



PARK VILLAGE AUCTIONS

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BidX Auctions

13 JULY - 13 AUGUST 2026



TIMED AUCTION

BUYERS — INFORMATION PACK FICKSBURG, FS

Residential investment opportunity comprising six sectional-title townhouses and a vacant residential stand.

Edwards Place, 71 Erwee Street & Erf 478 Better Known AS 85 Bloem Street



www.parkvillageauctions.co.za



C/O R64 & Valencia Road, Waterbron, BFN

Office: 051 430 2300

Juan Maree: 076 317 9955



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AUCTION DETAILS:

Park Village Auctions, in conjunction with BidX Auctions, proudly presents a public timed online auction of six sectional-title townhouses at Edwards Place, together with a separate vacant residential stand in Ficksburg — offering an attractive opportunity for residential buyers, investors and developers.

The portfolio comprises **Units 2, 5, 6, 7, 8 and 9 of SS Edwards Place**, situated in Erwee Street, Ficksburg. The townhouses generally provide two bedrooms, one bathroom, an open-plan kitchen and living area, with registered sizes ranging from **46 m² to 50 m²**. The offering further includes the **Remaining Extent of Erf 478**, a vacant residential stand measuring **2,083 m²** and situated at **85 Bloem Street**, Ficksburg.

Auction Period: **Monday, 13 July 2026 at 11:00 to Thursday, 13 August 2026 at 11:00**

Auction Format: **Public timed online auction**

Secure your opportunity in Ficksburg.



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Unit 2

UNIT 2 OF SS EDWARDS PLACE 98/2018, FICKSBURG 283

Better known as **Unit 2**, Edwards Place, Erwee Street, Ficksburg

Registered Size: **50 m²** | Improvements: **±50 m²** simplex townhouse footprint

Title Deed Number: **ST8064/2018**

Main Dwelling

- Simplex sectional-title townhouse
- Two bedrooms
- One bathroom
- Open-plan kitchen and lounge
- Built-in cupboards in both bedrooms
- Tiled flooring throughout
- Plastered and painted internal walls
- Kitchen fitted with built-in cupboards, countertop, eye-level oven and hob
- Bathroom fitted with a shower, wash basin and toilet
- Comfortable accommodation suited to small families, couples or residential rental use

Additional Features

- Single garage
- Additional parking in front of the garage
- Small, manageable garden
- Prepaid electricity
- Burglar bars
- Situated within an established residential complex
- Well-suited to owner-occupation or residential investment use



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Unit 5

UNIT 5 OF SS EDWARDS PLACE 98/2018, FICKSBURG 283

Better known as **Unit 5**, Edwards Place, Erwee Street, Ficksburg

Registered Size: **50 m²** | Improvements: **±50 m²** simplex townhouse footprint

Title Deed Number: **ST8067/2018**

Main Dwelling

- Simplex sectional-title townhouse
- Two bedrooms
- One bathroom
- Open-plan kitchen and lounge
- Built-in cupboards in both bedrooms
- Tiled flooring throughout
- Plastered and painted internal walls
- Kitchen fitted with built-in cupboards and countertop
- Bathroom fitted with a shower, wash basin and toilet
- Comfortable accommodation suited to small families, couples or residential rental use

Additional Features

- Prepaid electricity
- Burglar bars
- Mono-pitch roof
- Adequate on-site parking
- Situated within an established residential complex
- Municipal water, electricity and sewerage services available
- Suitable for owner-occupation or residential rental investment



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Unit 6

UNIT 6 OF SS EDWARDS PLACE 98/2018, FICKSBURG 283

Better known as **Unit 6**, Edwards Place, Erwee Street, Ficksburg

Registered Size: **50 m²** | Improvements: **±50 m²** simplex townhouse footprint

Title Deed Number: **ST8068/2018**

Main Dwelling

- Simplex sectional-title townhouse
- Two bedrooms
- One bathroom
- Open-plan kitchen and lounge
- Built-in cupboards in both bedrooms
- Tiled flooring throughout
- Plastered and painted internal walls
- Kitchen fitted with built-in cupboards, countertop, oven and hob
- Bathroom fitted with a shower, wash basin and toilet
- Comfortable accommodation suited to small families, couples or residential rental use

Additional Features

- Small, manageable garden
- Prepaid electricity
- Burglar bars
- Mono-pitch roof
- On-site parking
- Situated within an established residential complex
- Municipal water, electricity and sewerage services available
- Suitable for owner-occupation or residential rental investment



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Unit 7

UNIT 7 OF SS EDWARDS PLACE 98/2018, FICKSBURG 283

Better known as **Unit 7**, Edwards Place, Erwee Street, Ficksburg

Registered Size: **50 m²** | Improvements: **±50 m²** simplex townhouse footprint

Title Deed Number: **ST8069/2018**

Main Dwelling

- Simplex sectional-title townhouse
- Two bedrooms
- One bathroom
- Open-plan kitchen and lounge
- Built-in cupboards in both bedrooms
- Tiled flooring throughout
- Plastered and painted internal walls
- Kitchen fitted with built-in cupboards and countertop
- Bathroom fitted with a shower, wash basin and toilet
- Comfortable accommodation suited to small families, couples or residential rental use

Additional Features

- Prepaid electricity
- Burglar bars
- Mono-pitch roof
- Adequate on-site parking
- Situated within an established residential complex
- Municipal water, electricity and sewerage services available
- Suitable for owner-occupation or residential rental investment



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Unit 8

UNIT 8 OF SS EDWARDS PLACE 98/2018, FICKSBURG 283

Better known as **Unit 8**, Edwards Place, Erwee Street, Ficksburg

Registered Size: **46 m²** | Improvements: **±46 m²** simplex townhouse footprint

Title Deed Number: **ST8070/2018**

Main Dwelling

- Simplex sectional-title townhouse
- Two bedrooms
- One bathroom
- Open-plan kitchen and lounge
- Built-in cupboards in both bedrooms
- Tiled flooring throughout
- Plastered and painted internal walls
- Kitchen fitted with built-in cupboards and countertop
- Bathroom fitted with a shower, wash basin and toilet
- Compact accommodation suited to couples, small households or residential rental use

Additional Features

- Small, manageable garden
- Prepaid electricity
- Burglar bars
- Mono-pitch roof
- On-site parking
- Situated within an established residential complex
- Municipal water, electricity and sewerage services available
- Suitable for owner-occupation or residential rental investment



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Unit 9

UNIT 9 OF SS EDWARDS PLACE 98/2018, FICKSBURG 283

Better known as **Unit 9**, Edwards Place, Erwee Street, Ficksburg

Registered Size: **50 m²** | Improvements: **±50 m²** simplex townhouse footprint

Title Deed Number: **ST8071/2018**

Main Dwelling

- Simplex sectional-title townhouse
- Two bedrooms
- One bathroom
- Open-plan kitchen and lounge
- Built-in cupboards in both bedrooms
- Tiled flooring throughout
- Plastered and painted internal walls
- Kitchen fitted with built-in cupboards, countertop, oven and hob
- Bathroom fitted with a shower, wash basin and toilet
- Compact accommodation suited to couples, small households or residential rental use

Additional Features

- Prepaid electricity
- Burglar bars
- Mono-pitch roof
- Adequate on-site parking
- Situated within an established residential complex
- Municipal water, electricity and sewerage services available
- Suitable for owner-occupation or residential rental investment



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UNIT 5

UNIT 6

UNIT 7

UNIT 8

UNIT 9

UNIT 2

SS Edwards Place

SR5/2018, Ficksburg, Free State



EXTENT

1 571 m²

PERIMETER

162 m

SIDES

4

TYPE

Sectional

OPEN & DIRECTIONS

[View on the live map](#)

[Get directions](#)

Coordinates **-28.875993, 27.886688**

Live map app.propmap.co.za/p/F01200020000028300002~erven



Scan to open
the live map

Property details

Street (adjoining)	On Ambracht Street
Legal description	Sectional scheme "Edwards Place", Sectional Register No. SR5/2018, in respect of Portion 2 of Erf 283 Ficksburg Township, Registration Division Ficksburg, Province of Free State
SG code (LPI)	F01200020000028300002
26-digit key	F191F012000200000283000020
Parcel type	Sectional scheme
Scheme name	Edwards Place
Sectional register	SR5/2018
SG sectional plan	D4/2018
Portion	2
Extent	1 571 m ²
Perimeter	162 m
Longest side	49 m
Sides	4
Admin region	Ficksburg, FICKSBURG
Province	Free State
Municipal ward	Ward 15 - Setsoto
Legal status	S
SG data updated	2019-09-18
Coordinates	-28.875993, 27.886688

Boundary & dimensions

Each side runs between the numbered corners on the diagram alongside.

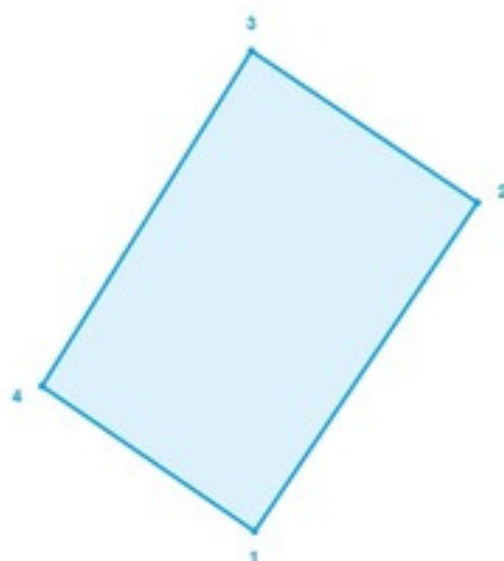
1-2 49 m

2-3 33 m

3-4 48 m

4-1 32 m

TO SCALE



Site perspectives

Oblique aerial views looking at the property from each direction.



View from the north



View from the south



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ERF 478

REMAINING EXTENT OF ERF 478, FICKSBURG

Situated at **85 Bloem Street**, Ficksburg

Registered Size: **2,083 m²** | Property Type: **Vacant residential stand**

Title Deed Number: **T15192/2015**

Property Overview

- Vacant and undeveloped residential stand
- Registered extent of 2,083 m²
- Rectangular configuration
- Situated at 85 Bloem Street, Ficksburg
- Situated within the boundaries of Setsoto Local Municipality
- Intended for residential use, subject to confirmation of the applicable zoning
- Road access available
- No existing buildings or improvements

Development Potential

- Potential for residential development
- May complement the nearby Edwards Place sectional-title development
- Suitable for consideration by private buyers, investors or developers
- Opportunity to construct additional residential accommodation, subject to municipal approval
- Scope for a development concept suited to the site, zoning and local demand
- Purchaser to confirm the applicable zoning, development rights, building lines, service availability and all municipal requirements



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Rem. of Erf 478

Ficksburg, Free State



EXTENT

2 083 m²

PERIMETER

187 m

SIDES

4

TYPE

Erven

OPEN & DIRECTIONS

[View on the live map](#)

[Get directions](#)

Coordinates **-28.877379, 27.879528**

Live map app.propmap.co.za/p/F01200020000047800000~erven



Scan to open
the live map

Property details

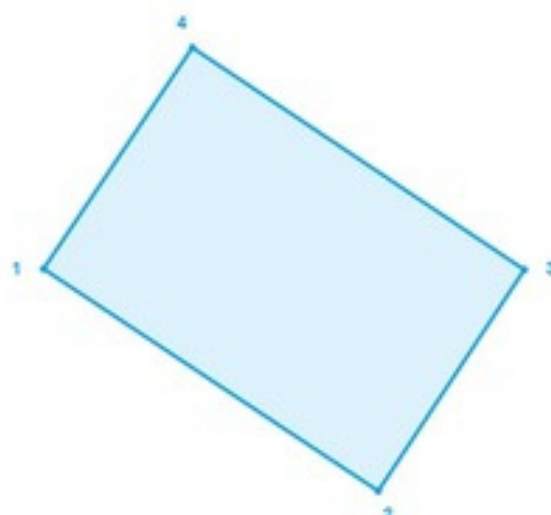
Area	Setsoto Ward 10, Setsoto Local Municipality
Legal description	Remaining Extent of Erf 478 Ficksburg Township, Registration Division Ficksburg, Province of Free State
SG code (LPI)	F01200020000047800000
26-digit key	F191F012000200000478000001
Parcel type	Erven
Farm name	Ficksburg's Drop Gronden No. 75
Extent	2 083 m²
Perimeter	187 m
Longest side	56 m
Sides	4
Admin region	Ficksburg, FICKSBURG
Province	Free State
Municipal ward	Ward 10 · Setsoto
Legal status	S
SG data updated	2019-09-18
Coordinates	-28.877379, 27.879528

Boundary & dimensions

Each side runs between the numbered corners on the diagram alongside.

1-2	56 m	2-3	37 m
3-4	56 m	4-1	37 m

TO SCALE



Site perspectives

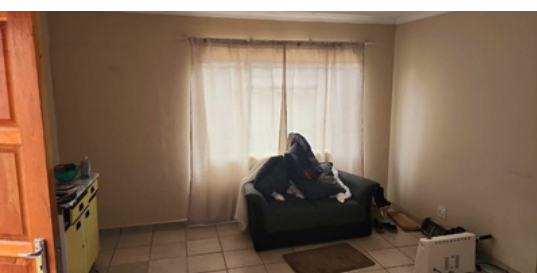
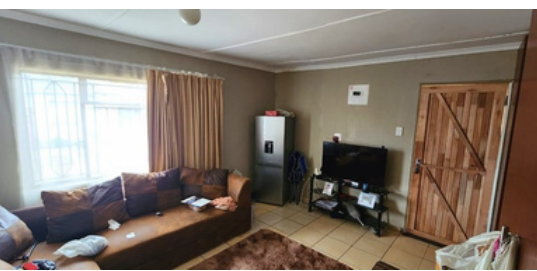
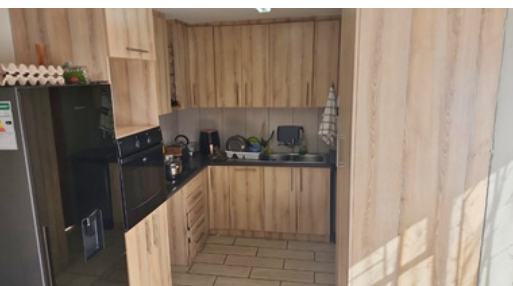
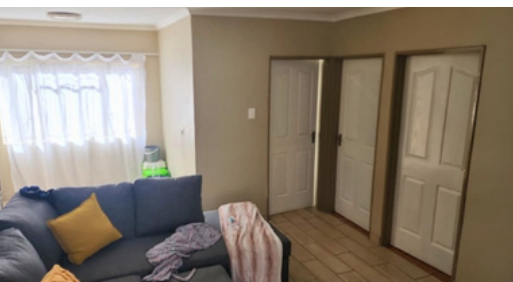
Oblique aerial views looking at the property from each direction.



View from the north



View from the south





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Investment Highlights

Established Ficksburg Location –

Situated in Ficksburg within the Setsoto Local Municipality, the properties offer convenient residential living with access to local schools, shopping facilities, essential services and established road connections.

Residential Investment Opportunity –

The offering includes six sectional-title townhouses, each providing compact residential accommodation suited to owner-occupation or rental use, together with a separate vacant residential stand.

Multiple Property Offering –

The portfolio comprises Units 2, 5, 6, 7, 8 and 9 of SS Edwards Place, with registered unit sizes ranging from 46 m² to 50 m², providing buyers with the opportunity to acquire individual units or multiple residential assets.

Additional Development Potential –

The Remaining Extent of Erf 478 measures 2,083 m² and offers a separate vacant residential stand with potential for future development, subject to zoning, municipal approval, service availability and all applicable planning requirements.



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About Ficksburg

Ficksburg is an established town in the eastern Free State, situated within the Setsoto Local Municipality and surrounded by a productive agricultural region. The town serves as an important commercial and service centre for surrounding farming communities and is well known for its scenic setting near the Maloti Mountains and the Lesotho border.

Residents benefit from access to local schools, healthcare facilities, shopping centres, fuel stations, banking services and other everyday amenities. The properties are conveniently positioned within reach of the Ficksburg central business district and established road connections serving the broader eastern Free State region.

Ficksburg offers a combination of small-town living, established residential neighbourhoods and access to essential services, making it suitable for homeowners, tenants and residential property investors. Nearby amenities include Bester Street Shopping Centre, local schools, healthcare facilities and the Ficksburg Police Station.



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End — **THANK YOU**

Thank you for your interest in this residential property offering situated in Ficksburg, Free State.

We trust that this information pack has provided you with a clear overview of the six sectional-title townhouses at Edwards Place, together with the separate vacant residential stand, including their accommodation, registered extents, key features and potential investment appeal. Should you require any additional information, documentation, viewing assistance or help with auction registration, our team remains available to guide you through the process.

We look forward to assisting you in securing one or more of these residential opportunities through the public timed online auction.

For further inquiries and to schedule a property viewing, please contact us.



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