



AUCTIONEERS

PROPERTY AUCTION

Phased Land Release – Burgersfort, Limpopo
20 Residential Stands – Spekboom River Estate
Secure Residential and Wildlife Estate
Build your Dream Home!!!
Stand Sizes Range Between 600m² to 889m²

LIQUIDATION / BANK INSTRUCTION

Duly instructed by the Joint Liquidators and Secured Creditors of Proline Trading 60 (Pty) Ltd (Master's Ref. G635/2023)



BID ONLINE VIA WEBCAST

Contact for further info:

Lebogang Sekhitla

Cell: 083 377 9880

Email: lebogangs@wh.co.za

(Property Practitioner – Certificate Number 20237761635)

Colidence Makgwale

Cell: 071 333 1842

Email: colidencem@wh.co.za

(Property Practitioner – Certificate Number 202401071766017)

Auction Date:

Tuesday 26 August 2025 @ 12h00

Venue:

ONLINE BIDDING @ WWW.WHAUCTIONS.COM

Auctioneer:

Joshua Pelkowitz

VIDEO FLYOVER:

<https://youtu.be/bmzxy6ppmwc>

1. GUIDELINE FOR THE AUCTION

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

Auction Date & Venue: Tuesday 26 August 2025 @ 12h00 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 **R10 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. Upon signature of the registration documents, all buyers will have acknowledged and accept the Terms and Conditions as set out in the Rules of Auction.

Registration Fee: R10 000.00 (Refundable to unsuccessful bidders)

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

Deposit: 16.9% of hammer price

Confirmation period: 21 business days.

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

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, 1.5%) 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:

Joshua Pelkowitz: 072 536 5482

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 bid price
- 16.9% deposit payable by Purchaser on fall of the hammer.
- Offers are non-suspensive and not subject to alteration on pre-approved conditions.
- Offers are on a cash-basis and not subject to finance.
- Purchaser responsible for the Electrical, Plumbing, Gas and Borer Beetle Certificates where applicable

**All Property Outlines are
Based on Estimates and
are not Guaranteed.**

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

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

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ORDER OF LOTS

1		Erf 5322 Burgersfort Ext. 52 Erf Size: 780m ² Zoning: Residential 1 Opening Bid: R190 000	10		Erf 5463 Burgersfort Ext. 52 Erf Size: 770m ² Zoning: Residential 1 Opening Bid: R190 000
2		Erf 5330 Burgersfort Ext. 52 Erf Size: 654m ² Zoning: Residential 1 Opening Bid: R190 000	11		Erf 5516 Burgersfort Ext. 52 Erf Size: 845m ² Zoning: Residential 1 Opening Bid: R190 000
3		Erf 5434 Burgersfort Ext. 52 Erf Size: 805m ² Zoning: Residential 1 Opening Bid: R190 000	12		Erf 5517 Burgersfort Ext. 52 Erf Size: 779m ² Zoning: Residential 1 Opening Bid: R190 000
4		Erf 5436 Burgersfort Ext. 52 Erf Size: 829m ² Zoning: Residential 1 Opening Bid: R190 000	13		Erf 5533 Burgersfort Ext. 52 Erf Size: 600m ² Zoning: Residential 1 Opening Bid: R190 000
5		Erf 5436 Burgersfort Ext. 52 Erf Size: 829m ² Zoning: Residential 1 Opening Bid: R190 000	14		Erf 5534 Burgersfort Ext. 52 Erf Size: 642m ² Zoning: Residential 1 Opening Bid: R190 000
6		Erf 5442 Burgersfort Ext. 52 Erf Size: 728m ² Zoning: Residential 1 Opening Bid: R190 000	15		Erf 5535 Burgersfort Ext. 52 Erf Size: 672m ² Zoning: Residential 1 Opening Bid: R190 000
7		Erf 5443 Burgersfort Ext. 52 Erf Size: 752m ² Zoning: Residential 1 Opening Bid: R190 000	16		Erf 5537 Burgersfort Ext. 52 Erf Size: 600m ² Zoning: Residential 1 Opening Bid: R190 000
8		Erf 5444 Burgersfort Ext. 52 Erf Size: 789m ² Zoning: Residential 1 Opening Bid: R190 000	17		Erf 5538 Burgersfort Ext. 52 Erf Size: 600m ² Zoning: Residential 1 Opening Bid: R190 000
9		Erf 5460 Burgersfort Ext. 52 Erf Size: 889m ² Zoning: Residential 1 Opening Bid: R190 000	18		Erf 5539 Burgersfort Ext. 52 Erf Size: 600m ² Zoning: Residential 1 Opening Bid: R190 000

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19

**Erf 5539 Burgersfort Ext. 52**Erf Size: 600m²

Zoning: Residential 1

Opening Bid: R190 000

20

**Erf 5541 Burgersfort Ext. 52**Erf Size: 680 m²

Zoning: Residential 1

Opening Bid: R190 000

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HOW TO BID ON WEBCAST

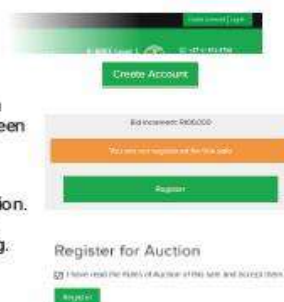
Webcast Auctions at www.whauctions.com



REGISTERING FOR WEBCAST AUCTIONS

1. 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.
2. 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.
3. 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

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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 auctioneer's 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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2. GENERAL TITLE DEED INFORMATION

Property Address: Spekboom River Estate, Burgersfort, Limpopo - -24.6868614,30.3329879

Lot no.	ERF	TOWNSHIP	STAND SIZE
Lot 1	5322	Burgersfort Ext52	780m ²
Lot 2	5330	Burgersfort Ext52	654m ²
Lot 3	5434	Burgersfort Ext52	805m ²
Lot 4	5435	Burgersfort Ext52	829m ²
Lot 5	5436	Burgersfort Ext52	829m ²
Lot 6	5442	Burgersfort Ext52	728m ²
Lot 7	5443	Burgersfort Ext52	752m ²
Lot 8	5444	Burgersfort Ext52	786m ²
Lot 9	5460	Burgersfort Ext52	889m ²
Lot 10	5463	Burgersfort Ext52	770m ²
Lot 11	5516	Burgersfort Ext52	845m ²
Lot 12	5517	Burgersfort Ext52	779m ²
Lot 13	5533	Burgersfort Ext52	600m ²
Lot 14	5534	Burgersfort Ext52	642m ²
Lot 15	5535	Burgersfort Ext52	672m ²
Lot 16	5537	Burgersfort Ext52	600m ²
Lot 17	5538	Burgersfort Ext52	600m ²
Lot 18	5539	Burgersfort Ext52	600m ²
Lot 19	5540	Burgersfort Ext52	600m ²
Lot 20	5541	Burgersfort Ext52	680m ²

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In terms of the Greater Tubatse Local Municipality Town Planning Scheme, the properties are governed by the following regulations:

Burgersfort Ext. 52 – various erven are zoned as follows:

Use Zone:	Residential 1
Height Restriction:	Not stated
Site Coverage:	50%
Floor Space Ratio:	1.0
Density:	1 Dwelling unit per erf.
Building Line:	3m to all street boundaries and 2m to all side boundaries.

3. LOCALITY

The properties are located within the **Spekboom Estate Development** and lies to the east of the **Burgersfort CBD**. The site is accessed off Elephant Street, Burgersfort, which provides access to the R37. The R37 in turn provides access to Lydenburg to the south and Steelpoort to the west. The immediate surrounding properties comprise single residential erven, development land and vacant farmland.

The town serves as a meeting point for two major roads, the R37 and R555. The region is rich in platinum and platinum group metals. The town's neighbouring towns are Mashishing (60 km), Steelpoort (16 km) and Ohrigstad (26 km).



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4. PROPERTY DESCRIPTION

Spekboom River Estate is a partially developed residential wildlife estate in Burgersfort. Extension 52 is a proclaimed site which is fully serviced and includes water, electricity and sewer connections, internal roads and street lights. This development lies on the left hand side of the entrance to the development. The entrance to the development comprises a small automated palisade gate with a wooden ZoZo security guard house.

The 30 stands are zoned, fully proclaimed and serviced and are ready to build.

Disclaimer

*It is the responsibility of the purchaser to ensure they have made the relevant investigations with the authorities to confirm what can be developed on-site. Neither WH nor the Sellers warrant confirmation or relaxation of any regulations in terms of the development of the sites. **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. NEITHER THE SELLER NOR THE AUCTIONEER WARRANT VACANT OCCUPATION.***

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Site Layouts



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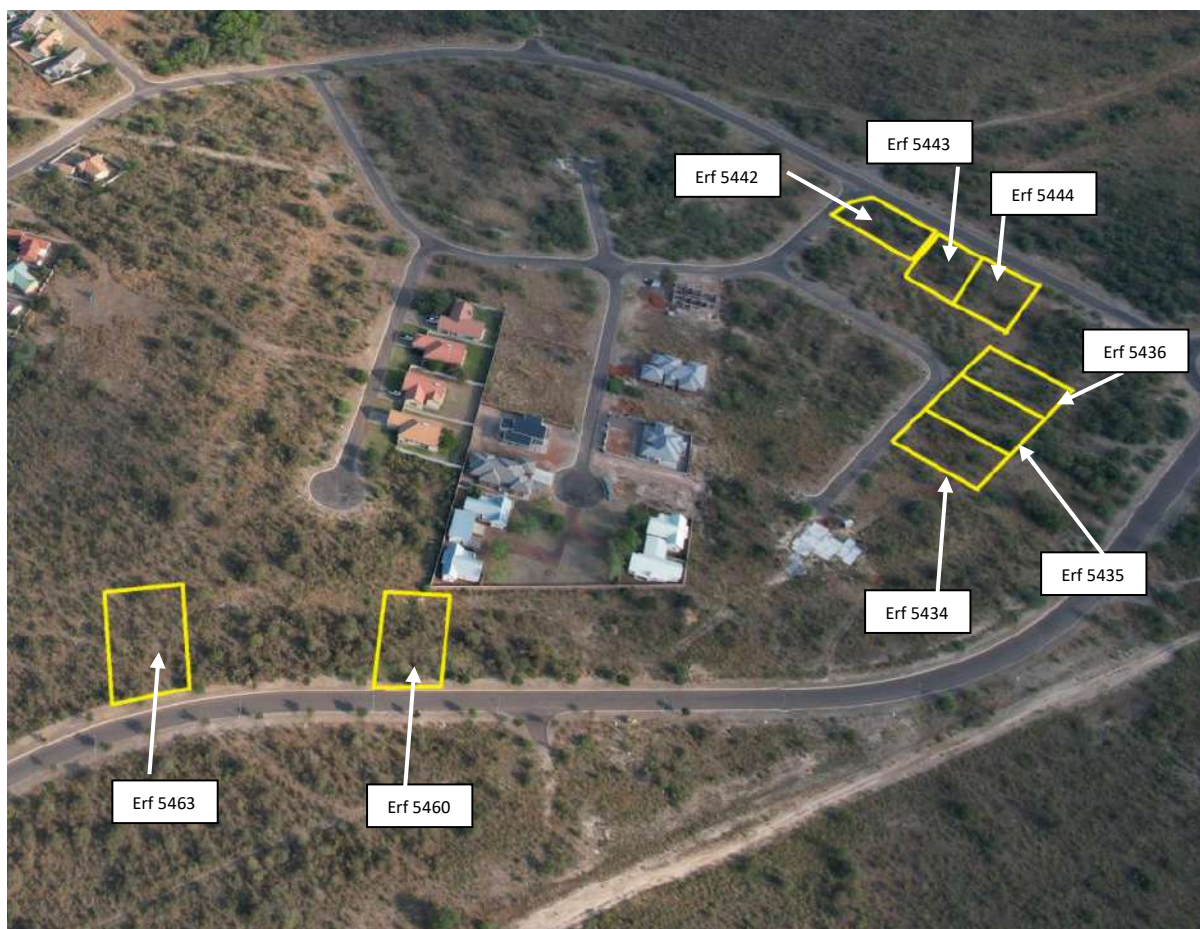
Directors: S. Winterstein, P. Narainsamy, N. Hunsraj

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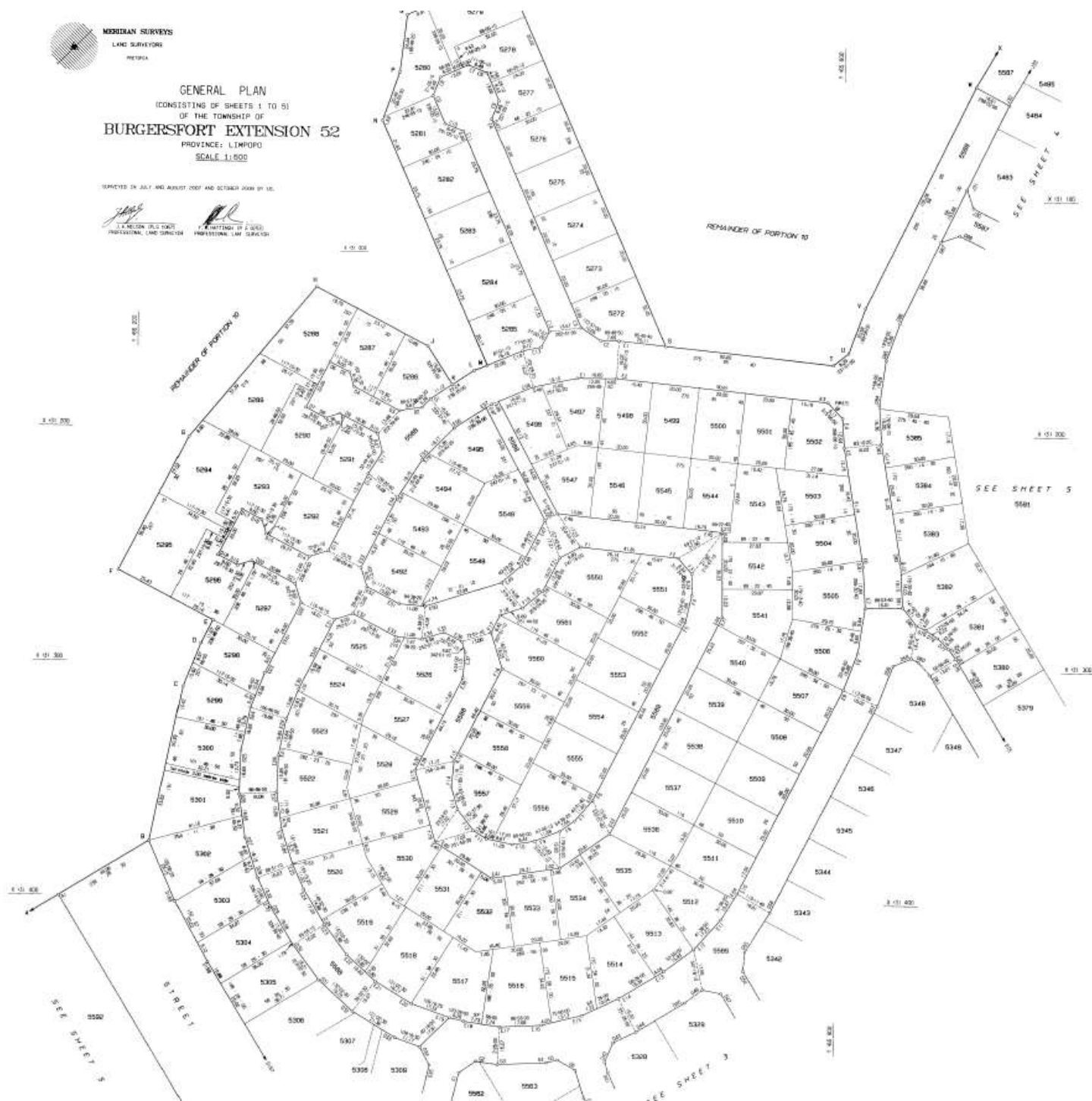
MODERN SURVEYS
LAND SURVEYORS
PRETORIA

GENERAL PLAN
(CONSISTING OF SHEETS 1 TO 6)
OF THE TOWNSHIP OF
BURGERSFORT EXTENSION 52
PROVINCE: LIMPOPO
SCALE 1:500

REVISED IN JULY AND AUGUST 2007 AND OCTOBER 2008 BY L.S.

[Signature]
L.S. MASON (OLD ENGL)
PROFESSIONAL LAND SURVEYOR

[Signature]
L.S. MASON (OLD ENGL)
PROFESSIONAL LAND SURVEYOR



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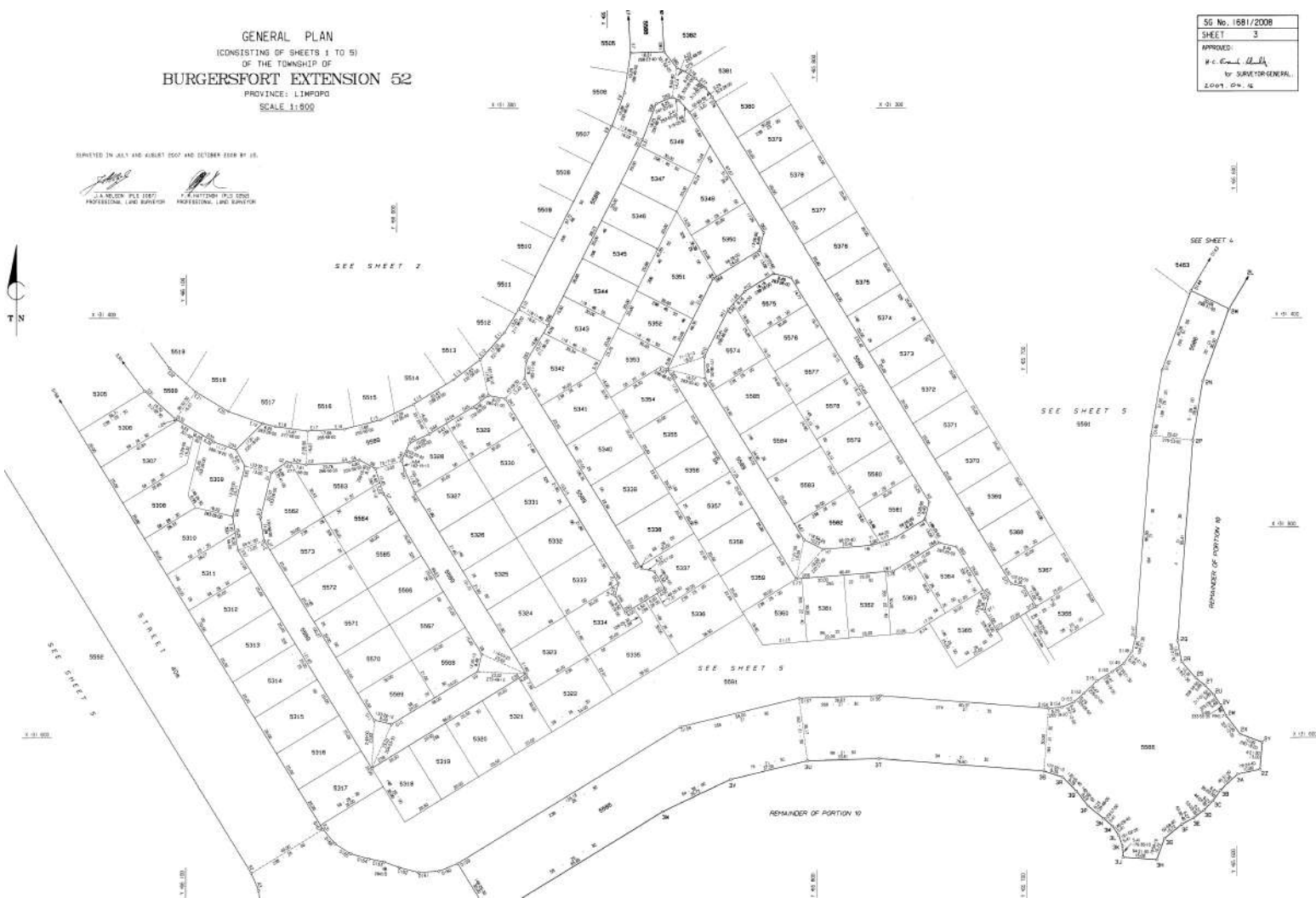
GENERAL PLAN
(CONSISTING OF SHEETS 1 TO 5)
OF THE TOWNSHIP OF
BURGERSFORT EXTENSION 52
PROVINCE: LIMPOPO
SCALE: 1:800

DEPOSITED IN JULY AND AUGUST 2007 AND OCTOBER 2008 BY J.S.

J.S. MOORE (PLS 1087)
PROFESSIONAL LAND SURVEYOR

J.S. MOORE (PLS 1087)
PROFESSIONAL LAND SURVEYOR

SG No. 1681/2008
SHEET 3
APPROVED:
<i>H.C. G. G. G.</i>
BY SURVEYOR GENERAL
2009, 04, 02



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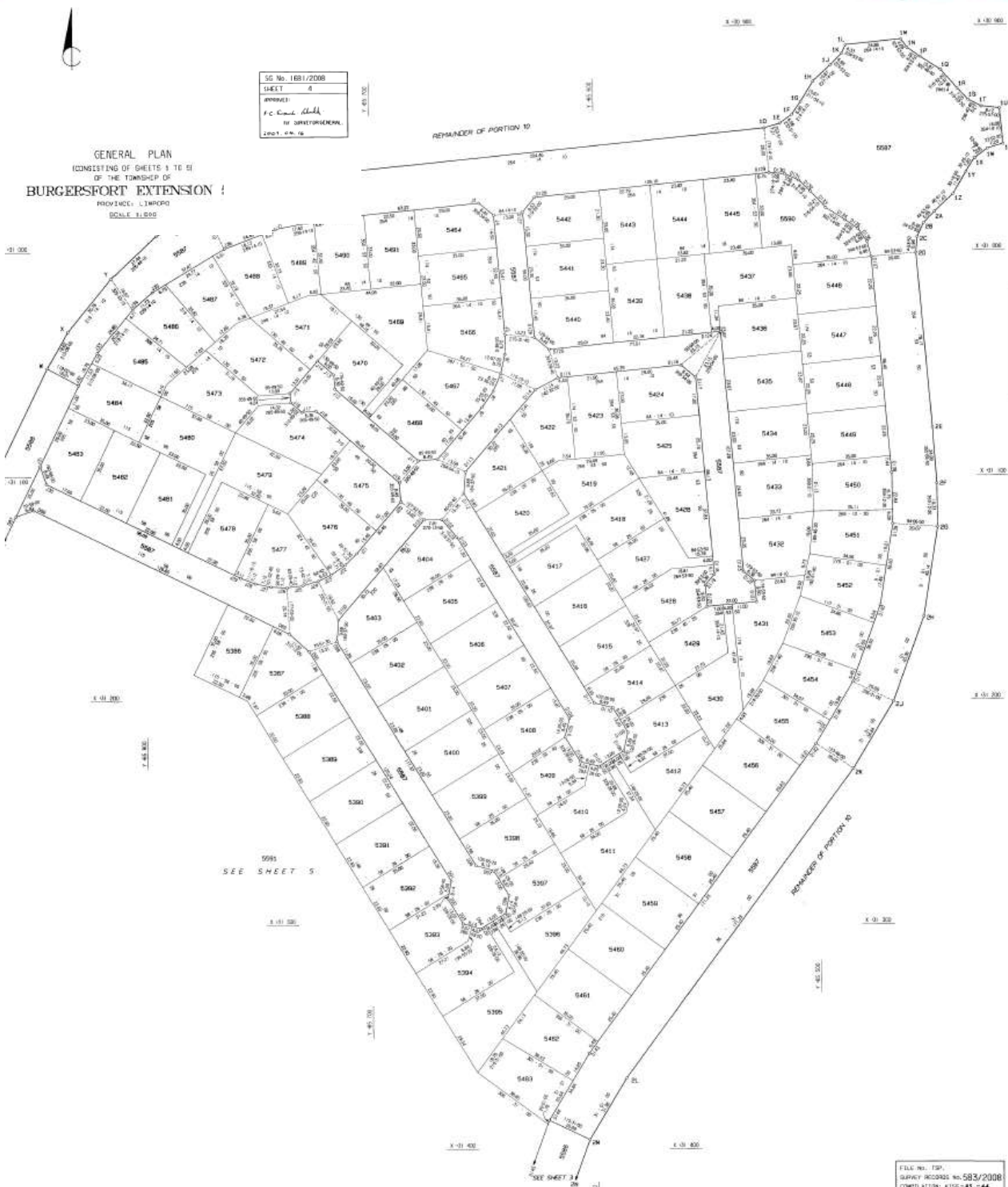
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5. SITE PHOTOGRAPHS



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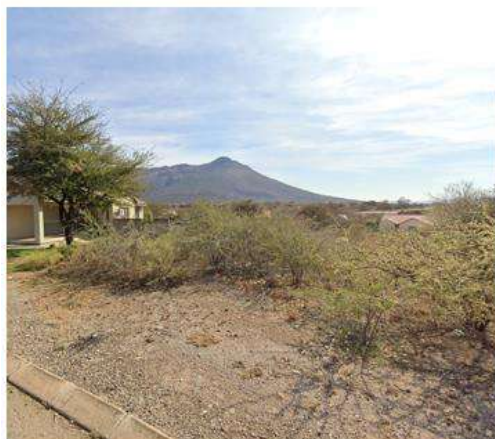
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Property Condition Report in terms of The Property Practitioners Act 22 of 2019

	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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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 16TH ROAD, RANDJES PARK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054
TEL: 011-5745700 • EMAIL: INFO@WH.CO.ZA
WWW.WHAUCTIONS.COM

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. Registered with the PPRA.

ADDITIONAL INFORMATION			
The properties are vacant unimproved development land			

Signed on Behalf of Seller at _____ on _____ 2025

Signed on Behalf of Agent at _____ on _____ 2025

Signed on Behalf of Purchaser at _____ on _____ 2025

**All Property Outlines are
Based on Estimates and
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