



AfriSam

PROPERTY AUCTION

1.1375 Ha Industrial Stand – Kroonstad
Prime for Development!

Erf Size: 1.1375 Hectares

19 11TH Road | KROONDUSTRIA, KROONSTAD
Erf 6312 Kroonstad Ext. 61

CORPORATE DISPOSAL // NON-CORE REDUNDANT ASSETS



Property and Readymix Assets Being Sold

BID LIVE ONLINE VIA WEBCAST

Auction Date: Thursday 6 November 2025 @ 10h30 (10am)

Venue: ONLINE @ WWW.WHAUCTIONS.COM

Contact for further info:

Maswati Dlamini Cell: 063 742 8183 Email: maswati.dlamini@wh.co.za
(Candidate Property Practitioner)

Lebogang Sekhitla Cell: 083 377 9880 Email: lebogangs@wh.co.za
(Candidate Property Practitioner-20237761635)

Joshua Pelkowitz Cell: 072 536 5482 Email: daniel@wh.co.za
(Property Practitioner FFC Number - 2023332289)

WH Auctioneers Properties (PTY) Ltd

578 16th Road, Randjespark, Midrand

Tel: 0115745700

Registered Firm with PPRA – (Certificate

Number 2023119384)

www.whauctions.com



GUIDELINE OF THE AUCTION

Auction Date & Venue: **Thursday 6 November at 10 30am online @ 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 number.

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: R25 000.00 (Refundable to unsuccessful bidders)

Buyer's Premium: 10% (Excl. VAT) of the hammer price

Deposit payable: 21.5% of bid price on fall of the hammer

Confirmation period: 7 business days

Balance of the purchase price payable within 21 business days after confirmation of sale.

A deposit of 21.5% is payable on the fall of the hammer. This percentage is made up of the commission payable by the successful bidder of 10% plus VAT (namely 11.5%) plus a 10% deposit on the purchase price of the Property.

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.

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 10% plus VAT over and above the bid price
- 21.5% 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
- Purchaser Responsible for connecting water AND OR electricity back to the municipal line (if applicable)

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

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KROONSTAD INDUSTRIAL STAND

GENERAL

Property Address: 19 11th Road Kroonstad, Kroonstad, Free State

Erf & Suburb & City: Erf 6312 Kroonstad Ext 61

TITLE DEED INFORMATION

Deeds Office: Bloemfontein

Registered Owner: Pioneer Ready Mixed Concrete (Pty) Ltd

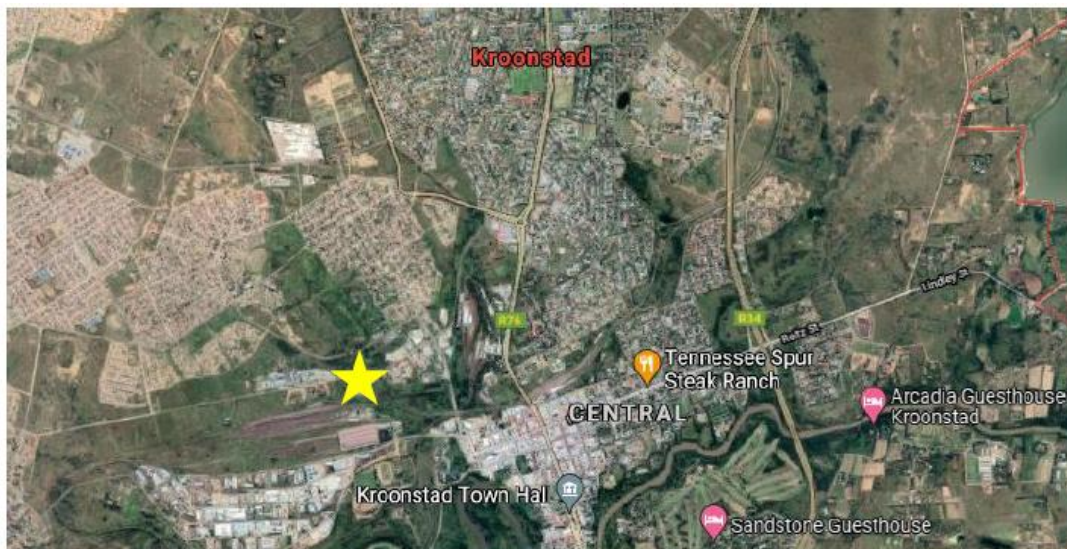
Title Deed No: T14556/1990

Erf Size: 1.1374 hectares (11 374m²)

Zoning: Industrial (TBC)U – zoning certificates were unobtainable

LOCALITY

Kroonstad is the third largest city in the Free State (after Bloemfontein and Welkom) and lies two hours' drive on the N1 from Gauteng. **Maokeng** is an area within Kroonstad, and is occasionally used as a synonym of the town itself. It is the second-largest commercial and urban centre in the Northern Free State (after Welkom), and an important railway junction on the main line from Cape Town to Johannesburg. The main industry of Kroonstad is agriculture. It is the centre of a rich agricultural district, producing maize, wheat, dairy and meat products and wool. The Bloemhoek Dam lies just east of the town and supplies much of its water needs.



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DESCRIPTION OF IMPROVEMENTS

The property consists of an unimproved vacant piece of land in the industrial area of Kroonstad. The land is overgrown. It is not protected by a fence. There appears to be a portion of concrete road which was laid in the property.

SITE LAYOUT



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SITE PHOTOGRAPHS



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TITLE DEED (Extract)

TRANSPORTAKTE NR:

T 14556 /19₉₀

HIERBY WORD BEKENDGEMAAK:

DAT WILLEM HENDRIK VAN PLETZEN, Akteutmaker te Bloemfontein voor my, Registrateur van Aktes van die Provinsie ORANJE VRYSTAAT, verskyn het, te BLOEMFONTEIN, hy die genoemde Komparant synde behoorlik daartoe gemagtig deur 'n volmag aan hom verleen deur:

ERF 6312 KROONSTAD BK

CK89/05894/23

Blanke Groep

gedateer die 9de dag van NOVEMBER 1990 en geteken te WELKOM.

En genoemde Komparant het verklaar dat sy Lasgewer waarlik en wettiglik verkoop het op die 30ste dag van MAART 1990;

[Handwritten signature]

en dat /

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en dat hy in sy voornoemde hoedanigheid hiermee in volkome en vrye eiendom sedeer en transporteer aan en ten gunste van:

PIONEER READY MIXED CONCRETE (PROPRIETARY) LIMITED

No. 61/01532/07

Blanke Groep

Hul Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes,

ERF 6312, geleë in die dorp Kroonstad (Uitbreiding 61), distrik Kroonstad

GROOT : 1,1374 (EEN KOMMA EEN DRIE SEWE VIER) hektaar

AANVANKLIK gereistreer kragtens Sertifikaat van Verenigde Title No 13076/1980 met Kaart wat daarop betrekking het en gehou kragtens Transportakte Nr. T 14555 /90

WHITE GROUP
BLANKE GROEP

ONDERWORPE aan alle regte tot minerale, metale en edelgesteentes ten gunste van die Stadsraad van die Munisipaliteit van Kroonstad, kragtens Sertifikaat van Regte op Minerale No. 670MR/1980.

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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

Vacant 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

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