



PROPERTY AUCTION

40.3121 Hectare Tomato Farm – East London
35 000m³ Water Rights, 3 Dams, Pumphouses
±5 Hectares of Multi-Span Tunnels
Farmhouses, Cottage, Workshops & Stores
Current Utilization: Tomato Farming

Portion 1 of Farm No. 421 East London RD

BUSINESS RESCUE AUCTION

Duly Instructed by the Appointed Business Rescue Practitioners of Nottinghill Farm CC in Business Rescue



THIS SALE EXCLUDES ALL MOVABLE ASSETS AND VEHICLES USED TO RUN THE FARM. THIS SALE DOES NOT INCLUDE THE CURRENT HARVEST

Contact for further info:

Tshepo Tlhabanelo

Cell: 079 157 5111

Email: tshepot@wh.co.za

(Candidate Property Practitioner)

Joshua Pelkowitz

Cell: 072 536 5482

Email: joshuap@wh.co.za

(Property Practitioner – Certificate Number 2023332288)

Auction Date:

Wednesday 06 March 2024 @11h00 – online

Venue:

LIVE webcast on-line at www.whauctions.com

Viewing:

By Appointment

Video Guide:

<https://youtu.be/Cot3HS-pE0U>

1. GUIDELINE FOR THE AUCTION

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

Auction Date & Venue: Wednesday 06 March 2024 @ 11h00 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: 10 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, 15%) 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:

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
- **THIS SALE EXCLUDES ALL MOVABLE ASSETS AND VEHICLES USED TO RUN THE FARM. THIS SALE DOES NOT INCLUDE THE CURRENT HARVEST**

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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2. GENERAL

Property Address(co-ordinates): [-32.86416055076908, 28.01456814649892](#)

Erf & Suburb & City: Portion 1 of Farm No. 421 East London RD, Eastern Cape

3. TITLE DEED INFORMATION

Deeds Office: King Williams Town

Title Deed Number: T78203/2019

Erf Size: 403,121m² (40.3121ha)

Zoning: Agricultural

4. LOCALITY

The subject property is situated in an area of undulation on most of the farm, above the Kwelera River within the East London District. There are two small streams to be found on the subject property, but with no named water courses on the subject property. Altitude varies from around 100 m on the eastern boundary corner to about 158 m at the high point on the western boundary corner. Generally the subject property is fairly level in the centre and west, falling gently towards the north and east. The land is roughly rectangular in shape and typically in the case of farms has a number of topographical features. The subject farm is a mix of gently undulating terrain, falling generally towards the north and east.



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5. DESCRIPTION OF IMPROVEMENTS

The subject farm consists of one portion of land developed and farmed for hydroponic vegetables with multi-span tunnels for growing tomatoes. The farm has 46 979m² of tunnels and multispans of which around 2,500m² of tunnels encroaches onto the neighbouring farm to the north-west. The remainder of the farm comprises natural vegetation and wasteland (Road & dams). The farm offers further improvements in the form of two residential dwellings, a large workshop / store, garage, offices, entertainment area and a pump house, all found to be in a fair state of repair in general, requiring only ongoing routine maintenance. The farm has 35,000m³ of water entitlement or 5ha, water is pumped from the Kwelera River into a large gravel dam, the farm has three smaller gravel dams for overflow water which can all be used for irrigation purposes. Electricity is provided by means of two Eskom transformers which provide adequate electricity to the farm. The farm is fenced off by means of security and cattle fencing found to be in a fair state of repair.

Improvements can be broken down as follows:

- Main house consisting of 5 bedrooms, 1bathroom, 282m²
- Second house consisting of 3 bedrooms, 152m²
- Older workshop / Chemincal and fertilizer store
- Staff houses, offering basic finishes
- 2 x Offices offering dated finishes
- Entertainment area/boardroom
- 4 x Garage used for storage purposes
- 2 Pumphouses
- 2 cone filters for fertilizer mixing
- Tunnel / Multispans
- Rainwater Collection and Runoff water collection
- 2 X Concrete reservoirs
- 37m³ Storage dam
- Borehole with submersible pumps

Site Access and Security:

Main access is gained via Hills Drift Road. The property is fenced, and the fence is in fair condition.

Harvest and Cultivars

The farm currently cultivates tomatoes. Current crops grown on site include Normal Tomatoes (RENKA) and Speciality Tomatoes (TINKER). The farm currently supplies 80% of it's harvested produce to **Pick 'n Pay** which it packs at its neighbouring packhouse. **THIS SALE DOES NOT INCLUDE THE CURRENT HARVEST.**

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GENERAL WATER SUPPLY

The water is obtained from the Kwelera river, from where it is pumped into the main holding dam. It is stored here for use in the irrigation of the Greenhouses. Additionally rainwater is harvested from the canopies of the greenhouses and tunnels and stored in an 80 000 litre reservoir, from where it is pumped to the water treatment facility. Lastly used fertigation water is collected and recycled. Domestic water is supplied by a borehole and by rainwater collection.

*Note: A letter from the Dept. of Water and Sanitation has been issued verifying and confirming the legal water use on the subject property. The owner had not received the certificate at the time that the report was completed.

Boreholes Equipped	1
Boreholes Not Equipped	0
Pump Types	1 Submersible

WATER USE ENTITLEMENT

Water Supply Details

Source								
Cert. No.	Date		Number & Portion	Ha/Ann.	Capacity M ³ /Ann.	Source Type	Source Name	Registration
EL_0_421_1	8/20/2018		421 (1)	4.9	35,000	Dam	Unnamed	A letter of verification, declaring the water use on the subject property legal has been issued, but the owner is still awaiting the certificate.
Total				4.9	35,000	Water entitlement for irrigation purposes		

Water Storage								
Cert. No.	Date		Number & Portion	No. of Dams.	Capacity (M ³)	Source Type	Dam Name	Registration
EL_0_421_1	8/20/2018		421 (1)	1	35,000	Dam	Unnamed	A letter of verification, declaring the water use on the subject property legal has been issued, but the owner is still awaiting the certificate.
Total				1.0	35,000	Storing water of irrigation purposes		

IRRIGATION

Irrigation Requirements					
Crop			Requirement (MM/Ha/Ann.)	Irrigation System	Total (M ³ /Ann.)
Tomatoes / Peppers		4.9	500	Drip	24,740
Total					24,740
Water Availability					
Source			Capacity (M ³)	Reliability	Total (M ³ /Ann.)
Dam		1.0	35,000	75%	26,250
Total					26,250
Potential Irrigation				Surplus / (Shortage)	1,511

Given the water source, rainwater collection and recycling of used water taking place, the subject property has sufficient water for the current farming operation.

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Water Use Servitude (Over Neighbours Dam)

Nadine Flanagan Trust
0836514070

metalm@mweb.co.za
Progress Farm 2
Remainder of Farm 421

To whom it may concern

This is to confirm that there is a servitude of right of water, giving access to the dam and Kwelegga River that has been in place for over 15 years with Mr CW Randall and Mr N Randall for Portion 1 of Farm 421.

I would also like to confirm that on the sale of Portion 1 of Farm 421 we will amend the servitude to give water rights to the new owner. As per terms and conditions agreed upon between the 2 parties.

The original Conditions of sale of Remainder of Farm 421 were agreed upon to be, that the servitude will be in place for any person that owns Portion 1 of farm 421

We have never needed access to the dam or that portion of the river, so there would be no need for us to refuse or change the servitude of right of water to the new owners of Portion 1 of Farm 421

Kind Regards

Nadine Flanagan

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CLIMATIC CONDITIONS

East London normally receives about 822mm of rain per year, with most rainfall occurring mainly during late summer and early autumn. East London receives the lowest rainfall (36mm) in June and the highest (97mm) in March. The monthly distribution of average daily maximum temperatures shows that the average midday temperatures for East London range from 20.3°C in September to 24.8°C in February. The region is the coldest during July when the mercury drops to 9.6°C on average during the night.

Climatic Conditions					
Temperature (degrees Celsius)		Average Annual Rainfall Per Annum	Hail Occurrence	Frost	Wind
Summer	Winter				
16.8 to 24.87	9.6 to 20.7	822 mm	Mild	Mild	Severe

SOILS/TOPOGRAPHY

The area is geologically complex and includes Beaufort Group mudstone and sandstone in the northeast, Nanaga Formation arenite and sand in the west and Bokkeveld, Witteberg and Ecca sandstone and shale in between, and a thin strip of Quaternary sand along the coast. The pure grasslands are limited to the Nanaga and Quaternary sands, whereas thornveld is prominent on the more finely textured soils derived from the Beaufort and Bokkeveld mudstone, arenite and shale. The most important land types include Db, Fa and Ae. The area falls within the PL2 land type of reddish soils with a medium base status.

Condition:

The improvements are dated, but maintenance and renovation works are ongoing. The structures are solid and functional and are generally considered to be in a fair state. Some of the tunnel netting is damaged and missing and requires replacement.

Disclaimer

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 buildings plans and the property is not being sold subject to the provision of such plans. All information in regard to water rights and the documents provided herein are to the best of the Sellers knowledge correct. Neither the seller nor the auctioneer take any responsibility for errors or omissions in the documents received from the department of water.

The way auctions should be.

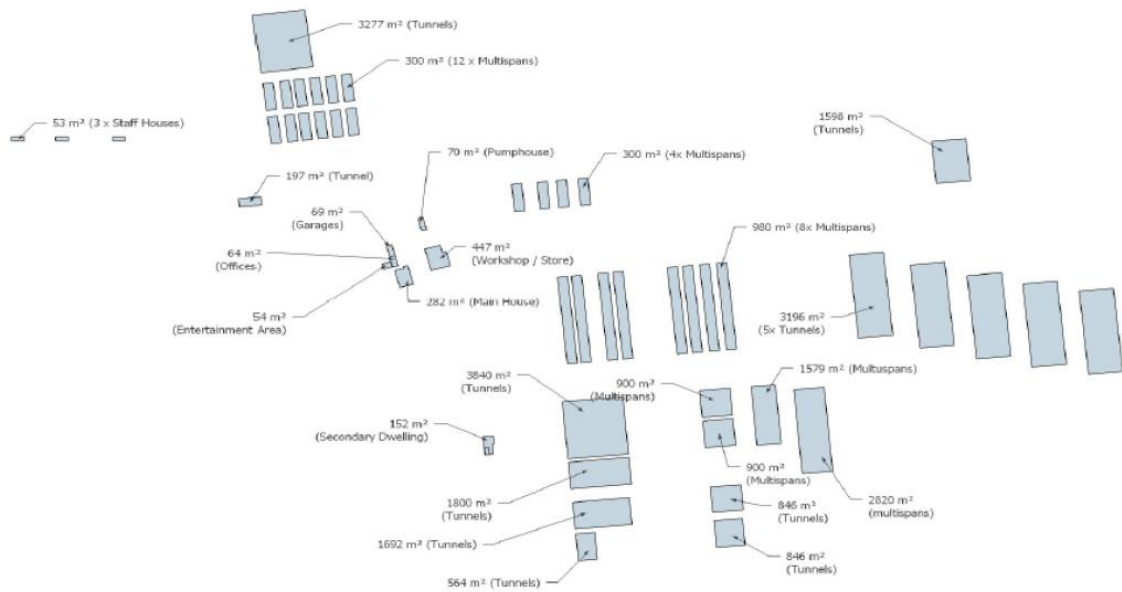
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FARM LAYOUT



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6. SITE PHOTOGRAPHS



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7. WATER RIGHTS & SERVITUDE



water & sanitation
Department:
Water and Sanitation
REPUBLIC OF SOUTH AFRICA

Catchment Management Unit: Private Bag X6041, Port Elizabeth, 6000, 7th Floor Starport Building,
Chapel Street, Port Elizabeth, 6001, Tel: 041 501 0730/0722/0723.

Enquiries: Verification Office
Reference: EL_0_421_1
E-mail: ECV&VSection35_46@dwg.gov.za

BY EMAIL

C.W. RANDALL
PO BOX 126
KWELERA
5259

MZIMVUBU-TSITSIKAMMA WATER MANAGEMENT AREA

FARM Progress Farm, 421, EAST LONDON, PORTION 1, SIZE 40.0000 ha: CONFIRMATION OF THE EXTENT AND LAWFULNESS OF WATER USE(S) IN TERMS OF SECTION 35(4) OF THE NATIONAL WATER ACT, 1998 (ACT 36 OF 1998)

You are hereby informed that the extent and lawfulness of the water use(s) on the above mentioned property have been determined by me, as the delegate of the Minister: Water & Sanitation, in terms of Section 35(4) of the National Water Act, 1998 (Act 36 of 1998) as follows:

Taking of water for irrigation purposes		Taking of water for non-irrigation purposes	
Volume (m ³ /annum)	Source - Property	Volume (m ³ /annum)	Source - Property
0.00		0.00	
0.00	Weir - EL 0 421 1	0.00	Weir - EL 0 421 1
35,000.00	Dam - EL 0 421 1	0.00	Dam - EL 0 421 1
0.00	Borehole - EL 0 421 1	0.00	Borehole - EL 0 421 1
0.00	Spring - EL 0 421 1	0.00	Spring - EL 0 421 1

Storing of water		Stream Flow Reduction Activity (Afforestation)	
Volume (m ³)	River/Stream	Area (ha)	Volume (m ³ /annum)
35,000		0.00	0.00

In terms of Section 35(4) of the Act this determination is also 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(1) subject to any existing conditions or obligations attaching to the use until a licence replaces it.

No water use in excess of the "determined water use(s)" as set out herein may be used on this property.

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 30 (thirty) days from 20 AUG 2018. The Water Tribunal can be contacted at:

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10/5/2018

Nadine Flanagan Trust
0836514070

metalm@mweb.co.za
Progress Farm 2
Remainder of Farm 421

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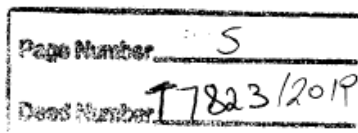
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Extract (Full copy available - the servitude is transferrable to the new owner)



ANNEXURE

NOTTINGHILL FARM CC Registration Number 2001/024039/23, its Successors in Title or assigns, is entitled to a Servitude of Right of Water over the Remainder of Farm 421. The right granted shall include the right to install a pipeline across the said Remainder of Farm 421 in order to lead the water by means of a pipeline from the Kwelera River to the Portion 1 of Farm 421 in the straightest possible route. The right shall include further the right of ingress to and egress from Remainder of Farm 421 for the installation of such pipeline and afterwards for maintaining the same and effecting repairs thereto. It is clearly stipulated that the pipeline and the exercise of the rights in terms of this Agreement shall always be exercised by NOTTINGHILL FARM CC, Registration Number 2001/024039/23, its Successors in Title or assigns, so as not to cause any damage to Remainder of Farm 421, East London. In the event of any damage being caused in any way whatsoever by reason of the installation of the said pipeline, NOTTINGHILL FARM CC, Registration Number 2001/024039/23, its Successors in Title or assigns shall make good the same.

Certified a true extract of the original


CONVEYANCER
ALLEN GRAHAM CLARKE

**All Farm Outlines are
Estimates based on
Diagrams and Information
Received from the Sellers**

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
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8. MUNICIPAL ACCOUNT

Page 1 of 1

Customer No: 28100769
Contract Acc. No: 101384868
Document No: 412317792
Document Date: 31.07.2023
Payment Terms: 30 Days
Due Date: 30.08.2023
Customer VAT Reg. No:

TAX INVOICE
DWS VAT Reg. no 4640112361


water & sanitation
Department:
Water and Sanitation
REPUBLIC OF SOUTH AFRICA

Bill To:
HEAD OF FINANCE
NOTTINGHILL FARM
POSTNET SUITE 063
PO BOX 662
GONUBIE
5256

YOUR CONTACT OFFICE:
Department: Water and Sanitation
Private Bag X313
Pretoria
0001
R535 Waterbron Building
185 Francis Baard Street
Pretoria
PHONE 0800 200 200
FAX 012 336 1408
Email: revenue@dws.gov.za

Water Use Description	Tariff Category	Quantity m3/HA Registered/Consumed	Unit Price(c/m3/HA)	Amount(Rand)
Property Details: Property Name: 421EL/1 PROGRESS FARM; Property Number: 294987; Registration Division: ; Portion Number: ; Title Deed: Water Use Details: WMA: MZIMVUBU-TSITSIKAMA; Legal Sector Code: 21A Tk water fr a water resource; Water Use Sector: IRRIGATION; Water Source Type: DAM; Contract No: 10203396 (28100769/1) Water Use Period: 01.02.2023 to 31.03.2023				
	WRM Charge	5,833.33	2.71	158.08
Water Use Period: 01.04.2023 to 31.07.2023				
	WRM Charge	11,666.67	3.07	358.17
	Plus 15.00% VAT			77.44
	Subtotal			593.69
	Total Charges			593.69

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ESKOM HOLDINGS SOC LTD REG NO 2002/015527/30
VAT REG NO 4740101506

NOTTINGHILL FARM CC
PO BOX 115
KWELERA
5259

SOUTHERN REGION
PO BOX 377 BELVILLE 7535

CONTACT CENTRE: (0860) 037566
FAX NO: 0862 437 566
E-MAIL: customerservice@eskom.co.za
WEB: WWW.ESKOM.CO.ZA



TEL: 08600 37566
SMS:

CUSTOMER SELF SERVICE WEBSITE:
<https://csnline.eskom.co.za>

SOUTHERN REGION
PO BOX 377 BELVILLE 7535

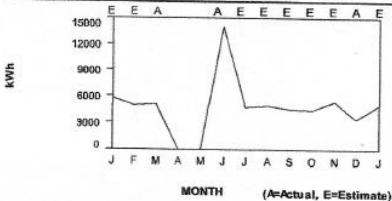
DIRECT DEPOSIT DETAIL
BANK: ABISA
BRANCH CODE: 734171
BANK ACC NO: 700310469

YOUR ACCOUNT NO	6021251230
SECURITY HELD	17237.87
BILLING DATE	2024-01-10
TAX INVOICE NO	602617439605
ACCOUNT MONTH	JANUARY 2024
CURRENT DUE DATE	2024-02-05
VAT REG NO	4470197114
NOTIFIED MAX DEMAND	50.00

TAX INVOICE

E-MAIL: accounts@intermark.co.za

READING TYPE: ESTIMATE	READING DATES: 2023/12/06 - 2024/01/06	NO OF DAYS: 33	SEASON:
Your next estimated reading will be on 07/02/2024			
CONSUMPTION SUMMARY FOR BILLING PERIOD			
METER NUMBER	PREV. READING	CURR. READING	DIFFERENCE
141449410	625450.0000	630443.0000	4993.0000
TOTAL ENERGY CONSUMED FOR BILLING PERIOD (kWh)			4,993.00
PREMISE ID NUMBER: 8018479560			
TARIFF NAME: Landrate 1,2,3			
NC566 FARM PROGRESS NORTH COAST, DIST EAST LONDON PUMP			
Service and Administration Charge @ R41.02 per day for 33 days R 1,353.66			
Network Capacity Charge @ R75.92 per day for 33 days R 2,505.36			
Network Demand Charge 4,993 kWh @ R0.462 /kWh R 2,306.77			
Ancillary service charge 4,993 kWh @ R0.0071 /kWh R 35.45			
Energy Charge 4,993 kWh @ R1.8462 /kWh R 9,233.06			
TOTAL CHARGES FOR BILLING PERIOD			R 15,434.30
ACCOUNT SUMMARY FOR JANUARY 2024			
BALANCE BROUGHT FORWARD (Due Date 2024-01-05) R 13,180.81			
PAYMENT(S) RECEIVED Autopay Current/Cheque Account - 2024-01-05 R -13,180.81			
TOTAL CHARGES FOR BILLING PERIOD R 15,434.30			
ADJUSTMENT AUTO PAY DISCOUNT R -2.00			
VAT RAISED ON ITEMS AT 14% R -0.30			
VAT RAISED ON ITEMS AT 15% R 2,315.15			
TOTAL AMOUNT DUE			R 17,747.15
ARREARS			
>90 DAYS	61-90 DAYS	31-60 DAYS	CURRENT
0.00	0.00	0.00	17,747.15
TOTAL AMOUNT DUE			R 17,747.15



PAGE RUN NO	EE 1172
BILL GROUP	
BILL PAGE	1 OF 1

ACCOUNT NO / REFERENCE NO
6021251230

NAME
NOTTINGHILL FARM CC

FAX NUMBER

0934 6021251230

11341 6021251230



9207 2602 1251 2306



TOTAL AMOUNT DUE

17,747.15

PAYMENT ARRANGEMENT

INSTALMENT

ARREARS 0.00

ARREARS 0.00

DUE DATE

2024-02-05

AMOUNT PAID

LATE PAYMENT CHARGES WILL BE
ADDED TO OVERDUE ACCOUNTS

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ESKOM HOLDINGS SOC LTD REG NO 2002/015527/30
VAT REG NO 4740101508

SCHEEPERS, THEO
PO BOX 115
KWELERA
5259

SOUTHERN REGION
PO BOX 377 BELVILLE 7535

CONTACT CENTRE: (0860) 037566
FAX NO: 0862 437 566
E-MAIL: customerservices@eskom.co.za
WEB: WWW.ESKOM.CO.ZA



TEL: 08600 37566
SMS:

CUSTOMER SELF SERVICE WEBSITE:
<https://csonline.eskom.co.za>

SOUTHERN REGION
PO BOX 377 BELVILLE 7535

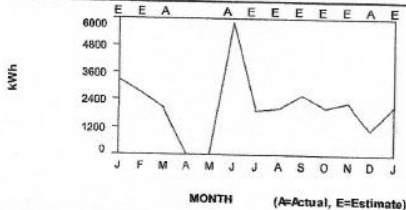
DIRECT DEPOSIT DETAIL
BANK: ABSA
BRANCH CODE: 334121
BANK ACC NO: 700310469

YOUR ACCOUNT NO	7406208199
SECURITY HELD	9444.37
BILLING DATE	2024-01-10
TAX INVOICE NO	740943599654
ACCOUNT MONTH	JANUARY 2024
CURRENT DUE DATE	2024-02-05
VAT REG NO	4470197114
NOTIFIED MAX DEMAND	50.00

TAX INVOICE

E-MAIL: intermark@absamail.co.za

READING TYPE: ESTIMATE	READING DATES: 2023/12/06 - 2024/01/06	NO OF DAYS: 33	SEASON:
Your next estimated reading will be on 07/02/2024			
CONSUMPTION SUMMARY FOR BILLING PERIOD			
METER NUMBER	PREV. READING	CURR. READING	DIFFERENCE
3107140482290	258815.0000	260995.0000	2180.0000
CONSTANT			1.0000
CONSUMPTION			2,180.0000
TOTAL ENERGY CONSUMED FOR BILLING PERIOD (kWh)			2,180.00
PREMISE ID NUMBER	9091052576	TARIFF NAME:	Landrate 1,2,3
NC1061 FARM "NOTTINGHILL"			
Service and Administration Charge @ R41.02 per day for 33 days			
			R 1,353.86
Network Capacity Charge @ R75.92 per day for 33 days			
			R 2,505.36
Network Demand Charge 2,180 kWh @ R0.482 /kWh			
			R 1,007.16
Ancillary service charge 2,180 kWh @ R0.0071 /kWh			
			R 15.48
Energy Charge 2,180 kWh @ R1.8492 /kWh			
			R 4,031.26
TOTAL CHARGES FOR BILLING PERIOD			R 8,912.92
ACCOUNT SUMMARY FOR JANUARY 2024			
BALANCE BROUGHT FORWARD (Due Date 2024-01-05)			
			R 6,806.31
PAYMENT(S) RECEIVED Autopay Current/Cheque Account - 2024-01-05			
			R -6,806.31
TOTAL CHARGES FOR BILLING PERIOD			
			R 8,912.92
ADJUSTMENT AUTO PAY DISCOUNT			
			R -2.00
VAT RAISED ON ITEMS AT 14%			
			R -0.30
VAT RAISED ON ITEMS AT 15%			
			R 1,336.94
ARREARS			
>90 DAYS	61-90 DAYS	31-60 DAYS	CURRENT
0.00	0.00	0.00	10,247.56
TOTAL AMOUNT DUE			R 10,247.56



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BILL GROUP	
BILL PAGE	1 OF 1

ACCOUNT NO / REFERENCE NO	7406208199
NAME	SCHEEPERS, THEO
FAX NUMBER	0437374105
11341	7406208199



TOTAL AMOUNT DUE	10,247.55
------------------	-----------

PAYMENT ARRANGEMENT	
INSTALMENT	
ARREARS	0.00
DUE DATE	2024-02-05
AMOUNT PAID	

LATE PAYMENT CHARGES WILL BE
ADDED TO OVERDUE ACCOUNTS

The way auctions should be.

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VAT REG NO 4740101508

NOTTINGHILL FARM CC
PO BOX 115
KWELERA
5259

SOUTHERN REGION
PO BOX 377 BELVILLE 7535

CONTACT CENTRE: (0860) 037566
FAX NO: 0862 437 566
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SMS:

CUSTOMER SELF SERVICE WEBSITE:
<https://csonline.eskom.co.za>

SOUTHERN REGION
PO BOX 377 BELVILLE 7535

DIRECT DEPOSIT DETAIL
BANK: ABSA
BRANCH CODE: 334121
BANK ACC NO: 700310469

YOUR ACCOUNT NO	5357953829
SECURITY HELD	17116.35
BILLING DATE	2024-01-10
TAX INVOICE NO	535244758797
ACCOUNT MONTH	JANUARY 2024
CURRENT DUE DATE	2024-02-05
VAT REG NO	4470197114
NOTIFIED MAX DEMAND	50.00

TAX INVOICE

E-MAIL: accounts@intermark.co.za

READING TYPE: ESTIMATE	READING DATES: 2023/12/07 - 2024/01/08	NO OF DAYS: 32	SEASON:
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Your next estimated reading will be on 07/02/2024

CONSUMPTION SUMMARY FOR BILLING PERIOD

METER NUMBER	PREV. READING	CURR. READING	DIFFERENCE	CONSTANT	CONSUMPTION
3107140292749	230780.0000	232182.0000	1402.0000	1.0000	1,402.0000

TOTAL ENERGY CONSUMED FOR BILLING PERIOD (kWh) 1,402.00

PREMISE ID NUMBER 969809841 TARIFF NAME: Landrate 1,2,3

INC009 FARM PROGRESS PTN 1 FARM 421, NORTH COAST AREA PUMP

Service and Administration Charge @ R41.02 per day for 32 days R 1,312.64

Network Capacity Charge @ R75.92 per day for 32 days R 2,429.44

Network Demand Charge 1,402 kWh @ R0.462 /kWh R 647.72

Ancillary service charge 1,402 kWh @ R0.0071 /kWh R 9.95

Energy Charge 1,402 kWh @ R1.8492 /kWh R 2,582.58

TOTAL CHARGES FOR BILLING PERIOD R 6,992.33

ACCOUNT SUMMARY FOR JANUARY 2024

BALANCE BROUGHT FORWARD (Due Date 2024-01-05) R 7,537.99

PAYMENT(S) RECEIVED Autopay Current/Cheque Account - 2024-01-05 R -7,537.99

TOTAL CHARGES FOR BILLING PERIOD R 6,992.33

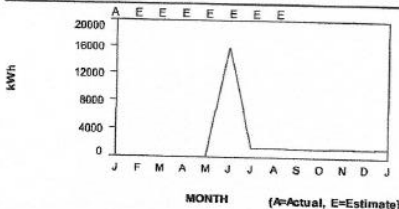
ADJUSTMENT AUTO PAY DISCOUNT R -2.00

VAT RAISED ON ITEMS AT 14% R -0.30

VAT RAISED ON ITEMS AT 15% R 1,048.85

ARREARS				CURRENT	TOTAL AMOUNT DUE	R 8,038.88
>90 DAYS	61-90 DAYS	31-60 DAYS	0.00			
0.00	0.00	0.00	8,038.88			

TOTAL AMOUNT DUE R 8,038.88



PAGE RUN NO	EE 575
BILL GROUP	
BILL PAGE	1 OF 1

ACCOUNT NO / REFERENCE NO
5357953829

NAME
NOTTINGHILL FARM CC

FAX NUMBER

0934 5357953829



TOTAL AMOUNT DUE
8,038.85

PAYMENT ARRANGEMENT

INSTALMENT 0.00

ARREARS 0.00

DUE DATE 2024-02-05

AMOUNT PAID

LATE PAYMENT CHARGES WILL BE
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9. TITLE DEED (Extract)

136

Sansom Road
Vincent
East London
Tel: 031 642 2430

Fee Endorsement	
Amount	Office Fee
R 11 400 000 00	R 3190 00
Purchase Price/Value	
Mortgage Capital Amt.	
ALL OTHER REGISTRATIONS	
Reason For Exemption	Category Exemption
	Exempt I.Lo Sact/Reg Act/Proc

Prepared by me


CONVEYANCER
MICHAEL JOHN ALLAM

VERBIND MORTGAGED

FOR R 10 000 000 00

B 3558 2019

23 MAY 2019

REGISTRAR

T 7823 2019

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

ALLEN GRAHAM CLARKE

appeared before me, REGISTRAR OF DEEDS at KING WILLIAM'S TOWN, the said appearer being duly authorised thereto by a Power of Attorney granted to him/her by

CLAUDE WILLIAM RANDALL
Identity Number 5005185100082
Unmarried

which said Power of Attorney was signed at EAST LONDON on 9 May 2019

Lexis® Convey 17.1.3.1

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Page 2

And the appearer declared that his/her said principal had, on 18 February 2019, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

NOTTINGHILL FARM CC
Registration Number 2001/024039/23

or its Successors in Title or assigns, in full and free property

PORTION 1 OF FARM 421
DIVISION OF EAST LONDON
PROVINCE OF THE EASTERN CAPE

IN EXTENT 40,3121 (FORTY COMMA THREE ONE TWO ONE) Hectares

FIRST TRANSFERRED by Deed of Transfer Number T 138/1944 with Diagram No. 5176/43 relating thereto and held by Deed of Transfer T3002/1980

1. SUBJECT to the conditions referred to in Deed of Transfer No. T138/1944, save in so far as these may have since lapsed or been cancelled.
2. SUBJECT to a Servitude of Right of Way 208.75 metres long and 6.30 metres wide as shown by the figure D.E.F.G. in the said Diagram, in favour of the remainder of Farm No. 421 East London.

✓

Lexis® Convey 17.1.3.1

CERTIFIED COPY

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5176143

5176143

Approved

W.G. Golligorsky

Surveyor-General.

10

Coordinates		
	S.	X.
A	+3098.7	+2284.5
B	+2097.2	+5071.3
C	+3438.5	+6968.3
D	+4567.5	+6665.1
E	+3054.5	+5013.9

Angles of Direction		Sides
	°	'
AB	84° 9'	1754.3
BC	35° 20'	2318.4
CD	128° 28'	1442.1
DE	132° 48'	663.9
EA	225° 33'	1898.8

The figure A.B.C.D.E. represents 47.0643 Morgen of Land being Portion I of the Farm Commonage Lot No 7. (Lilyfontein) situate in the Division of East London Province of the CAPE OF GOOD HOPE.

Surveyed in Oct.-1943 by me.

H.O. Parker

Land Surveyor.

This diagram is annexed to the Transfer Deed No. 139, dated 18.2.43 in favour of R. S. Meier

The original diagram is No. 1481A, 1910 annexed to Title Deed No. E.L. 2, 34, 12, dated 18.6.1911 (E.L.L. 2, 237.) in favour of Esq late H.D. Petersen

Registrar of Deeds.

ELSD-Y 602

Sheet 1 of 1
C
Gen. Plan 620 SK.
4211

Page | 26

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	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	

The way auctions should be.

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ADDITIONAL INFORMATION
Condition The structures in general are in a fair state requiring routine maintenance. One of the tunnels is damaged with no covering. There are areas of the AV netting which are badly damaged and need repair/replacement. There is general maintenance required in areas, as to be expected from a property of this nature. Around 2,500m² of tunnels encroaches onto the neighboring farm to the north-west

Signed on Behalf of the Seller on _____ 2024

Signed on Behalf of the Auctioneer on _____ 2024

Signed on Behalf of Purchaser on _____ 2024

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