027 Fax: 013 643-2039

Office Hours Mon to Thur 07:30 to 16:30 Friday 07:30 to 13:30
Payment Hours Mon to Thur 07:30 to 15:30 Friday 07:30 to 12:30

TAX INVOICE / STATEMENT OF ACCOUNT

Account Number: 0010157575
Consumer Name: JD PETROLEUM PTY LTD
Postal Address: 31 SCHONLAND
FERROBANK
EMALAHLENI
Postal Code: 1039
MUNSOFT <https://mymunicipality-mp312.emunsoft.co.za>
consumer portal **Internet Pin:** 960160587

Account Date: 27 JUN 2025
Tax Invoice No: 0010157575202506
ERF Description: 05500 000000019 000000 0000
Market Value: 33,800,000.00
Street: SCHONLAND; 31
Land Area: 18096.0000
Deposit: 10,000.00

METER READINGS						
METER NO.	METER TYPE	OLD READING	NEW READING	CONSUMPTION	LEVIED AMOUNT	READING DATES
230	WATER	81813.000	81979.000 A	166.000	4,209.76	15/05/2025 - 10/06/2025

ACCOUNT DETAILS						
DATE	CODE	DESCRIPTION	UNITS	TARIFF	VALUE	
		OPENING BALANCE				2,256,777.89
27/06/2025	00T023	RATES				64,107.33
27/06/2025	00R020	REFUSE	1.000		*	365.58
27/06/2025	00S017	SEWERAGE	166.000		*	1,757.94
27/06/2025	00W013	WATER	1.000		*	515.59
27/06/2025	00W007	WATER	166.000		*	4,209.76
	009008	VAT				1,027.33
	009009	INTEREST				14,271.63
	120+ DAYS	90 DAYS	60 DAYS	30 DAYS	CURRENT	CLOSING BALANCE
	1,997,270.15	86,095.26	86,567.12	86,845.36	86,255.16	2,343,033.05

Notice is hereby given that, Council has appointed Khumalo Masondo attorneys and Moreku Inv to collect rates and services debt older than 90 days. Community is urged to be vigilant of fraudulent entities asking customers to deposit money into their private bank account. NB: collections on behalf of ELM are paid directly to the municipal bank account number: 1360000091 using your rates and services account number as the reference number.

The way auctions should be.

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Company Registration Nr: 2012/202070/07 • VAT Nr: 4310269388
Directors: S. Winterstein, P. Narasamy, N. Hunsraj

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AUCTIONEERS

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PO Box 3 eMalahleni 1035

Tel: 013 690 6911 Fax: 013 690 6207

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Office Hours Mon to Thur 07:30 to 16:30 Friday 07:30 to 13:30
Payment Hours Mon to Thur 07:30 to 15:30 Friday 07:30 to 12:30

TAX INVOICE / STATEMENT OF ACCOUNT

Account Number: 0010157576

Consumer Name: JD PETROLEUM PTY LTD

Postal Address: 33 SCHONLAND

FERROBANK

EMALAHLENI

Postal Code: 1039

MUNSOFT <https://mymunicipality-mp312.emunsoft.co.za>
consumer portal

Internet Pin: 870806912

Account Date: 27 JUN 2025

Tax Invoice No: 0010157576202506

ERF Description: 05500 000000020 000000 0000

Market Value: 100.00

Street: SCHONLAND; 33

Land Area: 28160.0000

Deposit: 200,000.00

METER READINGS

METER NO.	METER TYPE	OLD READING	NEW READING	CONSUMPTION	LEVIED AMOUNT	READING DATES
0000000MZK 0345	WATER	7.000	7.000 E	.000	0.00	30/08/2023 - 29/09/2023
0000MA210500038	WATER	1546.000	1604.000 E	58.000	1,470.88	10/05/2025 - 09/06/2025
18771290	WATER	8.000	8.000 E	.000	0.00	10/05/2025 - 09/06/2025
81501716	KVA	.000	.480 I	.480	118.29	30/04/2025 - 01/06/2025
81501716	ELECTRICITY	5900877.000	5900880.185 I	3.000	5.46	30/04/2025 - 01/06/2025

ACCOUNT DETAILS

DATE	CODE	DESCRIPTION	UNITS	TARIFF	VALUE
		OPENING BALANCE			2,578,820.58
19/06/2025	00R008	DEBIT ADJUSTMENT	.000	*	371.84
27/06/2025	00E059	ELECTRICITY	1.000	*	3,921.72
27/06/2025	00E051	ELECTRICITY	4.000	*	3,927.18
27/06/2025	00E040	ELECTRICITY	.480	*	118.29
27/06/2025	00T023	RATES			0.19
27/06/2025	00S017	SEWERAGE	58.000	*	614.22
27/06/2025	00W013	WATER	1.000	*	515.59
27/06/2025	00W007	WATER	58.000	*	1,470.88
	009008	VAT			1,640.96
	009009	INTEREST			14,768.48
	120+ DAYS	90 DAYS	60 DAYS	30 DAYS	CURRENT
	2,497,257.59	27,410.00	26,964.69	27,188.30	27,349.35
					CLOSING BALANCE
					2,606,169.93

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Property Condition Report in terms of The Property Practitioners Act 22 of 2019

	YES	NO	N / A
I am aware of the defects in the roof.	X		
I am aware of the defects in the electrical systems.	X		
I am aware of the defects in the plumbing system, including in the swimming pool.	X		
I am aware of the defects in the heating and air conditioning systems, including the air filters and humidifiers.	X		
I am aware of the defects in the septic or other sanitary disposal systems.	X		
I am aware of any defects to the property and/or in the basement or foundations of the property, including cracks, seepage and bugles. Other such defects include, but are not limited to, flooding, dampness or wet walls and unsafe concentrations of mould or defects in drain tiling or sump pump.	X		
I am aware of structural defects in the Property.		X	
I am aware of boundary line dispute, encroachments or encumbrances in connection with the Property.		X	
I am aware that remodelling and refurbishment have affected the structure of the Property.		X	
I am aware that any additions or improvements made to or any erections made on the property, have been done or were made, only after the required consents, permissions and permits to do so were properly obtained.		X	
I am aware that a structure on the Property has been earmarked as a historic structure or heritage site.		X	

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ADDITIONAL INFORMATION

The condition of the warehousing whilst aging is still in decent condition. There are areas of concern where vandalism has taken place. Much of the electrical wiring has been stripped. Of major concern is the main DB board for the property which has been completely vandalised and stripped. Luckily the main substation for the site is still intact and working. The roof of one of the canteens has blown off. Many of the ablutions in the warehousing have been vandalised as well.

The condition of the offices whilst aging is still in decent condition. There are areas of concern where vandalism has taken place and electrical wiring has been stripped.

The main DB shows power coming in at **2000AMPS** however this may need to be verified. There is a 250KVA back up generator on site however of major concern is the main DB board, the property's on-site sub station as well as the generator for the property have been completely vandalised and stripped.

NB. Neither WH nor the Seller warrant vacant occupation. The property is sold Voetstoots.

Signed on Behalf of Seller at _____ on _____ 2025.

Signed on Behalf of Agent at _____ on _____ 2025.

Signed on Behalf of Purchaser at _____ on _____ 2025.

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