

PROPERTY AUCTION



AUCTIONEERS

Development Opportunity

Highway Exposure | Residential Land 1587m²

Essexwold, Ekurhuleni

Secure Gated Community

Erf 76 Portion 2 Essexwold, Ekurhuleni | 7A Penhurst Avenue, Essexwold

LIQUIDATION

CREATIVE DESIGN SPACES GROUP (PTY) LTD: MASTERS REFERENCE G50/2025



BID LIVE, ONLINE VIA WEBCAST

WH Auctioneers Properties (PTY)

Ltd

578 16th Road, Randjespark,
Midrand

Tel: 0115745700

Registered Firm with PPRA –
(Certificate Number 2023119384)

www.whauctions.com

Auction Date:

Thursday 28th August 2025 @ 11am. ONLINE @ www.whauctions.com

Aerial Video:

<https://youtu.be/0kOAn7Bz9PI>

Auctioneer:

Daniel Pelkowitz

VIEWING:

By appointment

Contact for further info:

Peter Skafidas

Cell: 083 226 7960

Email: peters@wh.co.za

Property Practitioner – Certificate Number

Daniel Pelkowitz

Cell: 072 360 7510

Email: danielp@wh.co.za

Property Practitioner – Certificate Number 2023332288)

VACANT LAND 1587m²

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GUIDELINE FOR THE AUCTION

BIDDING OPTIONS (ONLY FOR REGISTERED BIDDERS, PLEASE SEE PROCEDURE ATTACHED)

Auction Date & Venue: Thursday 28th August 2025@ 11am – ONLINE via webcast – www.whauctions.com

Registration: Bidders can register at any time prior to auction on www.whauctions.com. Identity and FICA documents are required in order to register for the auction.

All potential buyers are required to pay a registration fee of **R25 000** in order to bid at the auction. This amount can be paid either by bank guaranteed cheque or EFT into the Auctioneer's trust account.

Once registered each buyer will be issued with a buyer's card reflecting a buyer's registration documents, all buyers will have acknowledged and accept the Terms Rules of Auction.



Signature of the
set out in the

Registration Fee: R25 000.00 (Refundable to unsuccessful bidders)

Buyer's Premium: 6% (Excl. VAT) of the hammer price

Deposit: 16.9% of hammer price

Confirmation period: 14 business days.

Balance of the purchase price payable within 21 Business Days after confirmation of sale.

The bid price excludes the buyer's premium of **6% (Excl. VAT)** which is payable over and above the purchase price by the highest bidder. The auctioneers have the right to regulate the bidding at the auction. When the auctioneer knocks down the property to the highest bidder the successful bidder will sign the Conditions of Sale on the day.

A deposit of 16.9% is payable on the fall of the hammer. This percentage is made up of the commission payable by the successful bidder of 6% plus VAT (namely, 6.9%) plus a 10% deposit on the purchase price of the Property. The deposit is payable by way of electronic transfer (EFT) into the WH Auctioneers Properties' Trust account.

For queries regarding the properties on auction contact:

Peter Skafidas: 083 226 7960

WH Auctioneers offices: 011 574 5700

TERMS OF THE SALE

- The properties are sold Voetstoots and **NOT SUBJECT TO VACANT OCCUPATION**
- PURCHASER'S commission of 6% plus VAT over and above the offer price
- 19.9% deposit payable by Purchaser on submission of signed offer
- Offers are non-suspensive and not subject to alteration on pre-approved conditions.
- Offers are on a cash-basis and not subject to finance.
- Occupational interest of 1% of the bid price per month levied from date of occupation.
- Purchaser responsible for the Electrical, Plumbing, Gas and Borer Beetle Certificates where applicable

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

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

WWW.WHAUCTIONS.COM

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HOW TO BID ON WEBCAST

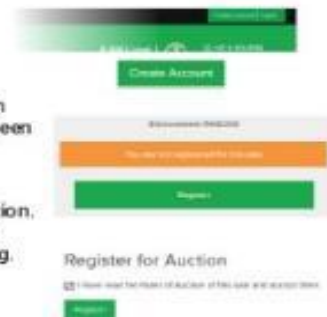
Webcast Auctions at www.whauctions.com

- 1** Create your free account in minutes (once-off). Follow the email link to activate it.
- 2** Login & go to the auction you want to bid on.
- 3** Click on "Register for this Sale" and follow instructions emailed to you thereafter. FICA & a refundable deposit will be
- 4** Once approved you'll be able to bid online. Your bid amount excludes VAT & Fees. You can place pre-bids or Autobids (to let the system bid for you up to your amount) or you can bid during the auction closing.
- 5** If you have won any lots, you will be notified on the site and an invoice will be mailed to you after the auction. Unsuccessful bidders will receive a refund.

REGISTERING FOR WEBCAST AUCTIONS

- Firstly you will need to create an account with us (once-off). You can do this by clicking on the create account link at the top of any page at whauctions.com.
- To register for an online auction - login and then either click on the relevant link on the home page or select the auction from the auction calendar, and click on the green 'register for this sale' or 'register' button on any item.
- We will email you an auction registration form & banking info for the deposit. Complete the form and email back to us along with the other relevant documentation. When you are approved a confirmation email will be sent to the email address you signed up with and you can begin bidding online or wait for the live auction closing.

A refundable deposit will be requested. We will also require documents for FICA purposes. Banking details & auction info will be emailed to you when you register for an auction.



For all auctions conducted by WH Auctioneers, our Rules of Auction comply with section 45 of the CPA, Act 68 of 2008. FICA compliance is mandatory to register for our auctions.

See next page for screenshots of the Webcast bidding screens.

**BID!
NOW!**
REGISTER ONLINE

whauctions.com

Office: 011 574 5700 • info@whauctions.com



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BIDDING ON WEBCAST

Once approved, you can bid from any internet enabled device or computer. Bids can be placed on any item on any page where you see the green 'bid' amount button. (See screenshots below). Before the actual live auction closing, lots are open for pre-bidding. You can bid in increments or place Autobids and the system will bid for you up to that amount. During auction closing the Webcast screen will display one lot at a time with a live audio stream from the auctioneer.

Buyers are urged to inspect the items on viewing days before bidding. Bids can not be cancelled.

Pre-bidding phase. This is before the live auction closing.

Place a bid in increments. This is the current bid price + the bid increment.

Set an Autobid. This is the maximum amount you want to pay. The system will bid on your behalf up to this amount.

During live auction closing with audio stream from the auctioneer.

During live auction closing, the Webcast screen layout changes to show only one lot at a time that is being auctioned. The amount shown is the auctioneers asking price. Click on the button to bid that amount.

Your bid status is displayed here after you bid. If outbid, bid again if the asking bid amount is in your budget.

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GENERAL

Property Address: 7A Penhurst Avenue, Essesxwold, Ekurhuleni

ERF & Suburb & City: Erf 76 Portion 2 Essesxwold, Ekurhuleni.

TITLE DEED INFORMATION

Deeds Office: Johannesburg

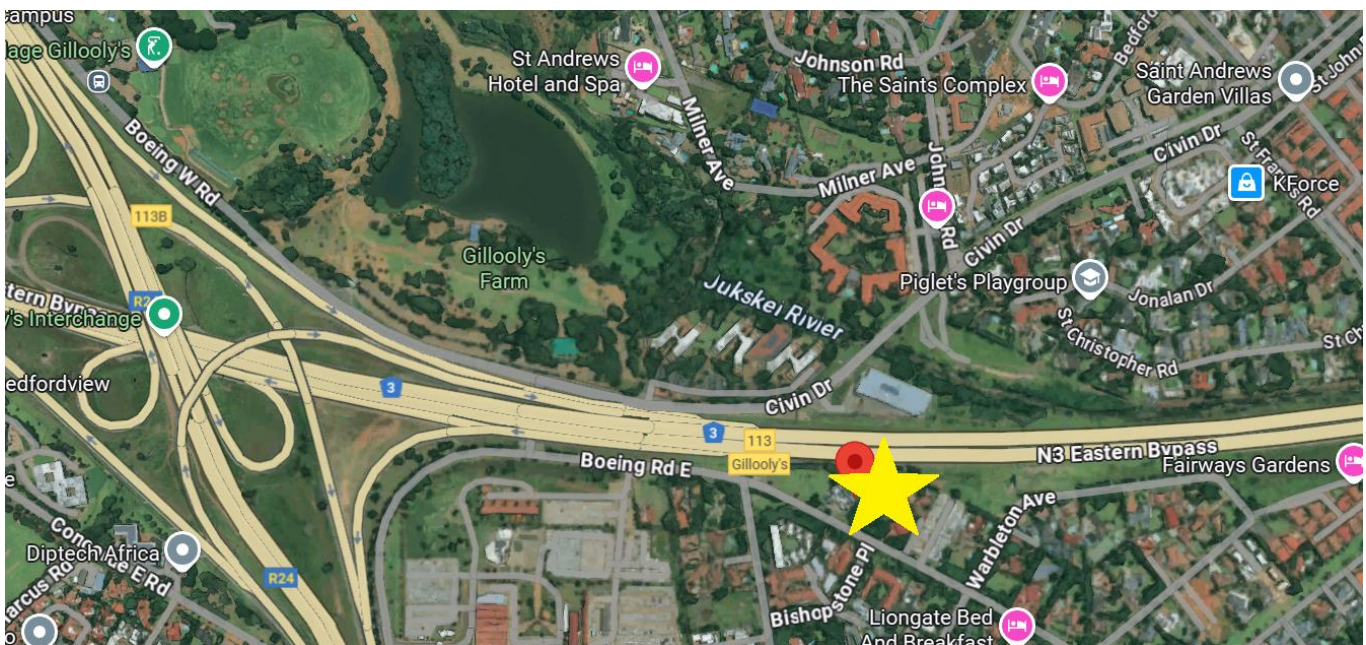
Title Deed No. T8905/2023

Erf Size: 1587m²

LOCALITY

The property is located on 7A Penhurst Avenue in the affluent suburb of Essesxwold. The stand size is 1587m². The property is centrally located close to shopping centre, schools, churches, entertainment venues and in close proximity to the motorway.

Google Maps: -26.1621, 28.1341



AERIAL VIDEO: <https://youtu.be/0kOAn7Bz9PI>

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DESCRIPTION OF IMPROVEMENTS

The property is vacant 'Residential 1' zoned land measuring 1587m² located on Penhurst Avenue, one hundred meters from a manned boomed security point. Entrance to the property is via a panhandle on Penhurst Avenue. The Western side of the property is facing the N3 Eastern Bypass, ideal for advertising income.

The land is predominantly flat in nature, walled on either side and overgrown with trees and vegetation. On the left of the property is an established house and to the right of the property is vacant land.

Essexwold is a sought-after suburb that is generally characterised by high property values.

AERIAL PHOTOGRAPHS



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MUNICIPAL STATEMENT

City of
Ekurhuleni
a partnership that works

www.ekurhuleni.gov.za

GERMISTON SDC
PO BOX 145
GERMISTON
1401







Phone: 0860 543 000
Email: calicentre@ekurhuleni.gov.za
Twitter: @EMM_Call_Centre

COPY TAX INVOICE

VAT Reg No. 4280193493

Invoice number: 26157935112025/07/07

Page 1 of 1

Name	CREATIVE DESIGN SPACES GROUP PTY LTD		Account Number	2615793511			
Ward Number	20	Payments Included Until	2025/07/07		Vat Reg. No.		
Street Address			Electricity / Water Deposit		Statement Date		
			Cash	Guarantee			
2 BEDFORDVIEW			1765.11	0.00	2025/07/08		
Township			Sectional Title		Property Valuation		
			Sectional Title Name		Unit No.	Total Value	
ESSEXWOLD					2 380 000		
ERF Number	M26 000 00000076	Portion	00002 0000 0000		Area m2	1587	
Date	Icon	Details			Charge (excl. VAT)	VAT	Charge (incl. VAT)
06/02		BALANCE BROUGHT FORWARD			50605.50		50605.50
		SUB TOTAL			50605.50		50605.50
07/08		INTEREST ON ARREARS			360.55		360.55
06/04		FINAL NOTICE			190.21	28.53	218.74
06/24		ELEC-PRE-PAID BLOCKING			53.24	7.99	61.23
		PROPERTY RATES					
07/08		PROPERTY RATES VACANT LAND			9139.20		9139.20
		REFUSE REMOVAL					
07/08		REFUSE: ENVIRONMENTAL LEVY - DOMESTIC x 1 units			118.16	17.72	135.88
		WATER SERVICE					
07/08		METER-NO 150019246 TARIFF: WATER-RESIDENTIAL INTERIM 1 KI			20.05	3.01	23.06
		SEWERAGE					
07/08		INTERIM TOTAL CURRENT LEVY 9966.74			24.42	3.66	28.08

30 Days	60 Days	90 Days	90+ Days	Total Charge (excl. VAT)	Total VAT	Total Charge (incl. VAT)
9829.37	9742.29	9659.62	21374.22	60511.33	60.91	60572.24
Amount in Advance		0.00	Due Date	2025/08/01	Amount Payable	60573.00

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ZONING CERTIFICATECity of Ekurhuleni
METROPOLITAN MUNICIPALITY

CITY PLANNING

P O Box 2300
Kempton Park
1620Tel. (011) 000-0000
Fax (011) 000-0000**ZONING REPORT**

1. DESCRIPTION OF PROPERTY	Property no. 2/76	Township / Farm / Holding ESSEXWOLD
2. TOWN PLANNING SCHEME	City Of Ekurhuleni Land Use Scheme, 2021.	
Zoning	RESIDENTIAL 1	
Central Business District (CBD)		
Urban Development Boundary	INSIDE	
Annexure number	<null>	
Additional or Restrictive Rights	<null>	
Consent use number	<null>	
Consent use Description	<null>	
* Coverage	50%	
* Height (in storeys)	2	
* Floor Area Ratio (FAR)	<null>	
* Density (per sqm or ha)	1/ERF	
Parking Requirements	Refer to Table "H" or Annexure	
Building Lines	Refer to Table "C" or Annexure	
Lines of no Access	Refer to Map i.t.o. Clause 13 or Annexure	
Promulgation Date	2022/02/16	
3. STREET ADDRESS	7A PENHURST AVENUE	

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SG DIAGRAM

OFFICE COPY

SUBDIVISIONAL DIAGRAM						
SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES WG-29*			S.G.No.	
		Y	X	Constants:		
				0,00 +2 800 000,00	11965/2006 Approved for SURVEYOR-GENERAL 2007 -81- 15 Ordinance No.15/1985 Section 92 Plan & Certificate	
AB	78,73	295 36 40	A	+ 86 612,63		+ 95 054,64
BC	3,89	25 36 40	B	+ 86 541,64		+ 95 088,67
CD	25,64	115 04 30	C	+ 86 543,32		+ 95 092,18
DE	3,04	95 25 00	D	+ 86 566,55		+ 95 081,31
EF	23,89	48 06 30	E	+ 86 569,57		+ 95 081,02
FG	10,02	32 38 10	F	+ 86 587,36		+ 95 096,98
GH	3,04	22 49 20	G	+ 86 592,76		+ 95 105,41
HJ	3,92	15 02 30	H	+ 86 593,93		+ 95 106,21
JK	19,14	115 36 40	J	+ 86 594,95		+ 95 112,00
KA	49,09	179 30 40	K	+ 86 612,21		+ 95 103,73
INDICATORY DATA						
JJ	0,87	15 02 30	J	+ 86 594,73		+ 95 111,15
PRIMROSE RESERVOIR 386		△		+ 85 254,98		+ 97 678,97
ELMA PARK 797		△		+ 84 294,82	+ 94 798,06	

REMAINDER OF ERF 76

ERF 77

ERF 75

PORTION 1 OF ERF 76

PRIMROSE AVENUE

BEACON DESCRIPTIONS
 A,F,K : 12mm Iron Peg
 B : Round Iron Fence Post
 C,D,E,G,H,J : Concrete Fence Post
 J : Not Beacons

SCALE 1 : 750

SERVITUDE NOTE
 The figure AnyK represents a servitude.
 Vide Diagram SG. No. 9073/1999,
 Deed of Servitude No.

The figure ABCDEFGHJK represents 1587 square metres of land being
 Portion 2 of Erf 76
ESSEXWOLD TOWNSHIP

Province of Gauteng
 Surveyed in December 2006 by me

G.J. van Rieeswijk PLS0937
 Professional Land Surveyor

This diagram is annexed to No. T33345/2007 dated i.f.o. Registrar of Deeds JHB	The original diagram is S.G. No. A 5956/1959 Transfer No. T1047/1955	File ERYEM S.R. No. 4981/2006 G.P. SG No. A2466/1949 TP1386 Comp. IR1C-B/B
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CONDITION REPORT

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 Property is Vacant Land and is Sold Voetstoots

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