



# LIQUIDATION TENDER DISPOSAL

**366 Hectare Development Land**

**Envisaged Mixed Use Eco-Lifestyle Precinct**

**Tulbagh, Wavenskroon, Western Cape**

Erf 187, Erf 187 Portion 29, Erf 187 Portion 18, Erf 1365, Tulbagh, Western Cape

**Midnight Masquerade Properties 266 Pty Ltd (in liquidation) Master Ref: C736/2024**  
**Dalskroon Development Company Pty Ltd (in liquidation) Master Ref: C733/2024**  
**Leritage Nouveau Development Company Pty Ltd (in liquidation) Master Ref: C732/2024**



**OFFERS TO BE SUBMITTED BY 5PM ON 19 AUGUST 2025**

Contact for further info:

**Zain Teegler**

Cell: 067 402 4549

Email: [zaint@wh.co.za](mailto:zaint@wh.co.za)

(FFC Number: 202401076766232)

**Daniel Pelkowitz**

Cell: 072 360 7510

Email: [Danielp@wh.co.za](mailto:Danielp@wh.co.za)

(FFC Number: 2023332288)

**Offer Submission deadline: 17h00 on Tuesday 19<sup>th</sup> August 2025**

**Terms:**

**As per the process letter**

**Viewing:**

**By Appointment Only**

WH Auctioneers Properties (PTY) Ltd

578 16<sup>th</sup> Road, Randjespark, Midrand

Tel: 0115745700

**[www.whauctions.com](http://www.whauctions.com)**

Alternative contacts

**Rob Shaff / [robs@wh.co.za](mailto:robs@wh.co.za) / 072 195 1211**

Firm Certificate Number 2023119384



## 1. BACKGROUND AND REASON FOR DISPOSAL

WH Auctioneers Properties have been duly instructed, on a **sole and exclusive basis**, to dispose of the properties known as Wavernskroon Eco-Lifestyle Estate by way of closed tender.

All interested parties will compete on the same terms and conditions as set out in the tender process letter as instructed by the liquidators. All offers received through the tender process will be reviewed independently and simultaneously for consideration.

## 2. DISPOSAL PROCESS, GUIDELINES AND TIMEFRAMES

The table below sets out the dates which you will have to comply with in order to participate in this sale process as per the tender process –

<b>Due Diligence site visits</b>	<b>By request from 1 July 2025</b>
<b>Due Diligence completions</b>	<b>17h00 on 18th August 2025</b>
<b>Closing Date for the submission of offers</b>	<b>17h00 on 19<sup>th</sup> August 2025</b>

Offers: **Signed offers** to be submitted by no later than **Tuesday 19<sup>th</sup> August 2025 @ 17h00**.

Due Diligence: The period leading to the tender closure date serves as the period for interested parties to conduct any necessary due diligence work - the property is sold Voetstoots.

Finance: Interested Parties will be requested to provide proof of funds / financial assurances together with their offer submission.

Deposit: **5% of the purchase price** due and payable upon submission of the Tender/Offer (refunded if the offer is not accepted).

Guarantees: Due within **15 business days** of the signature date of the sale agreement by the liquidators

COCs: The **Purchaser is liable to obtain certificates of compliance if required at their cost**.

VAT: 15% or as determined by SARS.

Commission: Payable by the Seller

Format: Offers submitted electronically to [robs@wh.co.za](mailto:robs@wh.co.za) & [daniel@wh.co.za](mailto:daniel@wh.co.za) or hard copy (in a sealed envelope) addressed to Daniel Pelkowitz at 578 16th Rd, Randjespark, Midrand the **contents of which will remain strictly confidential** until the opening date which takes place in front of the liquidators. Please ensure that all offers are received by way of confirmation email from WH.

Price: All offers will be reviewed by the liquidators and their decision shall be final and binding.

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WH AUCTIONEERS PROPERTIES (PTY) LTD.

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

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

578 16<sup>TH</sup> ROAD, RANDJESPAK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

TEL: 011-5745700 • EMAIL: [INFO@WH.CO.ZA](mailto:INFO@WH.CO.ZA)

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Registered with PPRA



For queries regarding the property contact:

Rob Shaff	072 195 1211 /	robs@wh.co.za
Daniel Pelkowitz:	072 360 7510 /	danielp@wh.co.za
Zain Teegler	067 402 4549 /	zaint@wh.co.za

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### 3. GENERAL

Property Address: Waverenskroon Eco – Lifestyle Estate,  
Erf 187, Erf 187 Portion 18, Erf 187 Portion 29, Erf 1365  
Tulbagh, Western Cape

Erf & Suburb & City: Erf 187, Erf 187 Portion 18, Erf 187 Portion 29, Erf 1365, Tulbagh,  
Western Cape

### 4. TITLE DEED INFORMATION

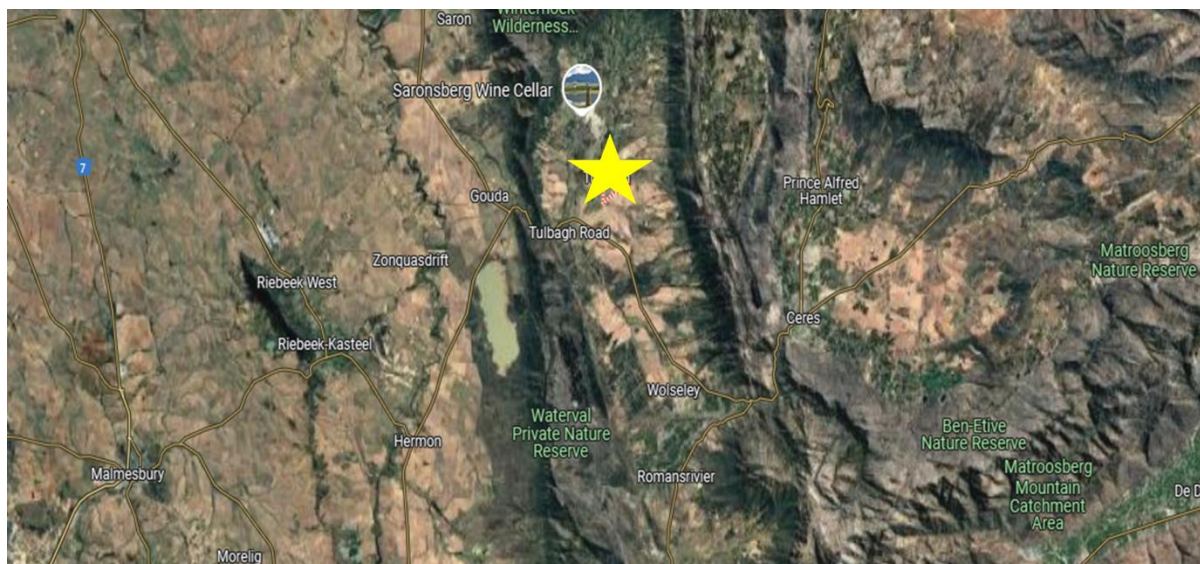
Title Deed No: T10890/2009, T54700/2005, T22945/2007 & T24139/2015

Section Sizes: 366,6257 hectares combined

Zoning: Farm / Agricultural (Per CMA)

### 5. LOCALITY

**Tulbagh**, previously named Roodezand, later named after Dutch Cape Colony Governor Ryk Tulbagh, is a town located in the "Land van Waveren" mountain basin (also known as the Tulbagh basin), in the Winelands of the Western Cape, South Africa. The basin is fringed on three sides by mountains, and is drained by the Klein Berg River and its tributaries. The nearest towns are Ons Rust and Gouda beyond the Nuwekloof Pass, Wolseley some 15 kilometres (9.3 mi) to the south inside the basin, and Ceres and Prince Alfred Hamlet beyond Michell's Pass in the Warm Bokkeveld.



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## 6. DESCRIPTION OF IMPROVEMENTS

The property is vacant land with a large dam and was envisioned to be developed into a fully functioning precinct.

It must be noted that the plans submitted in 2018 have been signed off by the minister of Agriculture in 2020 and are classified as forming part of the town's Urban Edge (purportedly lapsing in 2028). The property currently appears to have a mixture of unimproved arable land which previously had planted crops and features a large recently completed dam, still requiring bulk infrastructure.

Tulbagh is seen as a major tourist and lifestyle attraction with panoramic views of the sometimes snow capped mountains that surround the town and it's abundance of high quality wine farms, guest houses and wedding venues. The scope can be seen for development like has been witnessed in similar towns such as Franschhoek and Stellenbosch.

The large dam was recently completed, having started in 2017, and was part of a bulk water supply project that will serve the Witzenberg municipality. This dam was developed in partnership with the local municipality bringing water into the homes of 10 000 local residents, and unlocks the potential for future developments in the area by addressing a major water storage requirement and giving the area water security.

Below is a summary of the **key land uses** and **potential revenue opportunities envisaged in the revised subdivision plans**:

### 1. Commercial & Mixed-Use Developments

- **Wavenskroon Shopping Centre – 30,938 m<sup>2</sup>**
- **Tulbagh Farmers Market - Erf 101 – 10,478 m<sup>2</sup>**
- **Mixed Use properties (Church Street, adjacent to Farmers Market) – 3,351 m<sup>2</sup>**
- **Mixed use erven – 214 opportunities**
- **Wavenskroon Nursery – 5,597 m<sup>2</sup>**
- **Wavenskroon Boutique Hotel – 4,746 m<sup>2</sup>**
- **Tulbagh Private Hospital Site – 14,465 m<sup>2</sup>**
- **Tulbagh Car Wash – 1,352 m<sup>2</sup>**
- **Health and fitness centre – 10,702 m<sup>2</sup>**

### 2. Residential & Hospitality Opportunities

- **Apartments – 396 opportunities**
- **Residential erven – 375 opportunities**
- **Retirement Apartments – 124 opportunities**
- **Retirement houses – 138 opportunities**
- **Assisted living – 50 opportunities**
- **Gentlemen's Estates (Equestrian Village) – 80 plots**
- **Smallholdings (Jerkloof area) – 2,600 m<sup>2</sup> to 4,644 m<sup>2</sup>, 16 plots**
- **Boutique Hotel Development – 80 beds**

### 3. Lifestyle & Equestrian Amenities

- **Equestrian Stables**
- **Equestrian Paddocks**
- **Botanical garden**
- **Bus terminal**
- **Driving range**

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- Private School and college
- Large Dam

**Conditions:**

WH has had limited access to the property and does not warrant the status of any plans. Investigations should be conducted by purchasers during the due diligence period. It is also believed that there are currently labourers living on the property, although any small structures on the property have been stripped over the years.

**Disclaimer**

***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. We have not received nor had site of building plan***

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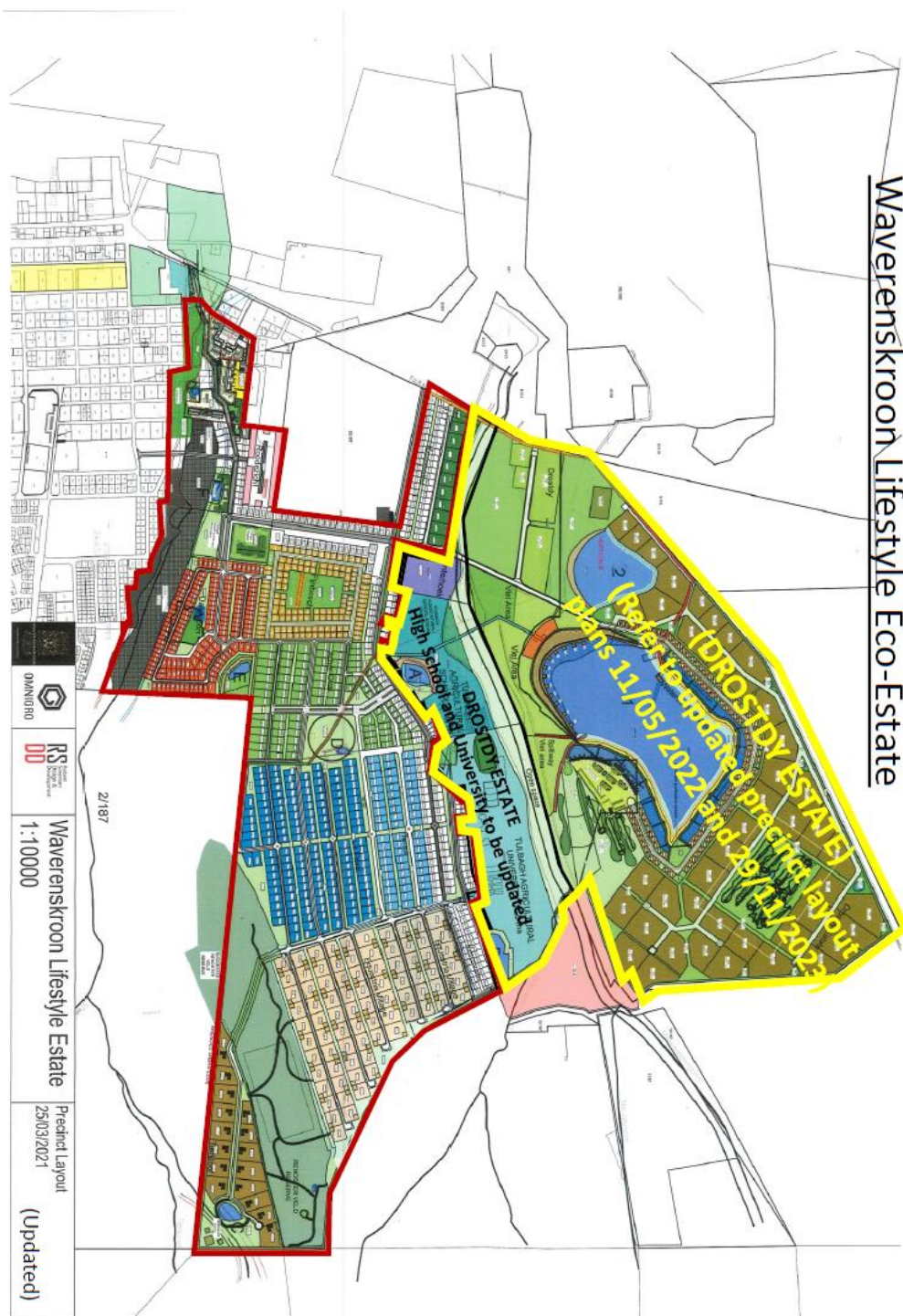
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Colour Code Plan Layout	Area Description	Opportunities / m²
	Waverenskroon Shopping Centre land (30938 m2)	1 opportunity/ies
	Mixed Use "Church Street" adjacent to Farmers Market (3351 m2)	5 opportunity/ies
	Tulbagh Farmers Market - Erf 101 (10478m²)	1 opportunity/ies
	Waverenskroon Nursery (5597 m2)	1 opportunity/ies
	Mixed Use "Church Street" Waverenskroon Playpark and Sandpits (647 m2)	1 opportunity/ies
	Mixed Use "Church Street" Tulbagh Car Wash (1352 m2)	1 opportunity/ies
	Roodezicht Apartments	396 opportunity/ies
	Mixed Use "Church Street" adjacent to Roodezicht	16 opportunity/ies
	Waverenskroon Boutique Hotel (4748 m2)	1 opportunity/ies
	Mixed Use "Church Street" adjacent to Waverenskroon Hotel	4 opportunity/ies
	Tulbagh Private Hospital Site (14465 m2)	1 opportunity/ies
	Tulbagh General Business and Health and Fitness Centre Site (10702 m2)	1 opportunity/ies
	Dalskroon Single Residential Erven	159 opportunity/ies
	Fijnbosch Retirement Village Apartments	124 opportunity/ies
	Fijnbosch Retirement Village Houses	138 opportunity/ies
	Fijnbosch Retirement - Assisted Living Units	50 opportunity/ies
	Fijnbosch Mixed Use "Church Street" Erven	47 opportunity/ies
	Arbor Oval Single Residential Erven	102 opportunity/ies
	Arbor Oval Mixed Use "Church Street" Erven	14 opportunity/ies
	Terroir Single Residential Erven	60 opportunity/ies
	Terroir Mixed Use "Church Street" Erven	34 opportunity/ies
	La Floral Single Residential Erven	156 opportunity/ies
	Equestria Mixed Use "Church Street" (6 large erven converted to 28)	28 opportunity/ies
	Equestria Village Large Gentlemen Estates	80 opportunity/ies
	Mixed Use Left Side Kruysvallei Street above prison	34 opportunity/ies
	Tierkloof Smallholdings (2600 m2 to 4644 m2)	16 opportunity/ies
	Tierkloof Stables for 8 horses	8 opportunity/ies
	Tierkloof Paddocks for 8 horses	8 opportunity/ies
	Kruysvallei Mixed Use and Gentlemen Estates	11 opportunity/ies
	Kruysvallei Mixed Use "Church Street" Erven	46 opportunity/ies

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Colour Code Plan Layout	Area Description	Opportunities / m²
<b>FURTHER LAND AVAILABLE - MIDNIGHT MASQUERADE 266 (PTY) LTD.</b>		
	Rijk's Private Primary School Site (2,212 hectares) (Winterhoek)	1 opportunity/ies
	School Boarding House Rooms	400 opportunity/ies
	High School Site (8 hectares)	1 opportunity/ies
	University/College Land (8 hectares)	1 opportunity/ies
	Student Apartments/Rooms (6,5 hectares below Dam 2)	1000 opportunity/ies
	Drostdy Entrance Street Mixed Use "Church Street" erven	27 opportunity/ies
	Drostdy Winery (19918m²)	19,918m²
	Drostdy Brewery (17133m²)	17,133m²
	Drostdy Gallery/Retail (4536m²)	4,536m²
	Drostdy Restaurant/Deli (3148m²)	3,148m²
	Drostdy Hotel Site	92 opportunity/ies
	Drostdy Hotel Barge Boathouses	12 opportunity/ies
	123 Drostdy GENTLEMEN Eco Estates (5000 m2 and larger)	14 opportunity/ies
	123 Drostdy GENTLEMEN Eco Estates (4000 m2 to 4999 m2)	4 opportunity/ies
	123 Drostdy GENTLEMEN Eco Estates (3500 m2 to 3999 m2)	3 opportunity/ies
	123 Drostdy GENTLEMEN Eco Estates (3000 m2 to 3499 m2)	33 opportunity/ies
	123 Drostdy GENTLEMEN Eco Estates (2500 m2 to 2999 m2)	46 opportunity/ies
	123 Drostdy GENTLEMEN Eco Estates (2000 m2 to 2499 m2)	12 opportunity/ies
	123 Drostdy GENTLEMEN Eco Estates (smaller than 2000 m2)	11 opportunity/ies
	Waterside Cabin Houses	52 opportunity/ies
	Boat Houses on 300 m2 plots	10 opportunity/ies
	Golf Course and Driving Range	1 opportunity/ies
	Waverenskroon Dam (Comp.2023) - our value of dam representing 30% rights	1 opportunity/ies

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## **Land Zoning & Subdivision Summary**

*(Approved 1 February 2018)*

Approved Portions (Portion 22 of Farm 197 Kruisvallei):

- 90.0000 ha
- 22.5000 ha

Subtotal Portion 22:

Land around Wavernskroon Dam (Approved Aug 2020; Urban Edge)  
Dam (90% rights; Approved Aug 2020; Urban Edge)  
112.5000 ha

Total Wavernskroon Development Land:

248.9350 ha

Less: Farm Land Retained by Owner:

42.0000 ha

Net Land Available for Sale:

206.9350 ha

Total Approved Development Area:

361.4350 ha

Additional Land (Erf 1365 Tulbagh):

- 5.1907 ha

Zoned residential – to be rezoned to retail/mixed use

TOTAL LAND HOLDINGS:

366.6257 ha

## **Primary Planned Usage Summary**

*(As per Development Framework and Proposed Zoning)*

### **Mixed Use Development**

- 'Church Street/Dorp Street' style units
- Residential opportunities (400 m<sup>2</sup> to 4000 m<sup>2</sup> plots)
- Retirement apartments and houses
- Boutique hotel (4-5 star, 80 beds)
- Gentlemen estates and luxury homes

### **Commercial & Institutional**

- Private hospital and medical centre
- Health and fitness centre
- Educational facilities (private school, culinary/agricultural college)
- Business centre, car wash, bus terminal
- Mixed-use offices and workspaces

### **Hospitality, Retail & Lifestyle**

- Winery, brewery, distillery, cheesemaker
- Farm-style restaurants, deli, and bakery
- Farmers market and boutique retail
- Botanical gardens and nursery

### **Recreation & Eco-Tourism**

- Wavernskroon Dam (18 ha) – sailing, flyfishing, kitesurfing
- Golf courses (up to 3) and driving range
- Eco-estates and Renosterveld conservation area

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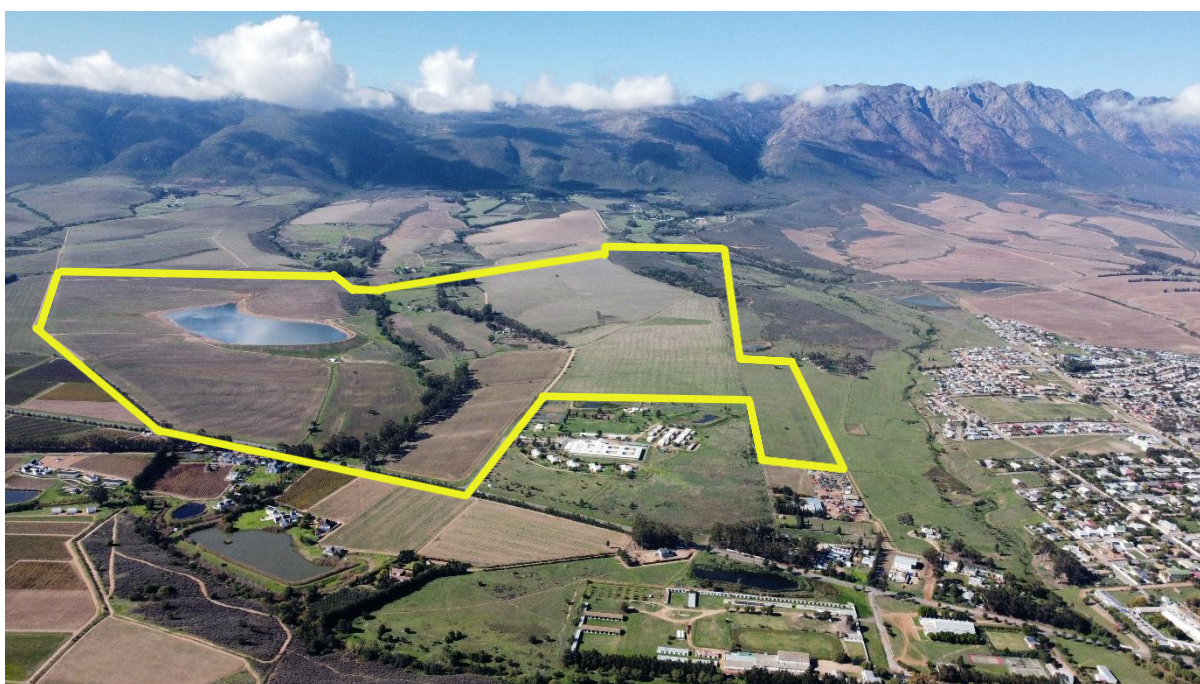
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## 7. AERIAL PHOTOGRAPHS



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**OUTLINES OF THE PROPERTIES ARE ESTIMATES AND ARE NOT GUARANTEED**

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## 8. MUNICIPAL ACCOUNTS

BS-Q593CA 1:01:02 25/05/26 12:04:16

### List Of All Outstanding Balances for a Debtor - Clearance Details

Primary A/c. : 20750187000 Midnight Masquerade 266 Pty Ltd  
 Site Address : 00000 PLAAS  
 Suburb : 16 Erf Number : 187  
 ACB Details : Bank Details :

Service	Future Bal.	Arrears	Current	TOTAL	Deposit	Ins
RAT04 Agricultural Pr	0.00	8823.02	0.00	8823.02	0.00	
Total For : 20750187000 Midnight Masquerade 266 Pty Ltd	0.00	8823.02	0.00	8823.02	0.00	
Sub Total (Owner )	0.00	8823.02	0.00	8823.02	0.00	
Grand Total :	0.00	8823.02	0.00	8823.02	0.00	

\* End of Report: Witzenberg Municipality \*

BS-Q593CA 1:01:02 25/05/26 11:59:06

### List Of All Outstanding Balances for a Debtor - Clearance Details

Primary A/c. : 20750187018 Leritage Nouveau Development CO Pty Lt  
 Site Address : 00000 PLAAS  
 Suburb : 16 Erf Number : 187 18  
 ACB Details : Bank Details :

Service	Future Bal.	Arrears	Current	TOTAL	Deposit	Ins
RAT04 Agricultural Pr	0.00	4704.11	0.00	4704.11	0.00	
WATER Water	0.00	3761369.08	0.00	13761369.08	0.00	
Total For : 20750187018 Leritage Nouveau Development C	0.00	3766073.19	0.00	13766073.19	0.00	
Sub Total (Owner )	0.00	3766073.19	0.00	13766073.19	0.00	
Grand Total :	0.00	3766073.19	0.00	13766073.19	0.00	

\* End of Report: Witzenberg Municipality \*

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BS-Q593CA 1:01:02 25/05/26 11:58:29

**List Of All Outstanding Balances for a Debtor - Clearance Details**

Primary A/c. : 20750185297 Dalskroon Development Co Pty Ltd  
Site Address : 00000 PLAAS  
Suburb : 16 Erf Number : 187 29  
ACB Details : Bank Details :

Service	Future Bal.	Arrears	Current	TOTAL	Deposit	Ins
RAT04 Agricultural Pr	0.00	23752.92	0.00	23752.92	0.00	
WATER Water	0.00	3438.09	83.00	3521.09	0.00	
Total For : 20750185297	0.00	27191.01	83.00	27274.01	0.00	
Dalskroon Development Co Pty L						
Sub Total (Owner )	0.00	27191.01	83.00	27274.01	0.00	
Grand Total :	0.00	27191.01	83.00	27274.01	0.00	

\* End of Report: Witzenberg Municipality \*

BS-Q593CA 1:01:02 25/05/26 12:03:38

**List Of All Outstanding Balances for a Debtor - Clearance Details**

Primary A/c. : 70101365034 Midnight Masquerade Prop 266 Pty Ltd  
Site Address : CONNAUGHT LAAN  
Suburb : 8 Erf Number : 1365 00001  
ACB Details : Bank Details :

Service	Future Bal.	Arrears	Current	TOTAL	Deposit	Ins
ELEC Elektrisiteit	0.00	3755.30	0.00	3755.30	0.00	
ELECA Electricity Ava	0.00	3962.88	375.82	4338.70	0.00	
RAT09 Residential Pro	0.00	38150.76	0.00	38150.76	0.00	
REFA Refus Availabil	0.00	1143.06	108.42	1251.48	0.00	
REFUS Vullis	0.00	1176.95	0.00	1176.95	0.00	
SEWA Sewer Availabil	0.00	1142.86	108.40	1251.26	0.00	
SEWER Riocol	0.00	1204.75	0.00	1204.75	0.00	
WATA Water Availabil	0.00	1923.55	182.41	2105.96	0.00	
WATER Water	0.00	2027.45	0.00	2027.45	0.00	
Total For : 70101365034	0.00	54487.56	775.05	55262.61	0.00	
Midnight Masquerade Prop 266 P						
Sub Total (Owner )	0.00	54487.56	775.05	55262.61	0.00	
Grand Total :	0.00	54487.56	775.05	55262.61	0.00	

\* End of Report: Witzenberg Municipality \*

*The way auctions should be.*

WH AUCTIONEERS PROPERTIES (PTY) LTD.

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

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

578 16<sup>TH</sup> ROAD, RANDJES PARK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

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

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The auction is conducted in terms of the Regulations relating to auctions contained in The Consumer Protection Act 68 of 2008 and notice is given that all sales are subject to a minimum reserve unless otherwise stated. Descriptions mentioned herein are not guaranteed by the auctioneers and are as supplied.

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