



AUCTIONEERS

PROPERTY AUCTION

Truckyard & Guesthouse

Regents Park – Stand Size 4354m²

Income Producing Asset

Annual Gross Income R468 000

Holding 9 of Klipriviersberg Est Smal Holdings, COJ | 48 Mathers Road, Regents Park.



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 27 November 2025 @ 11am

Venue: **ONLINE**

Auctioneer: Daniel Pelkowitz

VIEWING: By Appointment

VIDEO WALKTHROUGH: <https://youtu.be/XZcgP6tx878>

Contact for further info:

Peter Skafidas

Cell: 083 226 7960

Email: peters@wh.co.za

Daniel Pelkowitz

Cell: 072 360 7510

Email: danielp@wh.co.za

GUIDELINE FOR THE AUCTION

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

Auction Date & Venue: Thursday 27 November @ 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 **R50 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: R50 000.00 (Refundable to unsuccessful bidders)

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

Deposit: 21.5% 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 **10% (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 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 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 10% plus VAT over and above the offer price
- 21.5% 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.
- Purchaser responsible for the Electrical, Plumbing, Gas and Borer Beetle Certificates where applicable
- Seller/Estate responsible for all outstanding accounts including rates, taxes and levies
-

The way auctions should be.

WH AUCTIONEERS PROPERTIES (PTY) LTD.

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

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

578 16TH ROAD, RANDJESPAK, 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

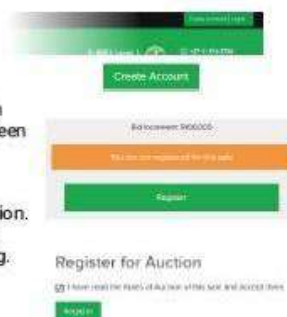
Webcast Auctions at www.whauctions.com

- 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

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.



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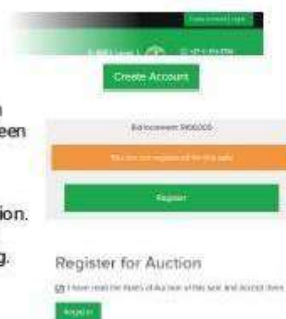
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INCOME PRODUCING ASSET

Truckyard & Guesthouse



GENERAL

Property Address: 48 Mathers Road, Regents Park, Johannesburg.

ERF & Suburb & City: Holding 9 of Klipriviersberg Est Smal Holdings, City Of Johannesburg

TITLE DEED INFORMATION

Deeds Office: Johannesburg

Title Deed No. T71844/2016

Erf Size: 4354m2

LOCALITY

The property is located on 48 Mathers Road, Regents Park. Centrally located the property is close to shopping centres, schools, churches and entertainment venues.

Co-ordinates -26.2373, 28.0682



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DESCRIPTION OF IMPROVEMENTS

Property is located at 48 Mathers Road in the suburb of Regents Park in Johannesburg on a stand measuring 4354m².

The property is divided into two distinct sections: a Guest house and a Truck yard, each with its own entrance and separated by a boundary wall.

Guest House (Me Time Guest House)

The guest house entrance is on the corner of Rosetta Street and Mathers Avenue.

The guest house comprises four en-suite guest rooms, each equipped with a TV, bar fridge, kettle, microwave, and complimentary Wi-Fi. One of the rooms is family-friendly, featuring two beds and a private bathroom.

Additional amenities include:

- Communal lounge and fully equipped kitchen
- Laundry room
- Ample covered parking
- Spacious garden area ideal for events
- Secure premises with boundary wall

The Guest house generates between R12k to R20k per month

Truck Yard

Entrance is via Mathers Road

This section consists of:

- Levelled yard area suitable for truck operations
- Office facilities
- Storage rooms
- Ablution facilities

The truck yard has a tenant renting for several years and the monthly rental is R27k per month

The property is well maintained and in good condition.

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 upon visiting the site. We have not received nor had site of building plans. Neither the Seller nor the Auctioneer warrant the availability of any building plans, and the property is not being sold subject to the provision of such plans.

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Truckyard & Guesthouse



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SITE PHOTOGRAPHS



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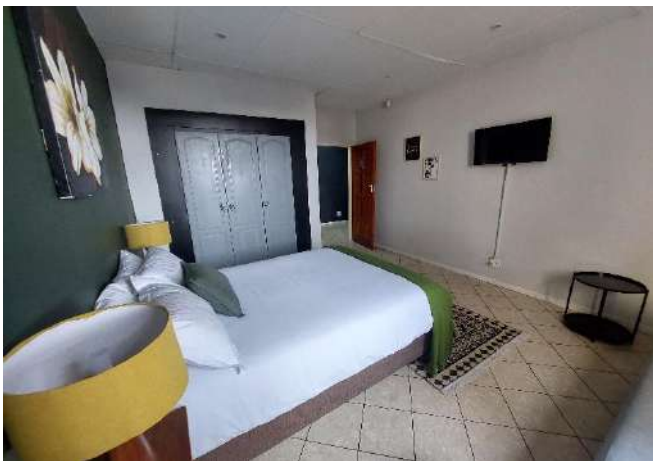
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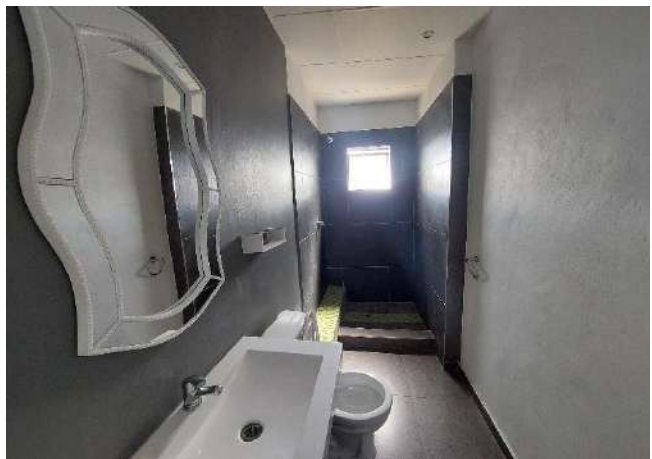
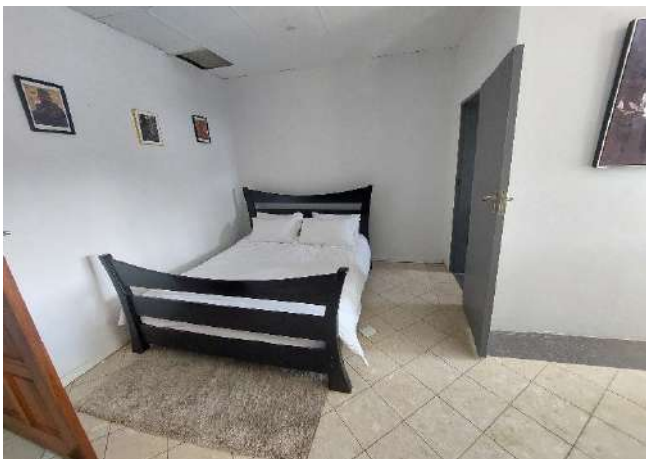
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Walkthrough video:

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TRUCK YARD



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MUNICIPAL ACCOUNT



world class African city

Tel : (011) 375 5555
Fax : (011) 358 3408/9

PO Box 5000
Johannesburg 2000

E-mail :
JoburgConnect@joburg.org.za

COPY TAX INVOICE

VAT NO. : CITY OF JOHANNESBURG - 4760117194 VAT NO. : PIKITUP - 4790191292
VAT NO. : JOHANNESBURG WATER - 4270191077 VAT NO. : CITY POWER - 4710191182

R M M MIRANDA
PO Box 16201
KLIPRIVERSBERG ESTATE S.H.
1612

Date	2025/10/09
Statement for	October 2025
Physical Address	48 MATHERS ROAD
Stand No./Portion	00000009 - 00000 - 00
Township	KLIPRIVERSBERG ESTATE S.H.

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
4354 m2	1	2023/07/01	F1	Market Value R 1,275,000.00	Region F WARD 57

Invoice Number	: 46006596394	Group :	Next Reading Date	:
Client VAT Number	:		Deposit Paid	: R 10,339.10

Account Number 554304765	(PIN Code:289919)
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Previous Account Balance	7,683.27
Less: Incoming Payment (Last Payment Made 2025/09/29)	- 7,683.27
Sub Total	0.00
Current Charges (Excl. VAT)	8,017.58
VAT @ 15%	1,086.31

Total Due 9,103.89

Due Date 2025/10/24

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
0.00	0.00	0.00	9,103.89	0.00	9,103.89

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Current Charges (Incl. VAT)	9,103.89
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Any Co I Cash Office; any Easy Pay site; any bank (branch, ATM or internet site)

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ZONING CERTIFICATE

ZONING INFORMATION CERTIFICATE PAD FOR APPLICATION SUBMISSIONS



a world class African city

Date: 10/17/2025

Requested by:	Sandy Ngwenya
Town Planning Scheme:	City of Johannesburg Land Use Scheme 2018
Name of Applicant:	ADVANCED VALUERS (PTY) LTD
Erf/Holding Name/Farm Portion:	Holding 9
Township/Holding Name/Farm Name:	Klipriviersberg Estate S.H.
Street Name and No:	Mathers road
ZONING INFORMATION	
Use Zone:	Residential 1
Height Zone:	A (0) As per attached table 4
Floor Area Ratio:	As per attached table 6
Coverage:	As per attached table 5
Density:	1 dwelling per 500m2
Building Line:	As per attached table 7
Parking:	As per scheme
AMENDMENT SCHEME APPLICABLE:	N/A
Served By:	Sandy Ngwenya

Terms and Conditions:

The Town Planning Scheme is open for inspection on the 8th Floor 158 Loveday Street Braamfontein between 8:00 and 15:30 weekdays. The applicant must verify the information contained herein by inspection of the scheme. Whilst the utmost is done to ensure accuracy the City of Johannesburg does not accept responsibility for any incorrect information given on this form. The applicant's attention is drawn to the general provisions of the Town Planning Scheme. It should be noted that the provisions of the Town Planning Scheme do not override any restrictive conditions that may be contained in the Title Deeds, PLEASE NOTE: No information will be given telephonically due to the technical and interpretive complications.

Corporate Geo-Informatics 8th Floor, A-Block, Metro Centre 158 Civic Boulevard, Braamfontein

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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

The property is in good condition requiring minor maintenance

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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