

11

Dytchley Road



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LWP

PROPERTIES

WEB REF: RL4795

ERF SIZE: 42,449m²
RATES AND TAXES: R10,058



STRATEGIC COMMERCIAL DEVELOPMENT OPPORTUNITY – BARBEQUE DOWNS, MIDRAND

R25,000,000

Strategic Commercial Development Opportunity – Barbeque Downs, Midrand

Address: 11 Dytchley Road, Barbeque Downs, Midrand, 1685
Erf Size: 4.2474 ha (42,474 m²) | Zoning: “Special” – City of Johannesburg Land Use Scheme (2018)

A Rare Development Parcel in Gauteng’s Premier Growth Corridor
This is a rare and exciting opportunity to secure one of the last large, commercially zoned sites in the high-demand Barbeque Downs/Midrand area. Ideally located between Johannesburg and Pretoria and minutes from Waterfall City, Mall of Africa, and the Midrand Gautrain Station, this site is primed for impactful, future-forward development.

The property is fully fenced, township-proclaimed, and consolidated — offering a clean slate for developers to move ahead with speed and confidence. With versatile “Special” zoning, the site allows for a wide range of high-utility commercial, institutional, and mixed-use applications.

This zoning provides the flexibility modern developers need to adapt to market demands and trends.

Primary Permitted Uses Include:

- Corporate head offices or office parks
 - Education and training campuses
 - Research, innovation, or tech hubs
 - Exhibition spaces and showrooms
 - Light assembly, laboratories, warehousing
 - Retail (supportive to core commercial use)
 - Restaurants, cafés, and canteens
 - Automotive-related operations, including:
 - o Vehicle workshops and service centres
 - o Auto parts distribution
 - o Performance tuning and diagnostics
- (Highly suited due to proximity to Kyalami Racetrack and a strong local motor industry presence)

Key Development Controls:

- Bulk/FAR: 0.5 (approx. 21,200 m² of developable floor space)