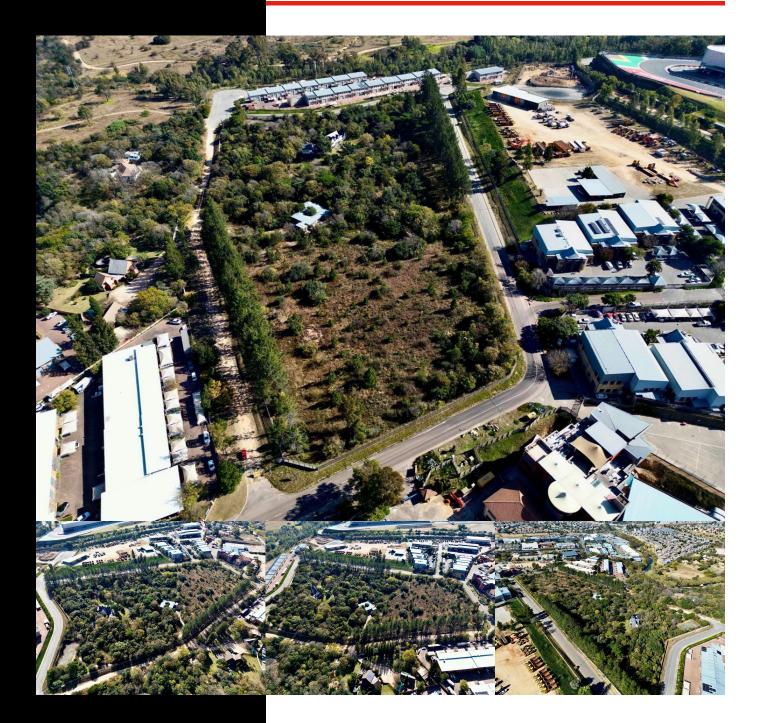
## Dytchley Road

11



#### Adelaide Ruwisi

Candidate Property Practitioner Registered with PPRA

### Paul Kleanthous

Candidate Property Practitioner Registered with PPRA 072 488 0073 adelaide@lwp.co.za

083 239 8983

paul@lwp.co.za



Whilst every care has been taken in the preparation of this listing, we cannot be held responsible for any errors or omissions which may occur.



WEB REF: RL4795

**ERF SIZE:** 42,449m<sup>2</sup> **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 m<sup>2</sup>) | 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:
- Vehicle workshops and service centres
- Auto parts distribution
- Performance tuning and diagnostics

(Highly suited due to proximity to Kyalami Racetrack and a strong local