



# PRIVATE TENDER SALE

**5.17 Hectare Farm - "Pink Lady"**

**Banhoek Valley, Stellenbosch, Western Cape**

**Prime Location in Highly Sought-After Area**

**Perennial River Flowing through the Property**

Portion 3 of Farm 1370, Stellenbosch, Western Cape

## EXCLUSIVE ASSET SALE



**OFFERS TO BE SUBMITTED BY 17H00 ON THURSDAY 30 OCTOBER 2025**

Contact for further info:

**Robert Shaff**

Cell: 072 195 1211

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

(FFC Number: 202401076766232)

**Daniel Pelkowitz**

Cell: 072 360 7510

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

(FFC Number: 20233332288)

**Offer Submission deadline:** 17h00 on Thursday 30 October 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

**Martin: 083 264 1646 / [martind@wh.co.za](mailto:martind@wh.co.za)**

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 property known as Portion 3 of Farm 1370 Stellenbosch 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 sellers. All offers received through the tender process will be reviewed independently and simultaneously for consideration.

There are a limited number of farms in the Banhoek valley, which have always attracted the attention of some of South Africa's most esteemed investors. Properties in the area are highly sought after and seldom change hands, making this a rare investment opportunity. With farms like this seldom becoming available to the market, this tender presents a unique and rare opportunity to gain a foothold into the Banhoek valley.

## 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 August 2025</b>
<b>Due Diligence and finance requirement completions</b>	<b>17h00 on Friday 24 October 2025</b>
<b>Closing Date for the submission of offers</b>	<b>17h00 on Thursday 30 October 2025</b>

Offers: **Signed offers** to be submitted by no later than **Thursday 30 October 2025 @ 17h00**.

Due Diligence: The period leading to **Friday 24 October 2025 @ 17h00** serves as the period for interested parties to conduct any necessary due diligence work - the property is sold Voetstoots.

Finance: The period leading to **Friday 24 October 2025 @ 17h00** serves as the period for interested parties to arrange their finances in order to submit offers with the requisite deposits and guarantees. Interested Parties will be requested to provide proof of funds / financial assurances to the Sellers together with their offer submission.

Deposit: **10% of the purchase price** due and payable upon submission of the Tender/Offer (fully refunded if the offer is not accepted).

Guarantees: Due within **30 business days** of the signature date of the sale agreement by the sellers

VAT: 15% or as determined by SARS – the seller is VAT registered.

Format: Offers submitted electronically to [robs@wh.co.za](mailto:robs@wh.co.za) & [danielp@wh.co.za](mailto:danielp@wh.co.za) or hard copy (in a sealed envelope) addressed to Robert Shaff and delivered (please ensure receipt is acknowledged) to:

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

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Exclusive 5.17 Hectare Farm - Banhoek, Stellenbosch



17 Dacres Avenue, Epping 2, Cape Town, 7460

the **contents of all offers will remain strictly confidential** until the opening date which takes place with the Sellers. Please follow up if you have not received a confirmation email from WH.

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

For queries regarding the property contact:

Rob Shaff	072 195 1211 /	robs@wh.co.za
Daniel Pelkowitz:	072 360 7510 /	danielp@wh.co.za
Martin Dibowitz:	083 264 1646 /	martind@wh.co.za

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### 3. GENERAL

Property Address: Portion 3 of Farm 1370 Stellenbosch  
 Erf & Suburb & City: Erf 1370 Ptn 3 of Farm 1370 Stellenbosch

### 4. TITLE DEED INFORMATION

Title Deed No: T5491/1998  
 Erf Size: 5.1689ha  
 Zoning: Agricultural / Rural

### 5. LOCALITY

**Banhoek** is located in the Banhoek Valley, just outside Stellenbosch in the Western Cape of South Africa. It is one of the most highly sought after areas in South Africa, known for its beautiful landscapes, hiking trails, and the Banhoek Conservancy. The valley is also part of the Cape Winelands and is a popular destination for outdoor activities like hiking and mountain biking and trail running on its well-marked trails. Visitors can also enjoy wine tasting and dining at various wineries and restaurants in the valley.



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BANHOEK VALLEY



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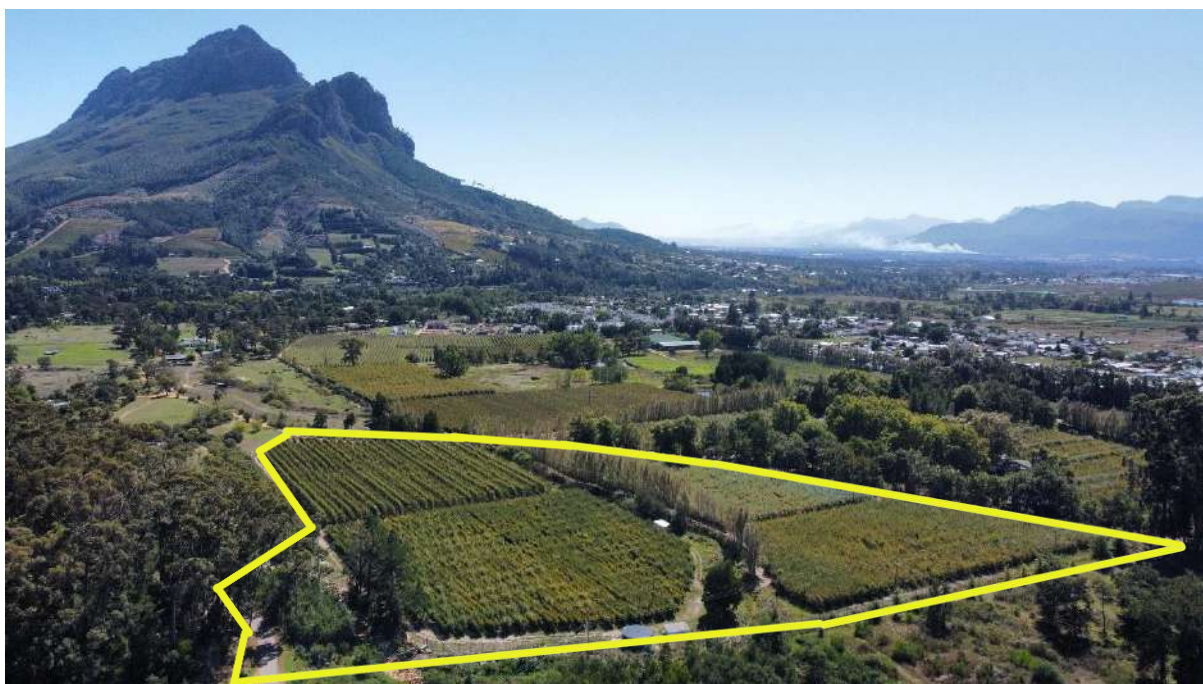
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PINK LADY FARM



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Site layout



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## 6. DESCRIPTION OF IMPROVEMENTS

The property named Pink Lady farm measures 5.1689 hectares, and currently consists of Plum orchards spanning 3.33 hectares.

Farms in the Banhoek Valley are limited in number and rarely come to market, making this a rare investment opportunity. The area has long attracted some of South Africa's most prominent investors, and properties here remain highly sought after.

Demand in the valley has surged in recent years, with neighbouring farms increasingly repurposed for lifestyle, residential, hospitality, and tourism uses. These include wine tasting rooms, guesthouses, wedding venues, villas, and gated estates such as Capolavoro Mountain Estate.

The property is zoned agricultural and rural in terms of the Stellenbosch Zoning Scheme. The primary use of the property is agriculture. Per the current zoning, a maximum of two dwelling houses may be constructed on the property, with outbuildings and garages. Other uses allow tourism and the operation of a guest house within certain parameters.

The property is located at the foothills of the surrounding mountains in the Banhoek valley. The land is gently sloped and features a perennial river, the Dwars, which runs through the property.

The upper reaches of the Dwars River Valley have a huge source of groundwater that lies within the thick alluvial deposits that are recharged annually by good winter rainfall. This groundwater is derived from rainwater drainage off the surrounding Mountains, and the property features 2 well points, measuring 4m and 3.5m in depth respectively. These wells are controlled by electrical submersible automated pumps which feed into a 160 000 litre reservoir.

The property will not be sold as a going concern.

### Production/Utilisation

The subject property has been fully developed for plums cultivation over the past ±10 years and consists of blocks 15 to 18, all of which will be maintained until transfer. Many of the properties in the surrounding area have been repurposed. They are currently yielding a total of 107 Tons per annum.

<b>FARM 1370 - Plum Orchards</b>								
<b>Legend</b>	<b>Orchard</b>	<b>Code</b>	<b>Hectares</b>	<b>Planted</b>	<b>Main Cultivar</b>	<b>Trees</b>	<b>Tons</b>	<b>Tons/per Ha</b>
43	Pink Lady A	PNKA	1,05	2007	Flavor King	3 700	23	22
42	Pink Lady B	PNKB	0,98	2015	Sapphire	2 437	41	42
45	Pink Lady C	PNKC	0,64	2008	Honey Moon	2 117	34	52
44	Pink Lady D	PNKD	0,66	2008	Songold	2 406	9	15
<b>Total</b>			<b>3,33</b>			<b>10 660</b>	<b>107</b>	

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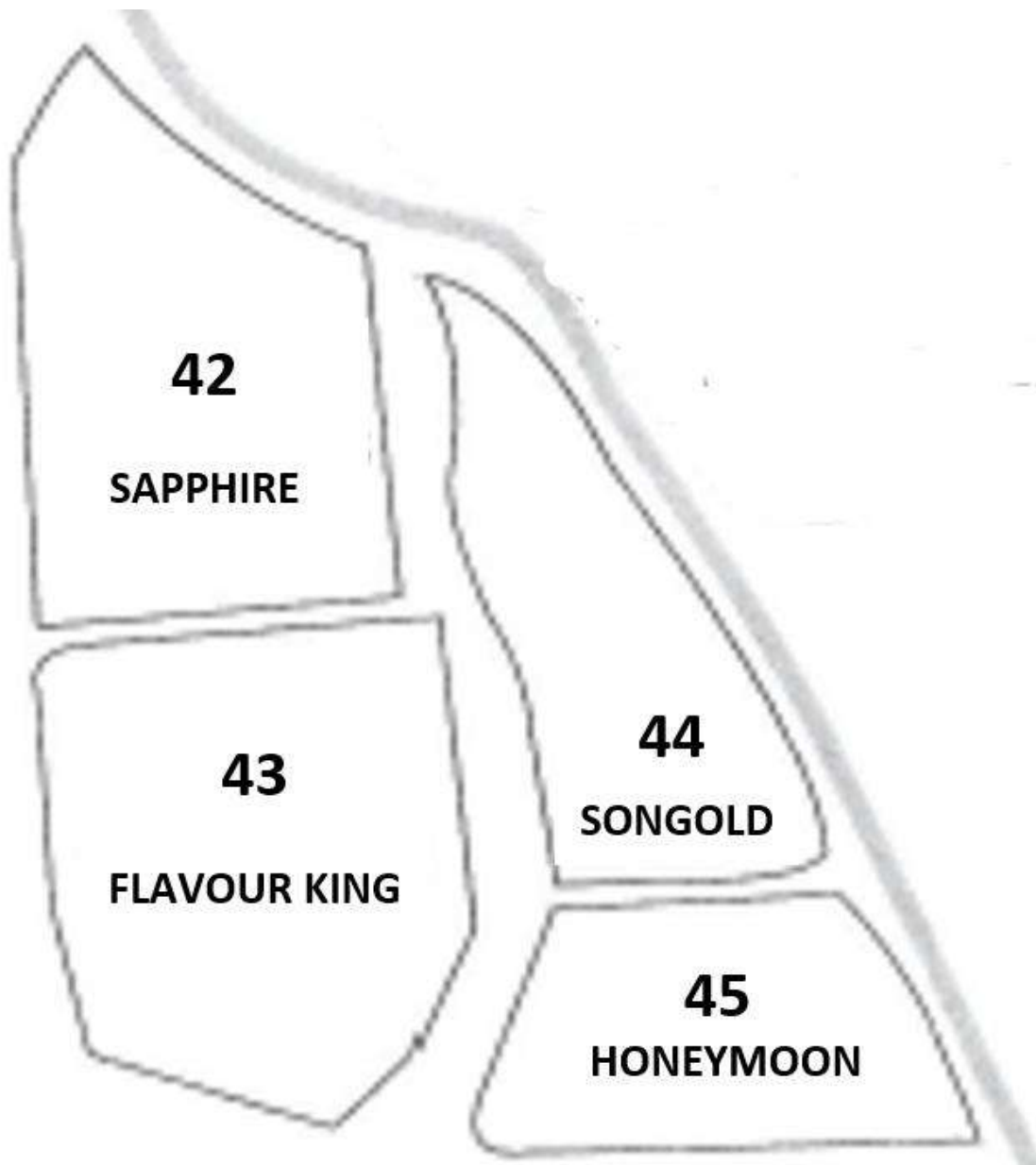
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## Exclusive 5.17 Hectare Farm - Banhoek, Stellenbosch

**Water**

In terms of the existing water registration with the Department of Water Affairs and Sanitation, a volume of 10 200m<sup>3</sup> is registered under registration certificate 22033005.

The property currently has 2 large well points, measuring 4m and 3.5m respectively, with a 160 000 reservoir, Each capable of delivering up to 15 000 litres/hour of groundwater. The pumps are automated to switch off once the reservoir reaches capacity. There is also the possibility of drawing water from the Dwars river, which is perennial.

The crops are irrigated using drip irrigation.



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## Exclusive 5.17 Hectare Farm - Banhoek, Stellenbosch



160 000 litre  
reservoir &  
pumphouse

**Soil**

Soil is alluvial in nature and of high potential for fruit trees. The soils are average to good for high quality fruit production and comprise a mixture of sandy-loam types and gravel and clay-loam types.

**Zoning**

The property is zoned Agricultural and Rural.

**Fencing**

The property has a 1.8-meter perimeter razor wire fence topped with barbed wire.

**Power**

There is Eskom power supply to the property.

**Erosion**

None

**Contour/Aspect**

The property has a slight slope from Southwest to Northeast. Elevation is 300 – 340 meters above sea level.

**Climate**

The Cape has a Mediterranean climate with generally hot dry and windy summers and cold wet winters.

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## Exclusive 5.17 Hectare Farm - Banhoek, Stellenbosch

**Rainfall**

The area surrounding the subject property receives approximately 624 mm of rain per year. It receives the lowest rainfall (13 mm) in February and the highest (113 mm) in June.

**Temperatures**

The average midday temperatures range from 16.2°C in July to 28.3°C in February. The region is the coldest during July when temperatures drop to 6.8°C on average during the night.

**Prevailing Wind**

The South Atlantic High (pressure cell) dominates Cape Town's climate, resulting in strong south-easterly winds in the summer and north-westerly winds in the winter.

**Access**

Access to the property is gained by way of a registered servitude road. The entire property is fenced in.

**Neighbouring development**

The area has seen significant uptick in development within the past 12 – 18 months. Prospective purchasers are required to conduct all necessary due diligence with their own professionals, however the below are indicative as to the possibilities that the area holds:



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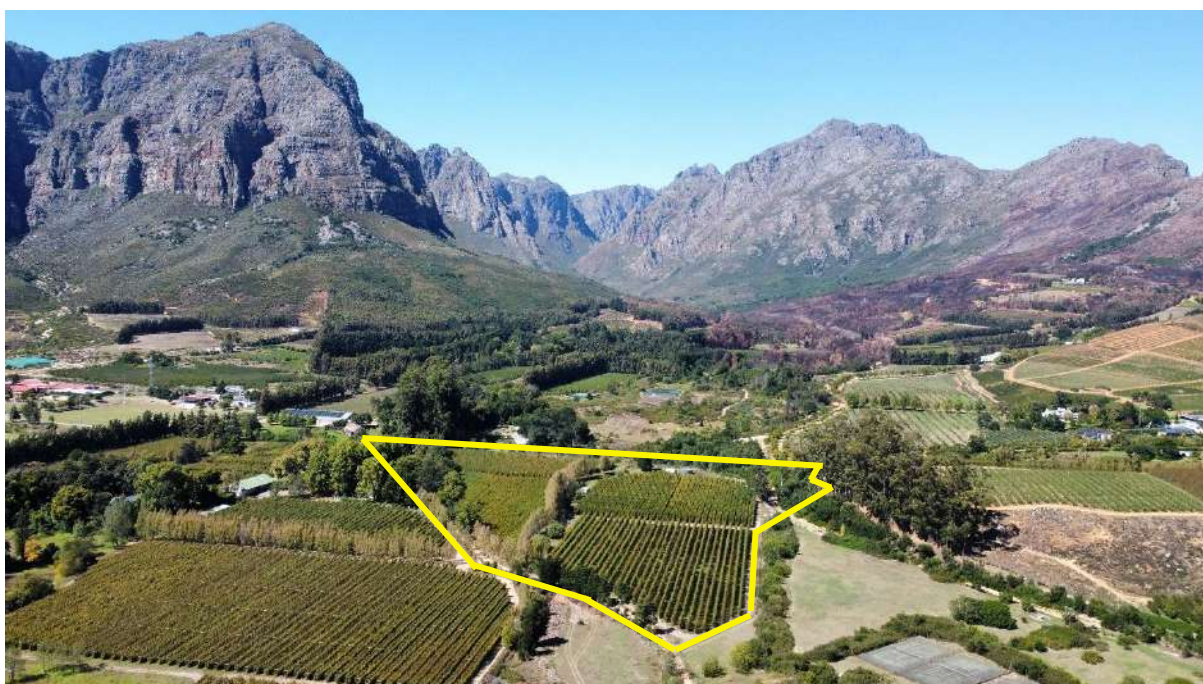
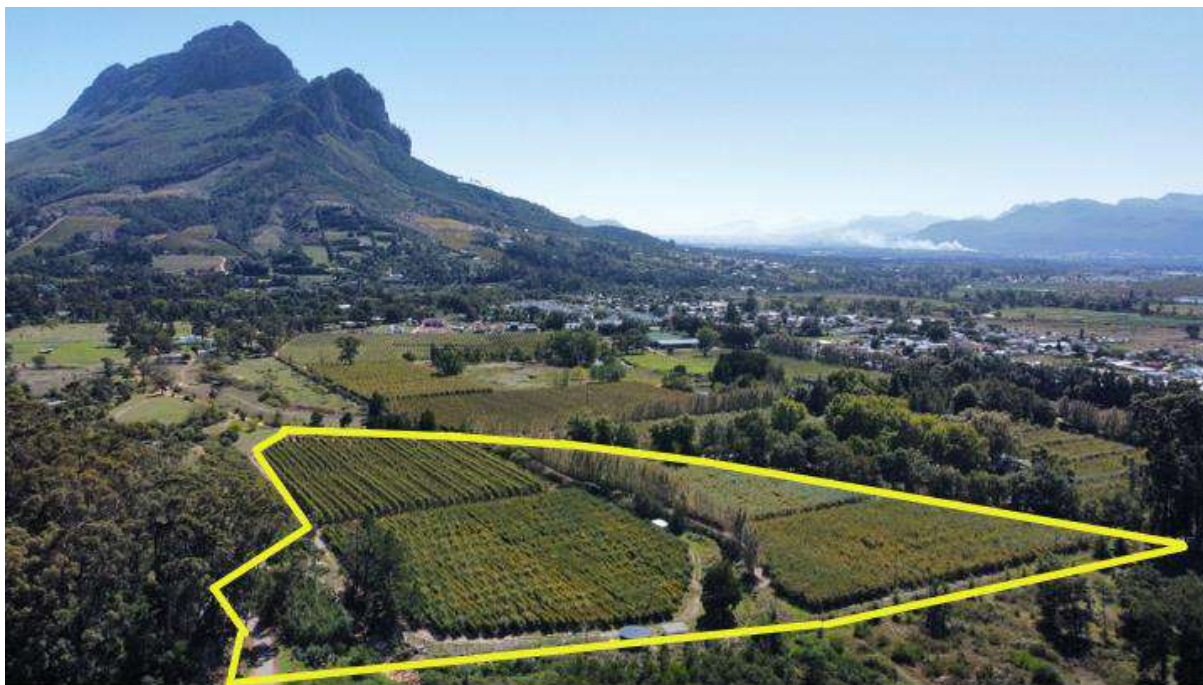
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## 7. AERIAL PHOTOGRAPHS



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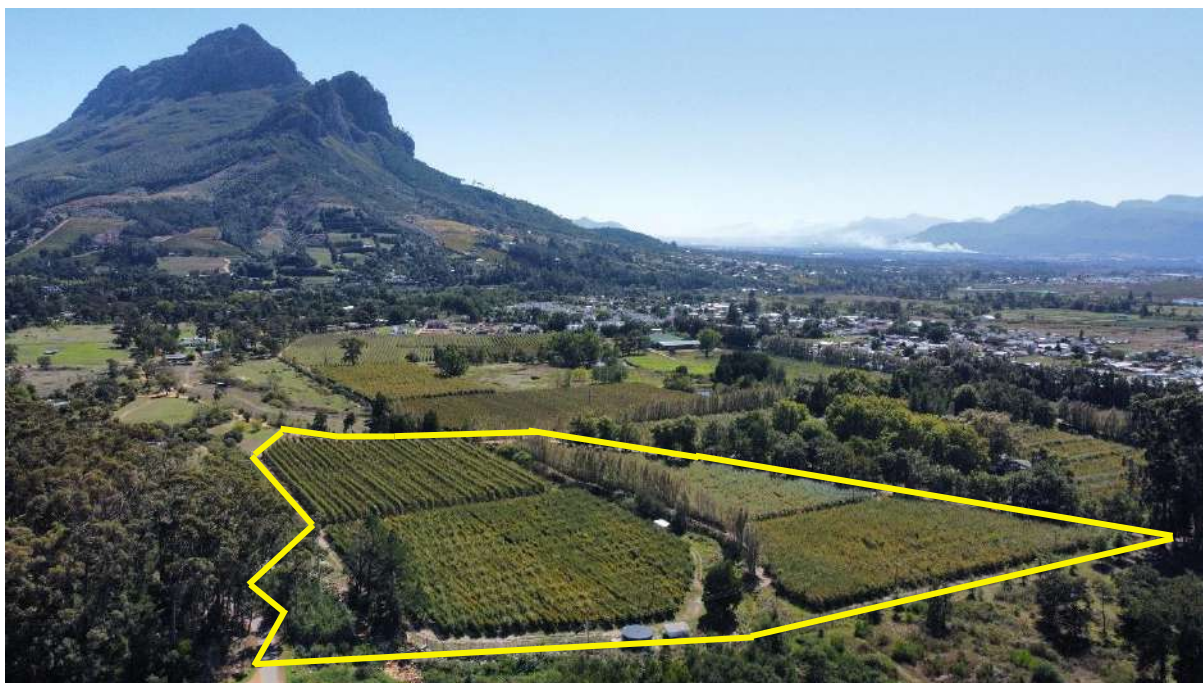
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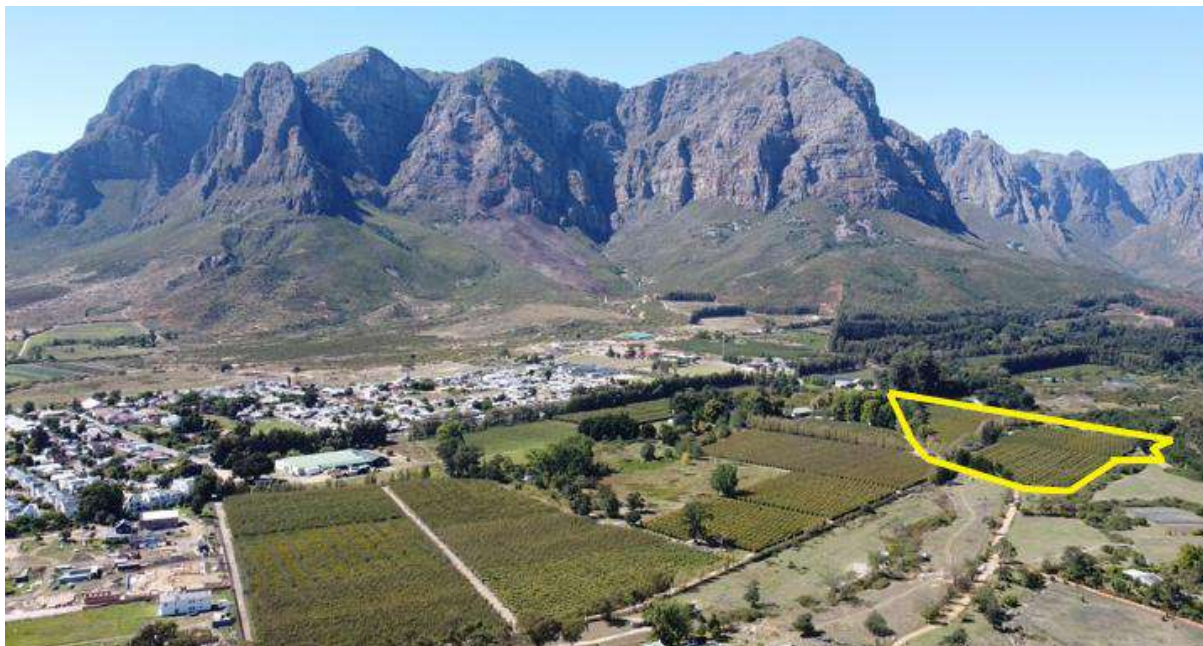
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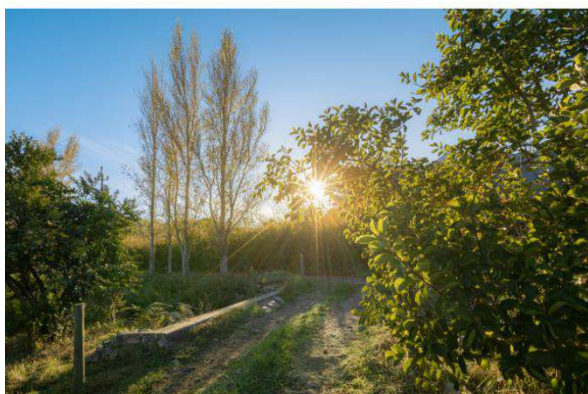
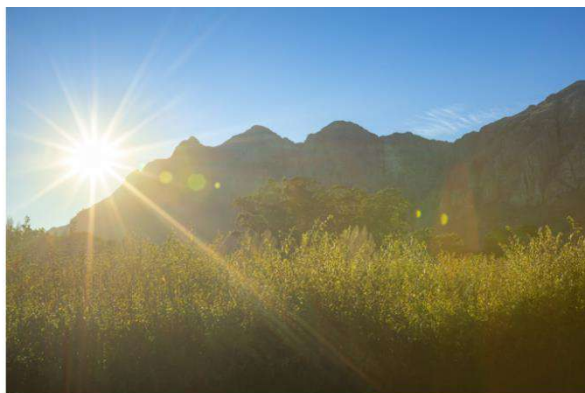
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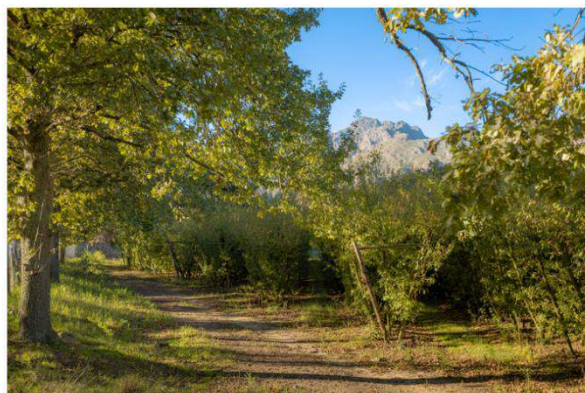
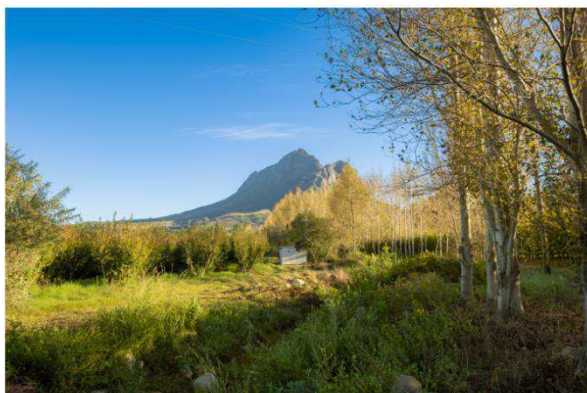
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## 9. MUNICIPAL ACCOUNTS



**STELLENBOSCH**  
STELLENBOSCH • ZNIEL • FRANSCHHOEK  
MUNICIPALITY • UMASIPALA • MUNISIPALITEIT  
BTW Reg Nr.: 4700102181

C/O BANHOEK FRUIT PACKERS  
P O BOX 261  
STELLENBOSCH  
7599

ACCOUNT NUMBER	525003543
TAX INVOICE	
ACCOUNT DATE	20/08/2024
RECEIPTS POSTED	19/08/2024
VAT	
VALUATION	1545000
PLOT	ST PLA 1370 00003
BUILDING	
LOCATION	JONKERSHOEK / BANHOEK
DEPOSIT / GUARANTEE	
DEBT VAT REG No.	

### BELASTINGFAKTUUR MAANDELIKSE REKENING

### TAX INVOICE MONTHLY ACCOUNT

Balance brought forward:		2081.11
Receipts: 2001309411		-2081.11
** Total annual:		0.00
VALUATION	USAGE	AREA
1545000	AGRI	5.1689
MESSAGE		
Stellenbosch Municipality drinking water quality compliance 95.4%. The municipality is distributing accounts via SMS link. Kindly note the links will only be available to view and download for 30 days. If this account is not paid by debit order, please settle timeously to avoid interest at the standard rate.		

Sien agterkant vir belangrike inligting / See reverse side for important information

**STELLENBOSCH**  
STELLENBOSCH • ZNIEL • FRANSCHHOEK  
MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

Send this portion back with your payment please. Skuut asseblief hierdie gedeelte saam met u betaling.  
RECEIPT VALID ONLY IF PRINTED BY OFFICIAL CASH RECEIPTING FIGURES.  
KWITANSIE GELDIG ALLEEN IK INDIEN DEUR AMPTELIKE KASREGISTERSYFERS GE'DRUK.

P.O. Box / Posbus 17, Stellenbosch, 7599.  
021 808 8111

Name / Naam	Account No. / Rekeningnr.	Period / Tydperk	Date / Datum
	525003543	2024/08	20/08/2024

Due Date Datum Verskuldig	Monthly / Maandeliks	Annual / Jaarliks	TOTAL NOW DUE TOTAAL NOU VERSKULDIG
	Arrears / Credits Agterstalig / Krediete	Arrears / Credits Agterstalig / Krediete	
	09/09/2024	07/10/2024	
Now Due / Future Nou Verskuldig / Toekomstig			.00

**easypay** **FNB**

Bank Name: FNB  
Cheque Account Number: 62869253709  
Branch Code: 250 655  
Swift Code: FIRNZAJJ  
Reference Number: **Compulsory**  
Verwysing Nommer: **Verplichtens**

Bank Naam: FNB  
Tjek rekening nommer: 62869253709  
Tak Kode: 250 655  
Swift Kode: FIRNZAJJ

Please use your Municipal Account Number only.  
Gebruik slegs u Munisipale rekening nommer.

Please do not use this bank account number for any other municipal payments. - Geen ander munisipale betalings mag in hierdie bankrekening gemaak word nie.

The way auctions should be.

WH AUCTIONEERS PROPERTIES (PTY) LTD.

Company Registration Nr.: 2012/202070/07 • VAT Nr.: 4310269389

Directors: S. Winterstein, P. Nairamany, N. Hunraj

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

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

WWW.WHAUCTIONS.COM

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## 10. DEED OF TRANSFER EXTRACT

63

224  
MEYER  
DE WAAL  
Tel: 236-975

FOR ENCLOSURE SEE PAGE 8 ET SEQ

Prepared by me  
CONVEYANCER  
W DE WAAL

BC 33355/2004  
GEKANSLEER  
CANCELLED  
REGISTRAR DEEDS  
19 MAR 2004

VERBOND MORTGAGED  
VR. 104 R. 300 000,00  
B 14015 98  
09 03 198

5491 98

### DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

THAT [REDACTED]

appeared before me, Registrar of Deeds, at Cape Town, he the said Appearer being duly authorised thereto by a Power of Attorney dated the 22ND day of DECEMBER 1997 and signed at CAPE TOWN to him by

[REDACTED]

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## 11. WATER REGISTRATION EXTRACT

<b>water &amp; sanitation</b> Department Water and Sanitation REPUBLIC OF SOUTH AFRICA	
(021) 941 8183 SANLAMHOF 7532	Private Bag X96 SANLAMHOF 7532
D Carels / N O'Sullivan (021) 941 8180 08670002000/137002003	

### REGISTERED MAIL / HAND DELIVERED

Seven Rivers Farms (Pty) Ltd  
 PO Box 261  
**STELLENBOSCH**  
 7599

Dear Sir / Madam

### DECLARATION / VERIFICATION OF THE EXTENT AND LAWFULNESS OF WATER USE(S) IN TERMS OF SECTIONS 33 AND 35 THE NATIONAL WATER ACT, 1998 (ACT 36 OF 1998 AS AMENDED)

I, Ntombizanele Bika-Muparika, in my capacity as Provincial Head: Western Cape Provincial Operations; in the Department of Water and Sanitation and acting under that capacity and powers delegated to me by the Minister of Water and Sanitation hereby confirm the extent of the Existing Lawful Water Use on the property as described in Table 1.

In terms of section 21 of the National Water Act, 1998 (Act 36 of 1998 as amended) (the Act), the taking of water from a water resource, the storing of water as well as engaging in a stream flow reduction activity (sfrs) are considered to be different water uses.

In terms of section 22 of the Act, a person may only use water; -

- If that water use is permissible under Schedule 1,
- If that water use is permissible as a continuation of an **existing lawful water use** (this declaration / verification),
- If that water use is permissible in terms of a general authorisation issued under section 39 and / or
- If the water use is authorised by a water use licence in terms of the Act.

This declaration / verification serves as the final **Verification of Existing lawful water use** for the property described in Table 1 and supersedes all other previous confirmation. This determination is the extent of the existing lawful water use as contemplated in section 32(1) for this property, which may be continued with under section 34(2) subject to any existing condition or obligation attaching to the use until a water use licence replaces it.

In terms of Section 148(1)(e) of the Act you may appeal against any decision on the verification of these water use(s) to the Water Tribunal within thirty (30) days from 15 NOV 2024 (date). The Water Tribunal can be contacted at:

The Acting Registrar of the Water Tribunal, Mr Luyanda Xuba  
 Telephone: (012) 336 8186 E-mail: [XubaL@dws.gov.za](mailto:XubaL@dws.gov.za)  
 Postal Address: Physical Address:  
 Water Tribunal Room 322 Waterbron Building  
 Private Bag X316 PRETORIA, 0001  
 PRETORIA, 0001

A copy of the appeal must be submitted to this office (Western Cape Provincial Office).



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 TEL: 011-5745700 • EMAIL: [INFO@WH.CO.ZA](mailto:INFO@WH.CO.ZA)  
[WWW.WHAUCTIONS.COM](http://WWW.WHAUCTIONS.COM)

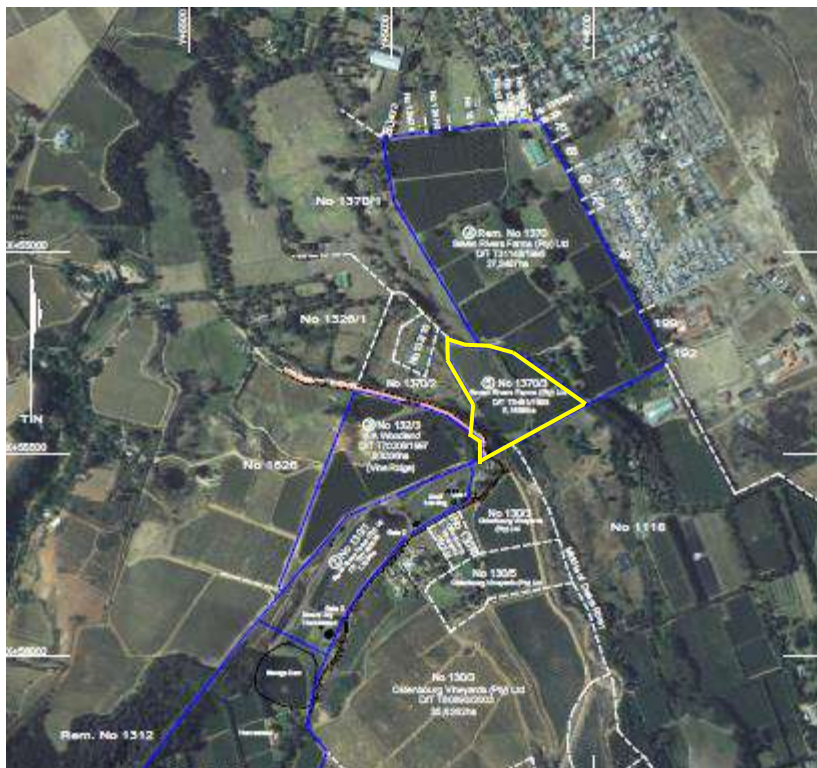
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## 12. LOCATION MAP



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### 13. SITE LAYOUT



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## 14. ORCHARD LAYOUT



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