

BUSINESS REPORT

Date: **3rd February 2026**
Business Reference: **37867**

About the Business:

Income-Producing 9.8ha Smallholding with Modern Workshop & Flatlet | R6m Ex VAT

This rare live-work smallholding offers a compelling blend of income, lifestyle, and future upside on 9.8052 hectares in an established farming belt. Priced at R6,000,000 (exclusive of VAT), the property is set up for immediate operational use while still providing significant potential through a large portion of vacant land (± 5.6 ha) and multiple access points that allow flexible separation of uses. The commercial

component is purpose-built for an owner-operator, light industrial user, agri-services business, or an investor wanting a diversified, resilient asset. Improvements include a modernised ± 190 m² double-volume workshop with an epoxy floor, three shutter doors, and a smart reception/waiting area—ideal for customer-facing operations. Supporting this is a ± 70 m² office section with bathrooms, kitchen, manager's office, and a dispatch room with shutter door for practical logistics flow. A ± 120 m² thatched storeroom with shelving and rubber floors adds strong storage utility and could be converted into an entertainment space or additional living component. Two 40ft containers further enhance secure storage and logistics capacity. The residential side is equally substantial, featuring an ± 530 m² main dwelling with a flatlet, positioned as a genuine lifestyle asset. The home is enhanced by solar power, a borehole, and approximately 40,000 litres of water storage, improving self-sufficiency and reducing dependence on municipal services. Importantly, the property includes separate entrances for the business area, the residence, and the vacant land—enabling clean access control, operational separation, and optional phased use (rental, owner occupation, or future development planning). From an investment perspective, the property currently produces approximately R560,000 per annum nett rental income (excluding the vacant land), translating to an attractive normalised NOI yield of $\pm 12\%$ (also excluding the estimated \pm R1,080,000 unutilised land value). This creates a strong “income-now” profile with clear medium-term upside through improved land use, optimisation of tenancy/operations, or conversion of ancillary improvements. Overall, this is a strategically flexible, income-producing smallholding with quality improvements, self-sufficient utilities, and genuine optionality—well suited to investors, owner-operators, and lifestyle buyers who want both return and room to grow.

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Sector: **Property**

Asking Price:

R 6,000,000

Monthly Profit:

R 0

Asset Value:
R 6,000,000

Stock Value:
R 0

Yearly Net Profit :
R 0