

OMNILAND

AFSLAERS / AUCTIONEERS

BK/CC REG NO: CK91/07054/23

BTW/VAT REG NO: 4460112099

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VAL DE GRACE x10
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PROPERTY DESCRIPTION

STAND 400 MEMEL



82 GENERAL DE WET STREET, MEMEL

UNASHAMEDLY ETHICAL

Deon Botha Cell: 082 892 8355 e-mail: deon@omniland.co.za
Roderick Roets Cell: 082 960 1881 e-mail: rod@omniland.co.za

PROPERTY REPORT

SUBJECT PROPERTY:

Stand 82 Memel

PHYSICAL ADDRESS:

82 General De Wet Street
Memel

TITLE DEED NUMBER:

T17165/2012

EXTENT:

445m²

LOCATION:

From the R34/Voortrekker Street at Memel take Voortrekker Street and follow in a north-easterly direction for 1,2km. Turn right in General de Wet Street and follow for 100m where property is situated on right hand side.

CO-ORDINATES:

S27 40.870
E29 34.919

ZONING:

Residential

GENERAL:

The Red Door in Memel is the perfect place to spend time away from the hectic daily life. Our Self Catering cottage in town offer all the comforts of home!

A lovely spacious living area; A fully equipped kitchen with old wood fireplace and dining area;

A main bedroom with a 2 Single or King size bed with an old wood fireplace. A second cosy bedroom with a Queen Size Bed . One Full Bathroom with bath and a shower (Towels provided). A large undercover patio with braai facilities. Safe parking.

The South African town of Memel in the Eastern Free State derives its name - the Prussian 'memel' means 'surrounded by water' and refers in no small way to the Seekoievlei wetlands (World Heritage Site) in and around the peaceful little town.

Memel lies in the north eastern reaches of the Free State virtually in the Drakensberg, and as such, is an utterly beautiful, unspoilt area almost dominated by mountain scenery and water. It lies close to the neighbouring towns of Newcastle and Vrede, and is regarded as a central hub of the local farming community. Memel is also a very important birding spot, which is not hard to imagine given the breathtaking scenery in Memel.

The Drakensberg escarpment at Moorefield is only 25 kilometres from Memel, which provides a picture of the easy beauty of the area - Jo'burgers are reputed to use Memel as their 'hideaway' to commune with nature and mountain air, and it's easy to see why. A major contributing factor, other than the consistently looming presence

of the Drakensberg Mountains, with accompanying grasslands and indigenous forests, is the 5 000 hectare Seekoeivlei Nature Reserve, on the Klip River. It is listed as a RAMSAR site and is a beautifully meandering floodplain - home to hippos and thousands of water birds that include endangered species like the blue and crowned crane.

350 bird species have been estimated in Memel that include 15 Red Data listed species and genuine gems like the southern bald ibis, Rudd's and Botha's larks and the yellow-breasted pipit. Memel is a place where time stands still and one's greatest exertion is spotting birds through binoculars, and the night sky that provides incredible star-gazing possibilities.

IMPROVEMENTS:

The property is improved with a plastered brick dwelling under pitched corrugated iron roof and consists of the following:

Main Improvements:

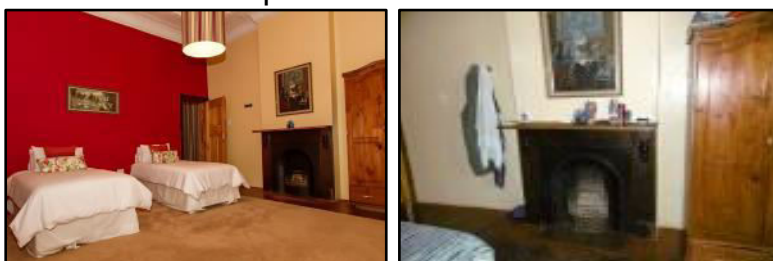
Lounge.



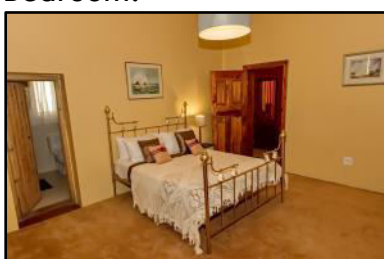
Kitchen with fireplace, single stainless steel sink and 4-plate stove/oven combo.



Bedroom with fireplace.



Bedroom.



Shared bathroom with bath, shower, toilet and basin.



Covered patio with built-in braai.



Current use:

The property is rented out as a self-catering guest cottage.

PURCHASE PRICE:

Offers from R850 000 plus 6,9% commission will be considered.

OMNILAND AUCTIONEERS
21 January 2021

WinDeed Property Report

Township MEMEL, Erf 400/0

REGISTERED PROPERTY DETAILS

Property Type	ERF	Diagram Deed	T2275/1913
Erf Number	400	Registered Size	2974.0000SQM
Portion Number	0	Municipality	PHUMELELA LOCAL MUNICIPALITY
Township	MEMEL	Province	FREESTATE
Registration Division	VREDE RD	Coordinates (Lat/Long)	-27.677378 / 29.571264
Deeds Office	BLOEMFONTEIN		

OWNER DETAILS

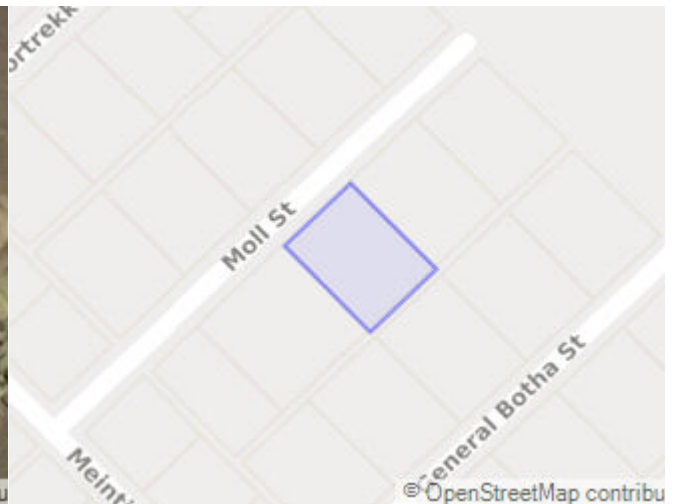
Owner 1 of 2

Person Type	PRIVATE PERSON	Title Deed	T30182/2005
Name	BOTES JEANNE	Purchase Date	2005/03/02
ID Number	6307130030086	Purchase Price (R)	210,000
Share (%)	-	Registration Date	2005/11/08

Owner 2 of 2

Person Type	PRIVATE PERSON	Title Deed	T30182/2005
Name	BOTES JAN MELCHIOR	Purchase Date	2005/03/02
ID Number	6605255076085	Purchase Price (R)	210,000
Share (%)	-	Registration Date	2005/11/08

MAPS



PROPERTY INFORMATION

Address	-
Primary Use	-
Estate	-

Room Configuration

Bedrooms	1	Reception Areas	-
Bathrooms	1	Study/Office	-
Kitchens	1		
Internal Finishes	-		

General Information

Door Number	-	Roof Type	-
Floor Size (m ²)	-	Wall Type	-
Storeys	-	Construction Year	-

Other Features

Garages	-	Additional Dwellings	-
Garden	-		
Pool	-		

MUNICIPAL VALUATION

Municipal Valuation	-	Valuation Year	-
Zoning Usage	-		

SALES

Sales shows the details of the most recent transfers, sales pending registration and properties for sale in close proximity to the specified property.



Recently Registered Transfers

	Address / Property Description	Size (m ²)	Sales Price (R)	Distance (m)	Sold	Transferred
A	MEMEL, 403, 0	2 974	70,000	117	2019/08/27	2020/03/26
B	MEMEL, 391, 0	2 974	65,000	97	2019/07/08	2019/09/30
C	MEMEL, 388, 0	1 421	100,000	174	2019/09/25	2020/03/26
D	MEMEL, 395, 0	1 847	200,000	144	2017/09/07	2019/10/09
E	MEMEL, 161, 0	1 115	830,000	347	2020/05/12	2020/09/28
F	MEMEL, 158, 0	1 115	350,000	343	2019/04/09	2019/08/06
G	MEMEL, 156, 0	1 115	200,000	391	2020/06/17	2020/09/18
H	MEMEL, 155, 0	1 115	60,000	388	2020/01/20	2020/06/24
I	MEMEL, 435, 0	1 870	670,000	275	2018/04/11	2018/06/29
J	MEMEL, 349, 0	2 058	95,000	422	2020/07/13	2020/11/30
K	MEMEL, 94, 0	634	75,000	408	2019/03/11	2019/07/18
L	MEMEL, 93, 0	634	75,000	415	2019/03/11	2019/07/18
M	MEMEL, 423, 0	1 301	600,000	454	2019/09/17	2020/06/23
N	MEMEL, 89, 0	595	380,000	470	2019/04/04	2019/09/17
O	MEMEL, 335, 0	1 269	300,000	543	2019/12/24	2020/03/13

Sales Analysis

15 properties used in the analysis.

Note: Where there is no monetary value or extent it has been ignored.

	Price (R)	R/m ²	Extent (m ²)
Highest Priced Property	830,000	744	1 115
Average Priced Property	271,333	185	1 469
Lowest Priced Property	60,000	54	1 115

BONDS AND OTHER DOCUMENTS

Document Number	Amount (R)	Holder
MEMEL,400	-	-
B3134/2006	350,000	FIRSTRAND BANK LTD

PROPERTY HISTORY

Document Number	Amount (R)	Holder
T20321/2002	50,000	MARAIS CHRISTIAN JACOBUS
T20321/2002	50,000	LOMBARD CHRISTIAN JACOBUS
T20321/2002	50,000	LOMBARD LOUIS JOHANNES
T16423/1991	-	CILLIERS ZACHARIA SOPHIA MARTHINA
T16423/1991	-	CILLIERS DIRK PETRUS

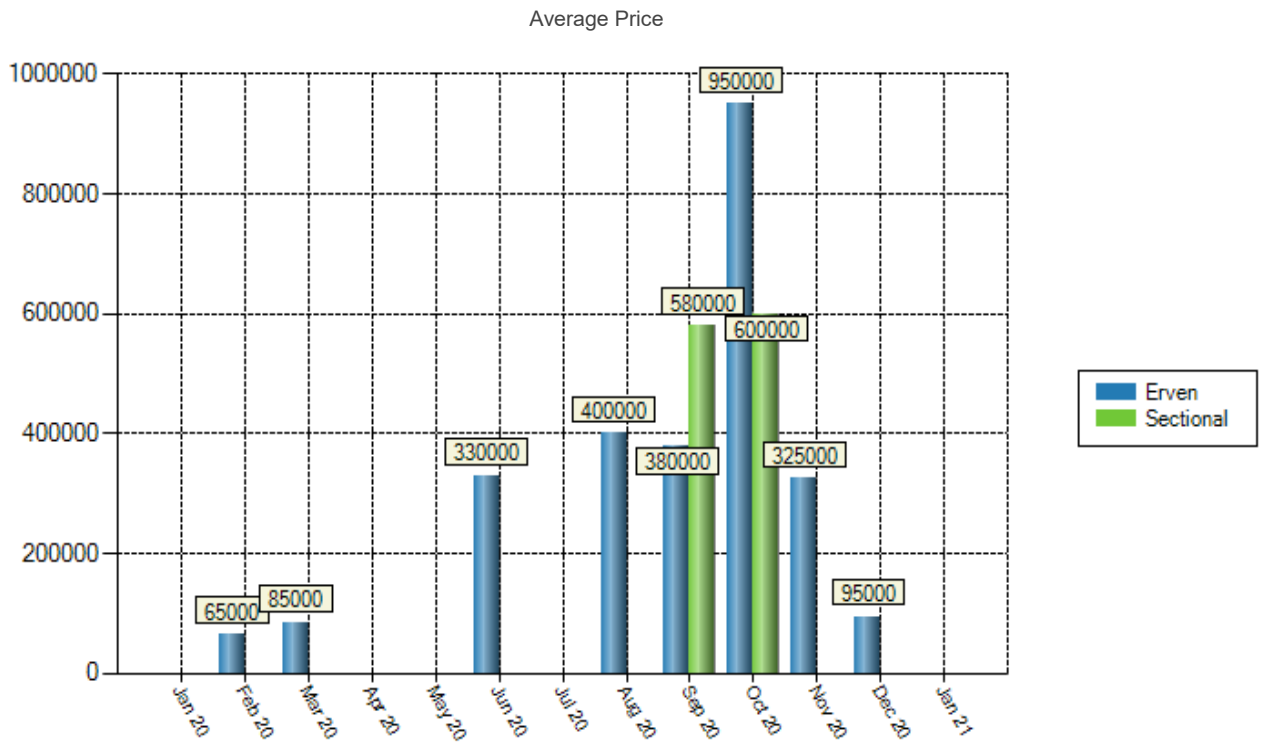
AMENITIES

Name	Type	Distance (m)
Memel Primary School	Education	1 501

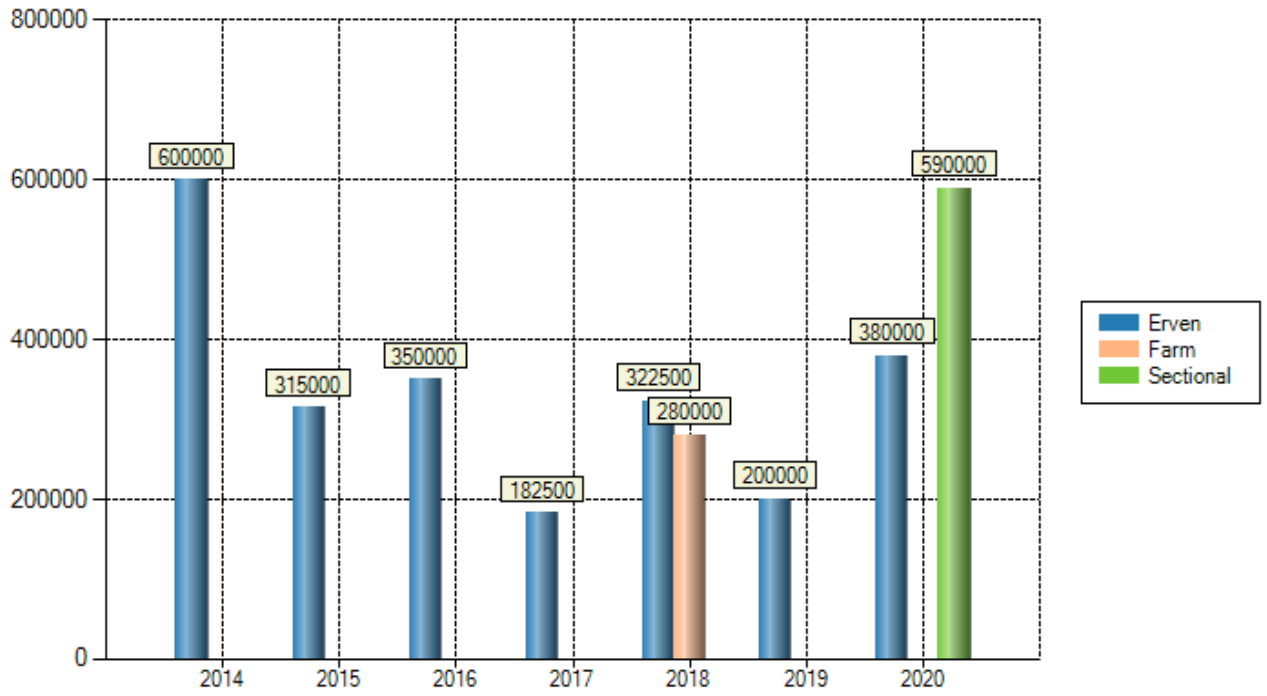
SUBURB TRENDS

The Suburb Trend graphs show the average price and total volume of sales in the suburb.

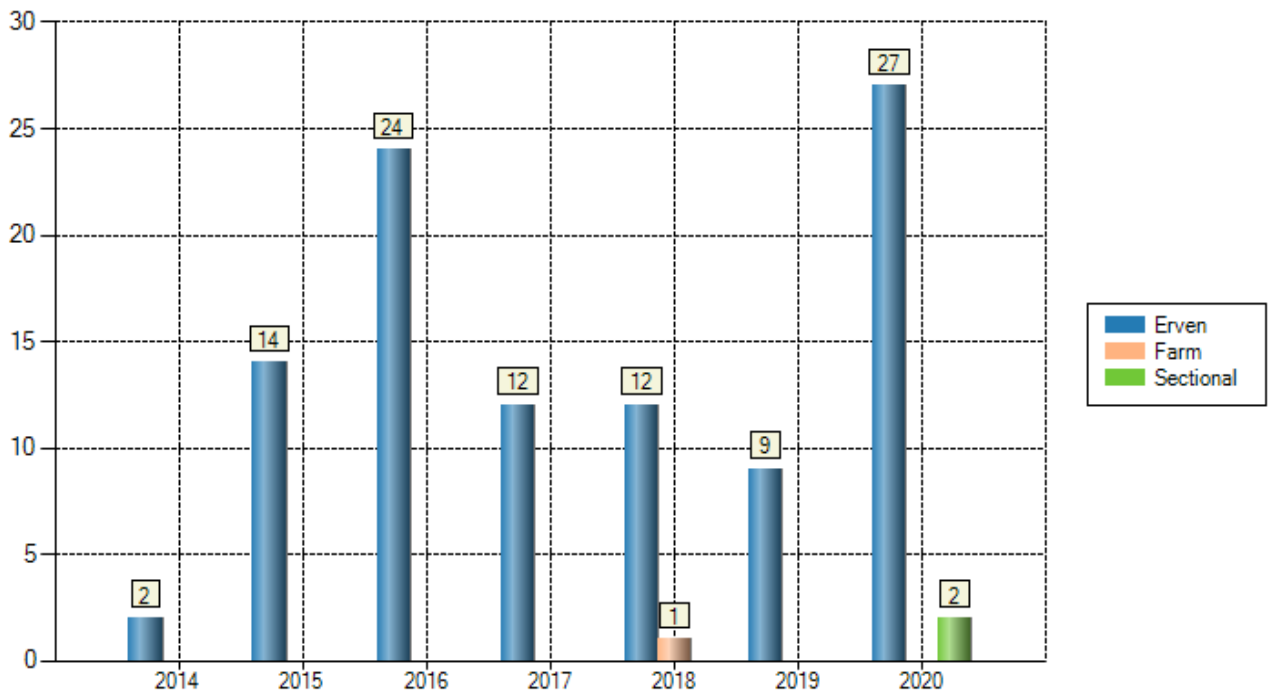
Monthly Trends



Average Price



Number of Sales



	Average Erf Price (R)	Total Erf Sales	Average SS Price (R)	Total SS Sales	Average Farm Price (R)	Total Farm Sales	Average AH Price (R)	Total AH Sales
2014	600,000	2	-	-	-	-	-	-
2015	315,000	14	-	-	-	-	-	-
2016	350,000	24	-	-	-	-	-	-
2017	182,500	12	-	-	-	-	-	-
2018	322,500	12	-	-	280,000	1	-	-
2019	200,000	9	-	-	-	-	-	-
2020	380,000	27	590,000	2	-	-	-	-

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