UYOGA





Small Holding Farm | Private Sale

R24 000 000 (excl. VAT)

Stellenbosch Farms, Western Cape

4 283 Hectare

Refined Gentleman's Estate Smallholding – Prime Location Near Stellenbosch

This exclusive smallholding in Stellenbosch Farms offers a rare opportunity to create a refined gentleman's estate. Located just off the R44 and close to Stellenbosch and Somerset West, it boasts excellent access to main roads with tranquil privacy.

KEY HIGHLIGHTS

- *Excellent Water Supply*
  Includes 2 hectares of water rights from Theewaterskloof Dam and 4 strong boreholes yielding approx. 9 000L – ideal for irrigation or farming.
- *Power Ready*
  Equipped with access to 150 kVA electrical supply.
- *Scenic Surroundings*
  Bordering equestrian farms, vineyards, and strawberry fields, with panoramic views of the Stellenbosch and Hottentots Holland mountains.

- *Prime Location*
  Just 10 minutes from Stellenbosch and Somerset West, with easy access to the N2 highway, Cape Town International Airport, and top wine estates.
- *Zoning & Title*
  Zoned for agricultural use – ideal for farming, olives, vines, or equestrian pursuits. No servitudes or restrictions on ownership. *Monthly rates: ±R1 000.*

CONNECTIVITY

- Direct access from Stellenrust Road, just off R44.
- Within 10km of Stellenbosch town center, vineyards, schooling, amenities, and the AIRPORT.

WHY THIS PROPERTY?

This smallholding combines location, water security, and potential — all in one of Stellenbosch's most desirable rural areas. With no existing structures, it offers a blank canvas for development, whether for personal lifestyle use or productive agriculture. Its access to major routes and peaceful surroundings makes it a rare and valuable opportunity.

Reach out today for more information.

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