



AUCTIONEERS

PROPERTY FOR SALE

Large Development Site – Stonehenge, Mbombela

Incomplete Block Of Flats

Land Size: 4255m²

Various Sections of SS Uhlaza Park, situated at Erf 1314 Stonehenge Ext 13, Mbombela, Mpumalanga.

LIQUIDATION

Duly Instructed by the ADministrators of the liquidation of – GJS PROPERTIES (PTY) LTD (Master's Ref No. 0000073/2025)



WH Auctioneers Properties (PTY) Ltd

578 16th Road, Randjespark, Midrand

Tel: 0115745700

Registered Firm – (Certificate Number

2023119384)

www.whauctions.com

Contact for further info:

Joshua Pelkowitz

Cell: 072 536 5482

Email: joshuap@wh.co.za

(Property Practitioner – Certificate Number: 20233332289)



1. TERMS OF SALE

- The properties are sold Voetstoots and NOT SUBJECT TO VACANT OCCUPATION
- Purchaser's commission of 10% plus VAT
- 21.5% deposit payable by on signature of Offer by the Purchaser
- 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 where applicable.
- Purchaser responsible for the Electrical, Plumbing, Gas and Borer Beetle Certificates where 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

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2. GENERAL

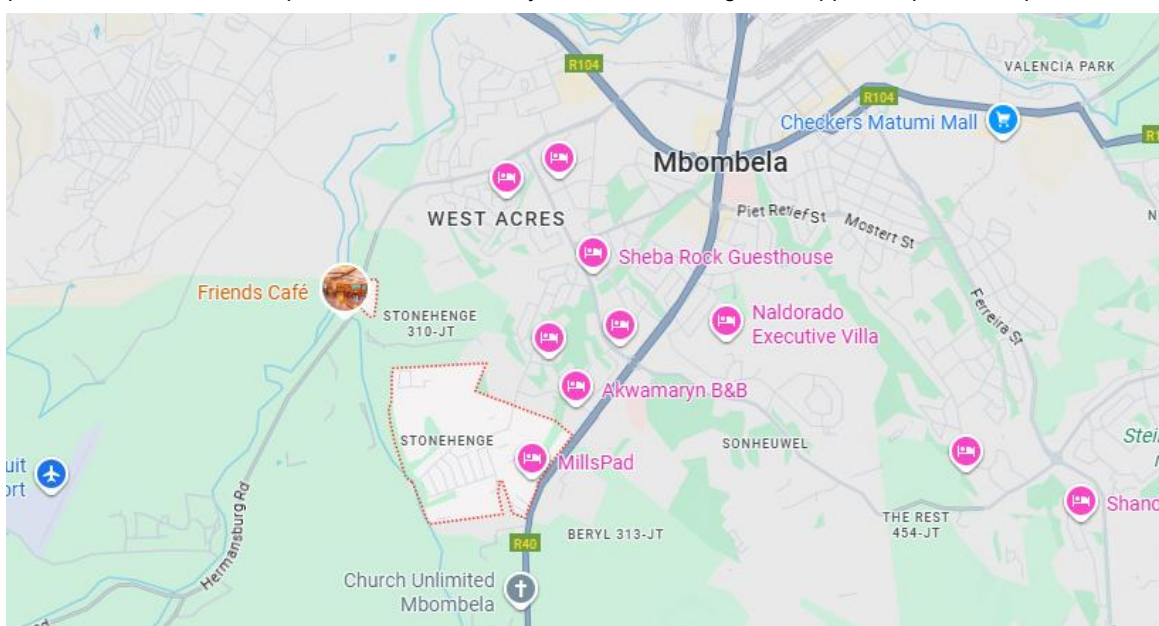
Property Address: 71 Tawny Eagle Turn | Stonehenge | Stonehenge Ext 13 | Mpumalanga
 Erf Suburb & City: Erf 1314 STONEHENGE EXT 13 MBOMBELA LOCAL MUNICIPALITY MPUMALANGA

3. TITLE DEED INFORMATION

Title Deed No: ST8-13/2021
 Erf Size: 4255m²
 Registration No: 2019/507438/07
 Owner: GJS PROP (Pty) Ltd
 Zoning: Residential

4. LOCALITY

Stonehenge Ext 13 is an upmarket residential area in Nelspruit, Mpumalanga, known for its family homes and duplexes, often featuring modern amenities like open-plan living, air conditioning, and solar systems. The area offers spacious properties, some with recreational patios, and includes security features and amenities like swimming pools in certain complexes. It's also an area with potential for further development, as evidenced by vacant land listings with approved plans for apartment blocks.



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5. DESCRIPTION OF IMPROVEMENTS

The subject property currently consists of an incomplete Sectional Title development. The site currently includes a double-storey single building structure comprising eight partially constructed sectional title units. According to the Sectional Title Plan, these are numbered as units 5,6,7,8,13,14,15 & 16.

It does seem that the sectional title register has been open and registered in the deeds office, but the development has not been completed.

There are no services such as water and electricity connected to this parcel of land, and nine illegals are currently occupying this building.

Site Access and Security

Access to the property is gained via the front gate.

Condition

The building is incomplete and in a poor state it appears to be occupied by squatters at present. A structural survey of the buildings 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. Neither the Seller nor the Auctioneer warrant the availability of any buildings plans and the property is not being sold subject to the provision or registration of such plans and this will be the responsibility of the Purchaser if required by the local authority.

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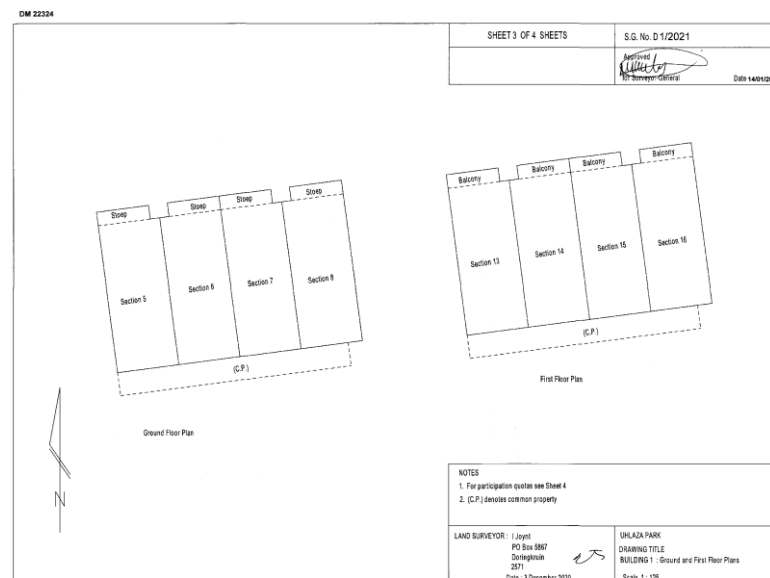
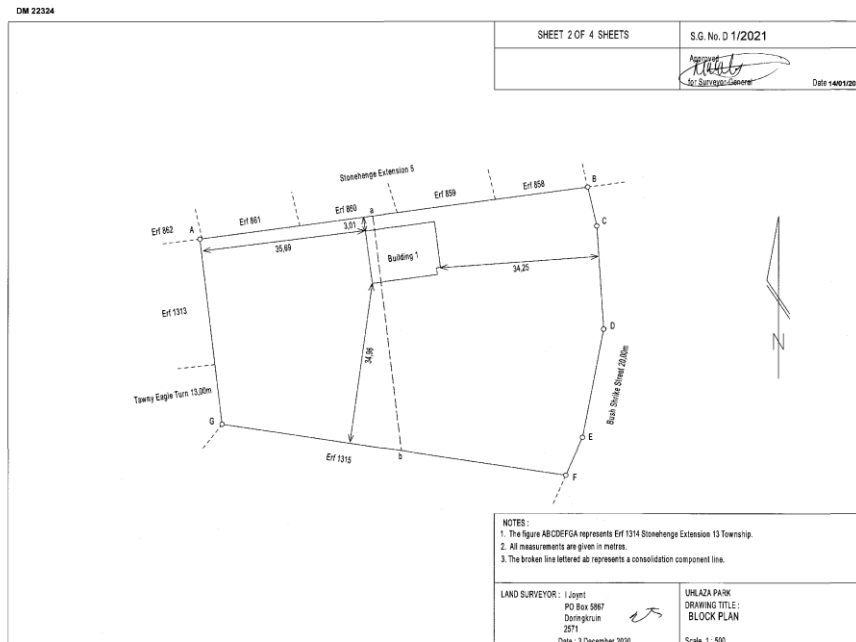
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6. SG DIAGRAM



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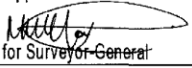
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DM 22324

SHEET 4 OF 4 SHEETS		S. G. No. D 1/2021
		Approved  for Surveyor General Date 14/01/2021
SECTION NUMBER	FLOOR AREA (Square Metres)	PARTICIPATION QUOTA PERCENTAGE
5	36	12,5000
6	36	12,5000
7	36	12,5000
8	36	12,5000
13	36	12,5000
14	36	12,5000
15	36	12,5000
16	36	12,5000
Total	288	100,0000
LAND SURVEYOR : I. Joynt PO Box 5867 Doringkruijn 2571 Date : 3 December 2020		UHLAZA PARK DRAWING TITLE : PARTICIPATION QUOTA SCHEDULE

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7. PICTURES



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8. 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

A structural survey of the buildings 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. Neither the Seller nor the Auctioneer warrant the availability of any buildings plans and the property is not being sold subject to the provision or registration of such plans and this will be the responsibility of the Purchaser if required by the local authority.

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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