



FACT SHEET

SIZE AND PLOTS

Springvale covers 58ha of gently sloping grassy terrain with five small streams and drainage lines that host magnificent old indigenous trees.

There will be 93 large farm plots and another 102 homes in Springvale Village. Plot sizes vary, with the farm plots averaging 2600m² and village plots 650m²

With less than 200 homes in total, homeowners can expect to feel valued and part of a close-knit community.

PRICING AND SALES

- Farm plots of 2600 m² from R 1 780 000 m
- Village plots from 450 m² at R 800 000.

Prices vary between R 700 to R 800 / m² on the farm and R 1000 / m² to R 1400 / m² in the Village which is exceptional value on the North Coast.

A non-refundable deposit of 10% is required and the conveyancers will call for guarantees for the balance three weeks after signature.

SITE TOURS

Should you wish to get an authentic feel for the estate, we encourage you to book a personalized site visit.

Stuart Graham is available to conduct private tours of Springvale. To book a site visit please do give him a call: 072 176 2971

TIMING ON TRANSFERS

- Farm Plot- All plots transferable.
- The Village- All plots Transferable

ADDITIONAL COSTS

ESTATE LEVIES

Estate Levies are currently are R3585 per plot/ per month until September 2025. Levies are subject to annual inflationary adjustments from 1st September each year.

ESTATE AND CONNECTION COSTS

- Prior to commencement of works the client must pay the R10 000.00 Kerb deposit (50% refundable should there be no damage to the kerbs, the rest will be retained to fix roads damaged during the construction phase.)
- Prior to building the owner must purchase the relevant smart electrical and water meters from the HOA (electrical R950, Water R4 400,00 including vat.
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- Electrical and water connection costs are charged by the municipality and are payable on transfer. (Electrical connection cost: R26331.50
Water connection: R 33815.35)
- Stabilization/maintenance fund: A fee of R15 000.00 is payable on transfer. This goes to the Homeowners Association to create a fund for unexpected expenses or maintenance costs.
- When a homeowner submits plans to the Springvale country estate architectural panel a once off fee of R15 000 is charged. This will cover 3 submissions to the panel which should be more than adequate to get approval. If more submissions are required, an hourly rate will be charged for the fourth presentation.

BUILDING PHASE

Prior to building on site, the client must contact the estate for a site handover. The HOA or estate manager will point out the water and electrical connections.

SECURITY

Springvale is a high security Estate. The estate has been surrounded by a 2m high attractive tan coloured wall with 6 strands of high voltage electrical fencing on top. Thermal security cameras and fence alarms have been installed and are linked to the guardhouse which will be manned 24 hours a day, 7 days a week.

The entrance has two lanes in and out so homeowners are not delayed by visitors going through the access control protocols. Contractors will use a separate entrance.

We are pleased to say that the full security system including facial and fingerprint access control has been installed. Infrared cameras are also installed to cover all 3km of perimeter wall. If an alarm is triggered it is immediately relayed to both the guards and the security company central control to trigger an immediate armed response.

UPGRADE OF THE P228

The developers of the neighboring estates, including us, are required to upgrade the P228. We are pleased to announce that we have completed our portion. Elaleni Lifestyle Estate finished their portion in early 2024, with the main section of the P228 upgrade led by Seaton Estate. We are delighted to see that their portion will be completed by the end of October 2024. Following this, work will begin on the much-anticipated new N2 off-ramp, allowing homeowners to conveniently exit the N2 highway and enter the estate within 200 meters.

DESIGN PHILOSOPHY

The architectural code is intended to encourage a return to the spacious farm homes of the past, ideal for young families with space to play games on the lawn. Natural style living with lay hens, ducks and veggie gardens are encouraged.

Houses are intended to blend with nature and not to dominate it. Only single-storey houses are allowed on the farm with low walls no higher than 1200 mm. (On the eight steepest sites some stepped double story designs will be permitted subject to approval by the Architectural Review panel.)

The architectural code is aimed at traditional or modern farm style homes and a comprehensive booklet of Architectural Design Code is available on our website.

There is a minimum of **10m between houses** which is far wider than most other Estates.

Live-in staff are welcome and accommodation for them can be added. Granny flats may be built but not exceeding 2 bedrooms and 90m² in size.

A 7 km network of walking and biking trails and a 1200 mm wide 2km pathway beside the main roads allows for easy access between homes for all our homeowners. It will be safe for children to walk and visit their friends or the clubhouse.

Rainwater harvesting is required in terms of our environmental approval. Garden ponds may also be used to attenuate rainwater. Residents are encouraged to install solar hot water systems and gas stoves are compulsory.

We are aware of the many frustrations felt by homeowners in more rigidly managed Estates. The philosophy of the Homeowners Association will more flexible with a common thread being "just do not spoil things for your neighbours."

The roads are tarred. Main roads are 5m wide and minor roads are 4m wide. There are wide road reserves on both sides of the road which will become lovely avenues

PET POLICY

Pet friendly with up to 4 dogs of any size, but no more than 2 cats within the farm sites and 2 dogs and one cat within the village sites.

Lay hens and ducks are welcome but not roosters, please. **Unusual pets may be approved by the Homeowner's Association (HOA) on application.** Unfortunately to avoid a fly problem we cannot accept cows, sheep, pigs or goats.

As there are already buck and other small mammals like mongooses, occasional otters and ground nesting birds on the property, dogs should be walked on leashes. There are two dog parks (one for small dogs), where dogs can run freely and mix with other dogs. We have reintroduced both Nyala and Impala over the last few months.

CLUBHOUSE FACILITIES

We are incredibly proud of our recently completed Island Dam Clubhouse. View an update of our Island Dam Clubhouse [here](#). Our Island Dam Clubgouse is designed to offer our homeowners a warm, relaxed, family-style environment, with beautiful lounges, a cozy library, kiddies entertainment room, a social bar area, with a big screen TV, a large work table and a collection of seating on the wraparound verandah which has the most beautiful lookout on to Island Dam.

Facilities on offer at the clubhouse consist of a gym, tennis court, a 20m adult swimming pool, a kiddies play area and splash pool and outdoor braai pods.

At present, our Island Dam Lapa is bringing much joy to all our homeowners. With braai facilities, kiddies tables and chairs, a sandpit and jungle gym, our lapa is a wonderful spot for early morning adventures or sundowners. Our smaller homeowners are also enjoying the large open footie field,

which is the perfect place to run or kick a ball. We are about to begin construction of a cricket net beside the Island Dam recreation area.

There are two lovely dams with bass and tilapia where homeowners are welcome to fish on a catch and release basis.

The Estate has already installed a network of over 7kms of hiking and biking trails offering easy access between homes and the Clubhouses.

There are also 3 lovely picnic areas where seating has been installed along the trails, we know that this will give our homeowners the opportunity to enjoy little moments of solitude.

THE VILLAGE FACILITIES

Another smaller Clubhouse will be built near Sunset Dam which will be convenient for Village residents but open to all. The construction of Sunset Dam Clubhouse will commence in 2024. This will have a kiddie's play area, a small pool and a shaded veranda facing the Dam.

The Village Green is designed as a kiddies' play area /community connect hotspot, with an open flat lawn, a herb garden and mini lemon orchard. We know that this will become a popular space for early mornings adventures with young kiddies or sundowners while you can pick beautiful herbs and fruit from the community herb garden and mini orchard.

LANDSCAPING

The landscaping code stipulates indigenous trees and shrubs outside the building platform. Fences must be built 3 m from boundaries to leave a 6 m wide indigenous corridor between homes which will be much appreciated by buck and other wildlife as well as screening boundaries between homes.

Homeowners are welcome to plant exotic flowers and shrubs within the building platforms as long as exotic plants do not exceed 30% of the planting palette within the building platforms. Orchards and veggie gardens are encouraged.

Homeowners are welcome to begin landscaping their plots immediately after signing their sales agreements. This will mean that screening boundary trees can be more than 3m high when homeowners move into their houses.

Please note, that a landscape plan needs to be presented with one's architectural plans. This will be reviewed by our in-house landscape committee, who will monitor one's planting palette prior to planting, to ensure homeowners have kept to the landscape philosophy.

THE DEVELOPERS

Springvale is being developed by the Graham family who successfully completed Birdhaven Estate in Colwyn Drive, Sheffield Beach. Mike the developer often says, 'This is a family development. At the end of the day we are developing an estate we would want to live in.'

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