

RESERVE PRICES:

- ERF 10037 (3.18 ha) = R2 729 501.00
- ERF 10040 (2.30 ha) = R1 977 500.00
- ERF 10041 (3.16 ha) = R2 719 130.00
- ERF 10042 (3.80 ha) = R2 520 295.00
- ERF 10044 (2.83 ha) = R1 764 588.00
- ERF 10045 (2.04 ha) = R1 581 000.00
- ERF 10047 (2.18 ha) = R1 514 152.00
- ERF 10048 (2.14 ha) = R1 425 045.00

BUILDING CONDITIONS:

Construction Obligation

The Purchaser shall, within a period of two (2) years from the date of registration of the property into their name—or within such extended period as may be granted in writing by the Seller—construct or cause to be constructed buildings on the erf in accordance with the provisions of this agreement. The minimum value of such buildings, as assessed by the local council based on actual construction costs, shall not be less than R3,000,000 (three million rand).

Non-Compliance Penalty

Should the Purchaser fail to fulfil the construction obligation as stipulated above, the Seller shall be entitled to impose rates on the property as if the property had been improved. For the purpose of such levies, the deemed value of the improvement shall be R3,000,000 (three million rand).

Right of Pre-emption

In the event that the Purchaser, or any successor in title, intends to sell, transfer, or otherwise dispose of the property prior to the completion of the buildings as required above, the Purchaser shall first offer the property to the Seller in writing. The Seller shall have a right of pre-emption to acquire the property at the original sale price. All costs associated with the transfer of the property to the Seller shall be borne by the Purchaser. The Seller shall have a period of three (3) months from the date of receipt of the written offer to exercise or decline this right.



**Properties will be
sold through a public
tender process**



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SWELLENDAM

HERMITAGE SMALLHOLDINGS

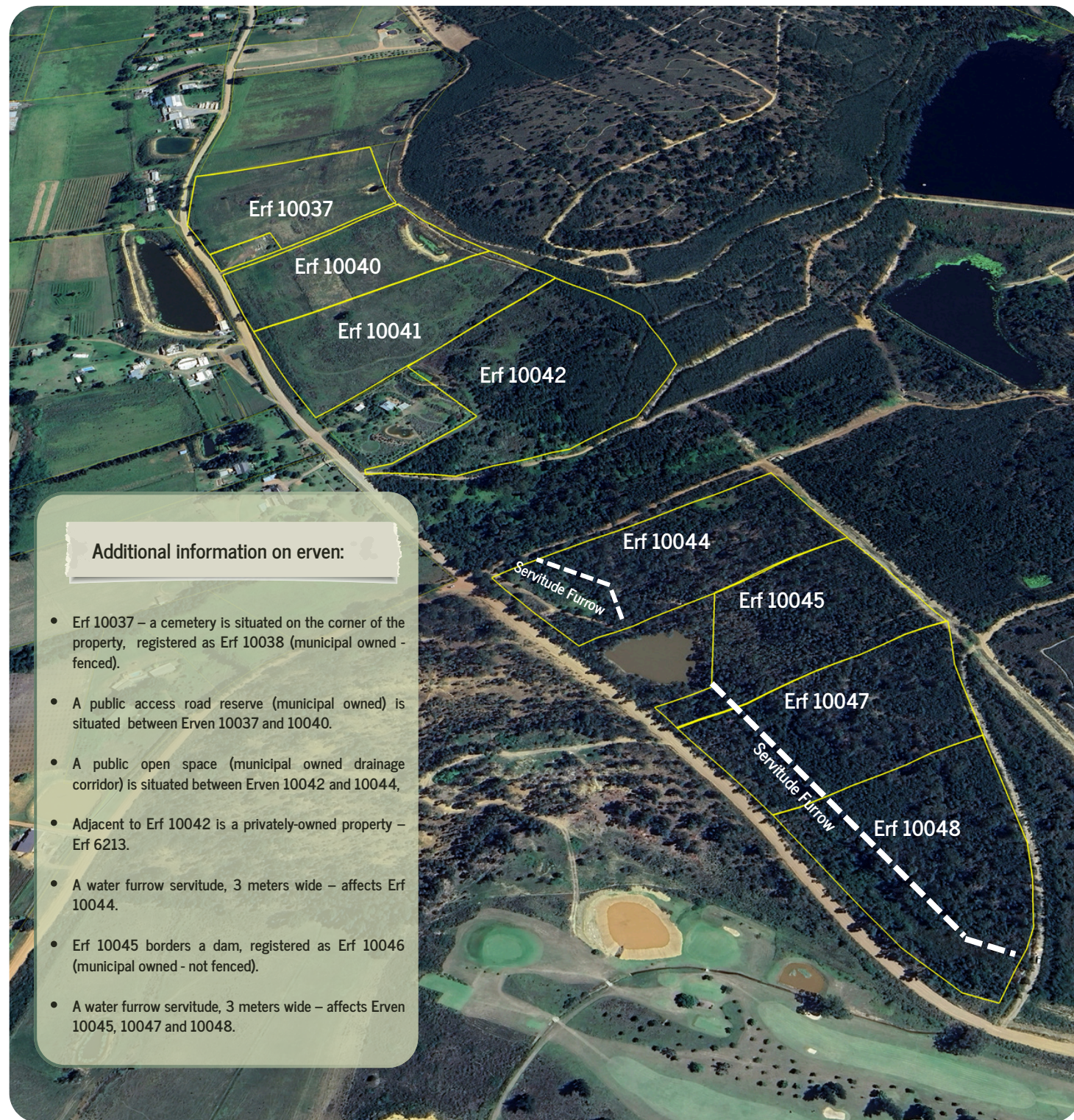
Swellendam Municipality has 8 smallholdings for sale on public tender, in the Hermitage Valley.

This picturesque valley, nestled at the foot of the majestic Langeberg Mountain, offers an unparalleled lifestyle opportunity.

Don't miss out on this unique opportunity!

49 Voortrek Street, Swellendam | P.O Box 20, Swellendam 6740

Welcome to Swellendam!



Additional information on erven:

- Erf 10037 – a cemetery is situated on the corner of the property, registered as Erf 10038 (municipal owned - fenced).
- A public access road reserve (municipal owned) is situated between Erven 10037 and 10040.
- A public open space (municipal owned drainage corridor) is situated between Erven 10042 and 10044,
- Adjacent to Erf 10042 is a privately-owned property – Erf 6213.
- A water furrow servitude, 3 meters wide – affects Erf 10044.
- Erf 10045 borders a dam, registered as Erf 10046 (municipal owned - not fenced).
- A water furrow servitude, 3 meters wide – affects Erven 10045, 10047 and 10048.