

**FOR SALE  
BY AUCTION**

**IN 2 ASSETS**  
Property Specialists

**45 093 m<sup>2</sup> INDUSTRIAL ZONED LAND**  
**19 ROBBIE DE LANGE ROAD, WILSONIA,**  
**EAST LONDON**

**OPTION TO  
BID ONLINE**



**WEB#:** AUCT-001419 | [www.in2assets.com](http://www.in2assets.com)

**ADDRESS:** 19 Robbie De Lange Road, Wilsonia, East London

**AUCTION VENUE:** Mount Edgecombe Country Club, Gate 2, 1 Golf Course Drive, Mount Edgecombe

**AUCTION DATE & TIME:** 17 March 2021 | 11h00

**VIEWING:** By Appointment

**CONTACT:** Justin Price | 083 391 0215 | 0861 444 769 | [justin@investpro.co.za](mailto:justin@investpro.co.za)

**REGISTRATION FEE:** R 50 000-00 (Refundable registration deposit. Strictly by EFT)

**AUCTIONEER:** Andrew Miller



The Rules of Auction can be viewed at [www.In2assets.com](http://www.In2assets.com) or at Unit 504, 5th Floor, Strauss Daly Place, 41 Richefond Circle, Ridgeside Office Park, Umhlanga Ridge. Bidders must register to bid and provide original proof of identity and residence on registration. The Rules of Auction contain the registration requirements if you intend to bid on behalf of another person or an entity. The above property is subject to a reserve price and the sale by auction is subject to a right to bid by or on behalf of the owner or auctioneer.

# IN2ASSETS PUBLIC AUCTIONS

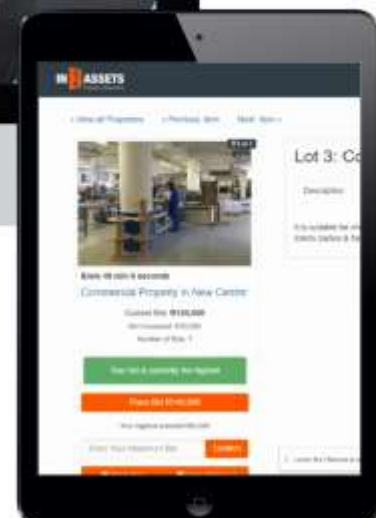
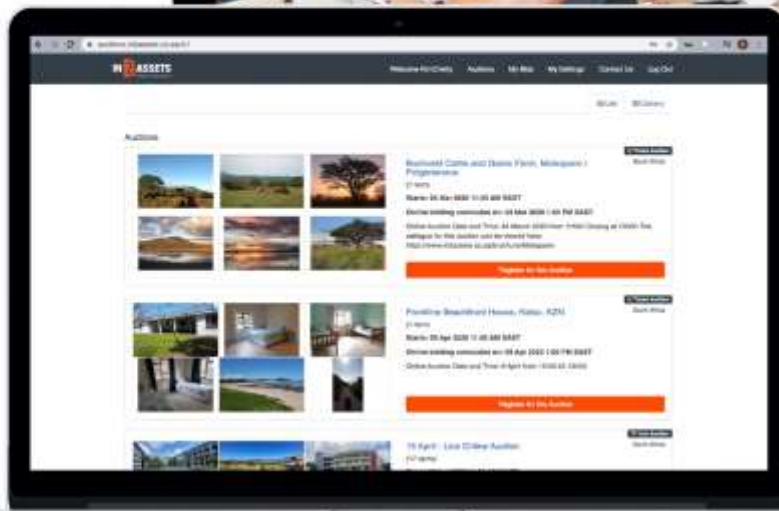


## PUBLIC AUCTIONS

Hosted monthly at a selected venue. Our Group Auctioneer will conduct the auction and lead bidders through the lots.

## HOW DOES IT WORK?

- Physical auctions provides an exciting live event to bidders and viewers alike
- To participate in this physical auction, all bidders will have to register and comply with all FICA regulations
- If you are unable to attend the auction, you may opt to bid via our Digital bidding Platform <https://auctions.in2assets.co.za> using Google Chrome
- Spectators are welcome to view all auctions without having to register or log in via <https://auctions.in2assets.co.za> using Google Chrome





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EAST LONDON

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**DISCLAIMER:** Whilst all reasonable care has been taken to provide accurate information, neither In2assets Properties (Pty) Ltd nor the Seller/s guarantee the correctness of the information, provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to the negligence or otherwise of In2assets Properties (Pty) Ltd or the Sellers or any other person. The Consumer Protection Regulations as well as the Rules of Auction can be viewed at [www.in2assets.com](http://www.in2assets.com) or at Unit 505, 5th Floor, Strauss Daly Place, 41 Richefond Circle, Ridgeside Office Park, Umhlanga Ridge. Bidders must register to bid and provide original proof of identity and residence on registration.

In2Assets would like to offer you, our valued client, the opportunity to pre-register as a bidder prior to the auction day.

South African consumers are now amongst the best protected consumers in the world and the purpose of the Act is to promote fair business practices and to protect consumers against deceptive, misleading, unfair or fraudulent conduct.

It is compulsory that all Bidders are required to present the following documentation in order to register at our auctions (without which registration cannot take place):

1. SA Identity Document;
2. Utility bill addressed to your physical address (not older than 3 months);
3. In the event of you bidding on behalf of a company, trust or close corporation in your capacity as director, trustee or member respectively, you are required to submit a letter on the Entity's official letterhead authorizing you to bid, sign all necessary documents and effect transfer on behalf of the Entity which must be accompanied by a certified copy of the resolution by the directors, trustees or members of the entity authorizing you to do so.
4. A special Power of Attorney is required should you be bidding on behalf of another person which must expressly authorize you to bid on behalf of that person and must include a certified copy of that person's SA Identity Document and proof of that person's residential address not being older than 3 months.
5. Copy of Entity's FICA Documents
6. Vat Registration Certificate
7. Income Tax Reference Number and proof of marital status

We would like to offer you an opportunity to register prior to the auction in order to avoid the time-consuming registration process as we endeavour to make this process as hassle-free and efficient as possible.

# PROPERTY DESCRIPTION

19 ROBBIE DE LANGE ROAD, WILSONIA,  
EAST LONDON

## General

**Property Address:** 19 Robbie De Lange Road, Wilsonia  
**Township & Province:** East London, Eastern Cape

## Title Deed Information

**Title Deed Number:** T7158/2004  
**Registered Owner:** Venture Peguform Properties One (Pty) Ltd  
**Title Deed Description:** Erf 21476 East London  
**Extent:** 4, 5093 Hectares

## Municipal Information

The local authority in which the property is situated is Buffalo City Metropolitan Municipality. According to the permitted zoning scheme, the property is zoned as follows:

## Town Planning Information

**Zoning:** Industrial Zone 1  
**F.A.R:** 1,5  
**Coverage:** 75%  
**Height:** 4 Storeys  
**Building Lines:** Nil  
**Side and Rear Space:** Nil  
**Parking Requirement:** Depends on use

# PROPERTY LOCATION

## 19 ROBBIE DE LANGE ROAD, WILSONIA, EAST LONDON

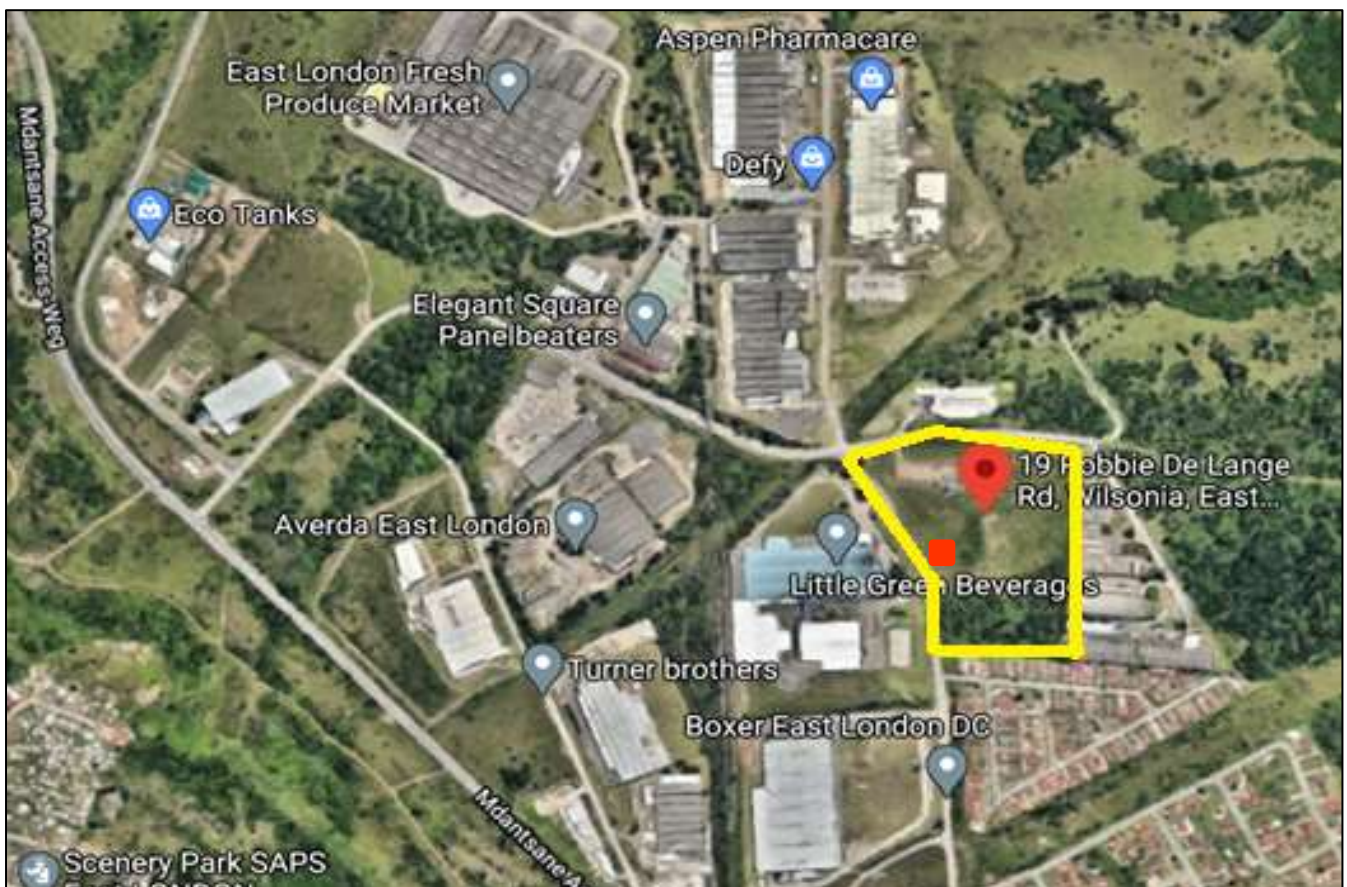
This vacant site is located in the prime industrial area of Wilsonia, in East London.

The property enjoys easy access to the N2, R72 and the Mdantsane Access Road, and is an ideal location for a distribution centre or manufacturing.

The property is north-facing on Dick King and West onto Robbie De Lange Roads, bordering on factories and warehousing which include Little Green Beverages, Turner Brothers, Boxer East London as well as East London Fresh Produce Market, Defy and Aspen Pharmacare.

The property is approximately 15km from the East London Airport.

It is serviced by two national roads: the coastal N2 highway connects it to King William's Town, Port Elizabeth and Cape Town to the west and Mthatha and Durban to the east. It is at the southern end of the N6, which runs north via Queenstown and Aliwal North to Bloemfontein making accessing other areas like the Wild Coast easy and hassle-free.



■ **SUBJECT PROPERTY:** 19 Robbie De Lange Road, Wilsonia, East London



# PICTURE GALLERY

19 ROBBIE DE LANGE ROAD, WILSONIA,  
EAST LONDON



**PICTURE  
GALLERY**  
(Continued)

19 ROBBIE DE LANGE ROAD, WILSONIA,  
EAST LONDON





### Primary use

This highly visible and easily accessible vacant plot, measuring  $\pm 45\,093\text{m}^2$ , presents a great development opportunity in the Wilsonia area, which is East London's industrial hub.

The industrial land is serviced, and occupies a corner plot. The land is reasonably flat, sloping gently in a northerly direction, therefore there are no major civil works needed.

Surrounding properties include blue-chip companies like Defy, Aspen Pharmacare, Boxer East London and the East London Fresh Produce Market, which contributes to the highly desirable location of the site.

The central location of the property and its ease of access to the CBD ( $\pm 6\text{km}$ ), N2 freeway ( $\pm 8\text{km}$ ), the East London Station ( $\pm 10\text{km}$ ) and the East London Airport ( $\pm 15\text{km}$ ) makes the property ideal for a warehouse, distribution or manufacturing business.

In addition, a strong labour workforce is available from the surrounding residential node.

The existing tower on the property is in the process of being removed.

### Lease Details

The property consists of vacant land and will be sold with vacant occupation.

### Expenses

The assessment rates for the year 2020/2021 amounts to R178.68, which equates to a monthly figure of R14.89.

It should be noted that the rates amount is based on "Public Service Infrastructure". The municipal bill is enclosed on page 12.

### Vat Status

The Seller is Vat Registered. Vat is payable at a rate of 15%.

# TERMS & CONDITIONS

19 ROBBIE DE LANGE ROAD, WILSONIA,  
EAST LONDON

## If you are the successful bidder, kindly note the following:

- 5% deposit payable by the Purchaser on the fall of the hammer
- 10% Auctioneers Commission Plus 15% Vat payable by the Purchaser on the fall of the hammer
- 24 Hour Confirmation period – 18 March 2021 @ 17h00
- 45 Day Guarantee Period
- Possession on Registration of Transfer

## Kindly note for EFT payments, the following applies:

**EFT Payments**, our trust account banking details are as follows:

Bank : Standard Bank  
Account Name : In2assets Properties (Pty) Ltd  
Account No. : 050022032  
Branch Name : Kingsmead  
Branch code : 040026

# ZONING CERTIFICATE

19 ROBBIE DE LANGE ROAD, WILSONIA,  
EAST LONDON

Buffalo City Metropolitan Municipality  
East London | Bheleho | King William's Town  
Province of the Eastern Cape  
South Africa

Website: [www.buffalocity.gov.za](http://www.buffalocity.gov.za)



**BUFFALO CITY  
METROPOLITAN MUNICIPALITY**

Directorate: Spatial Planning & Development  
PO Box 81, East London, 5200  
27 Oxford Street, 5201

Tel: 043 705 200 | Fax: 043 743 5266

Our ref.:	Enq.: <b>Ms.N. MBULAWA</b> 043 705 2077	Your ref.:
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## ZONING CERTIFICATE

THIS IS TO CERTIFY THAT ERF 21476 EAST LONDON: ROBBIE DE LANGE, WILSONIA IS ZONED FOR INDUSTRIAL ZONE 1 PURPOSES IN TERMS OF THE BUFFALO CITY ZONING SCHEME.

**PRIMARY LAND USES:** INDUSTRY, INDUSTRIAL CAFÉ, SERVICE STATION, COMMERCIAL WORKSHOP, WAREHOUSE, PUBLIC GARAGE, FUNERAL PARLOUR, MOTUARY AND PUBLIC GARAGE.

**FLOOR FACTOR:** 1,5

**COVERAGE:** 75%

**HEIGHT:** 4 STOREYS

**STREET BUILDING LINE:** 0.0m

**REAR BUILDING LINE:** 0.0m

**SIDE BUILDING LINE:** 0.0m

INFORMATION BY: P. MHLANA

SIGNATURE: 

CHECKED BY: A. ENGELBRECHT

SIGNATURE: 

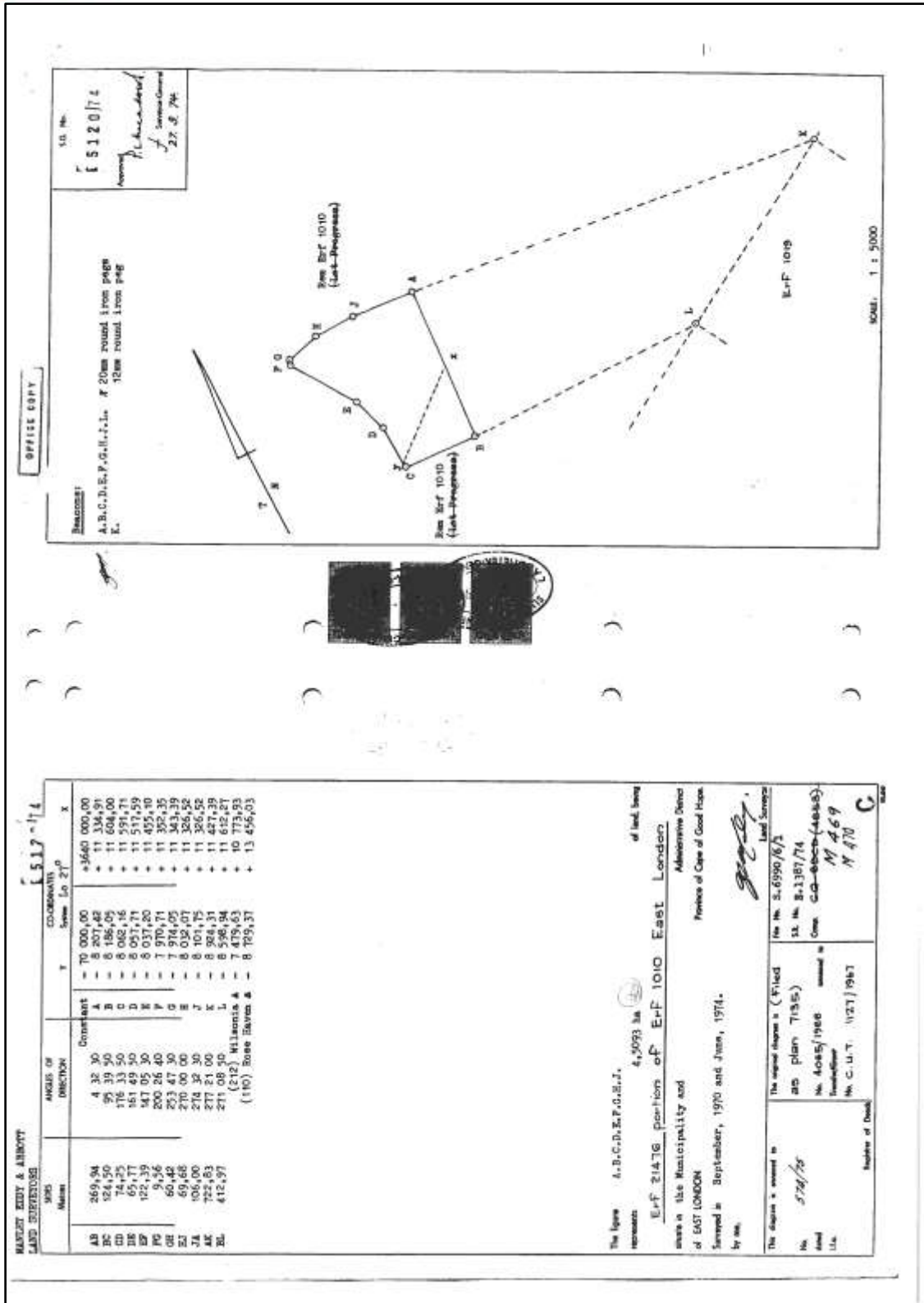
DATE: 29 JANUARY 2020

A CITY GROWING WITH YOU



# SG DIAGRAM

19 ROBBIE DE LANGE ROAD, WILSONIA, EAST LONDON



# MUNICIPAL ACCOUNT

19 ROBBIE DE LANGE ROAD, WILSONIA,  
EAST LONDON

www.eastlondon@venturo.co.za



**BUFFALO CITY**  
METROPOLITAN MUNICIPALITY

Your invoice is generated in order to comply with SARS requirements that invoices and payments sent electronically are legitimate!

PO Box 525, East London, 6058  
041 702 2000  
041 702 8660  
www.eastlondon.gov.za  
0800 00 1000  
Customer Call Centre: 088 111 2017

TAX INVOICE	
RCMR VAT Registration No.	4240100492
Account Number	10175620
Customer VAT Reg. No.	4330101605
Statement Date	23/01/2021

VENTURE PEGIFORM PROPERTIES ONE(PTY)  
POSTNET SUITE 360  
PRIVATE BAG X4  
MENLO PARK  
0102

Name	VENTURE PEGIFORM PROPERTIES ONE(PTY)				
Ward Number	5	Deposit	R 23555.00	Guarantee	
Physical Address	ROBBIE DE LANGE RD ERF 21470	Suburb	WILSONIA		
Ext No.	ELM21475	Portion	00000	Area	45101
Url No.	01043DELMZ147000000000000				
Market Value	R 1200.00	Rateable	R 80.00	Rateable Value	R 1200.00
Debtor Address	ROBBIE DE LANGE RD				

Date	Service	Details	Charge (incl VAT)	VAT	Charge (incl VAT)				
28/12/20		BALANCE BROUGHT FORWARD	R 4838.84	R 881.52	R 5320.36				
28/01/21		PAYMENT - THANK YOU	R 2885.68		R -2885.68				
18/01/21		PAYMENT - THANK YOU	R 2885.68		R -2885.68				
23/01/21		FIRE LEVY VANDAMT LAND	R 65.22	R 9.78	R 75.00				
23/01/21		PUBLIC SERVICE #INFRASTRUCTURE	R 21.28		R 21.28				
23/01/21		MARKET VALUE REBATE	R 4.39		R -4.39				
23/01/21		STANDARD REFUSE	R 597.39	R 89.01	R 686.40				
23/01/21		METER NO. 609808K TARIFF: ELECTRICITY KVA 3 A Demand = 1 Reading 9999. Con 23010021 Prev 20182020 1.000 KVA	R 354.25	R 45.73	R 399.98				
23/01/21		BASIC ELECTRICITY KVA 3 A	R 1049.25	R 150.04	R 1199.29				
23/01/21		WATER AVAILABILITY	R 120.00	R 18.00	R 138.00				
23/01/21		TARIFF: SEWERAGE AVAILABILITY SEWERAGE AVAILABILITY 1 mg	R 177.32	R 26.60	R 203.92				
		TOTAL CURRENT LEVY			R 2665.68				
Current	30 Days	60 Days	90 Days	90 Days*	Handed Over	Arranged	Total Charge (incl VAT)	Total VAT	Total Charge (incl VAT)
R2665.68							R2319.32	R345.70	R2665.68
See reverse side for important information		Amount in Advance	Due Date	Total Indebtedness		Amount Payable on this Account			
			15/02/2021	R2665.68		R2665.68			

ELECTRICITY	WATER	DEBT COLLECTION ACTION
EL000 1.000 #19@ 324-050006 # 364.82		The supply of services may be discontinued if any amount is unpaid after the due date and the deposit may be retained simultaneously. Please note that the due date does not apply to overdue balances.

REMITTANCE ADVICE	
Due Date	15/02/2021
Amount Due	R2665.68
Account Number	10175620
Reference Number	***** 0 1611 1017 5620 6

DIRECT DEPOSIT / ATM / INTERNET	
Bank	STANDARD BANK
Branch No.	051001
Bank Account No.	081167078
Your Municipal A/C No.	10175620

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# Notes

# OUR FOOTPRINT



## **BELVILLE**

Unit 13 Canal Edge One,  
Tyger Waterfront,  
Carl Cronje Drive,  
Belville

## **DURBAN**

Unit 505, 5th Floor,  
Strauss Daly Place,  
41 Richefond Circle,  
Ridgeside Office Park  
Umhlanga Ridge

## **EAST LONDON**

10 Princess Road,  
Vincent

## **CLAREMONT**

Unit 1 Draper Square,  
Draper Street,  
Claremont

## **PRETORIA**

Centaur House,  
38 Ingersol Street,  
Lynnwood Glen

## **BLOEMFONTEIN**

104 Kellner Street,  
Westdene

## **PORT ELIZABETH**

1st Floor Strauss Daly Place,  
35 Pickering Street,  
Newton Park

## **JOHANNESBURG**

Unit 801, 8th Floor Illovo  
Point 68 Melville Road,  
Illovo, Sandton

## **CAPE TOWN**

13th Floor Touchstone House,  
7 Bree Street