**FOR SALE**

**13 HONISTER DRIVE, BORROWDALE, HARARE**

**A RARE OPPORTUNITY TO ACQUIRE A PRIME RESIDENTIAL SITE WITH RIGHTS TO DEVELOP 8 CLUSTER HOMES IN AN UPSCALE LOCATION**



* Well located at the end of a *Cul de Sac*
* Easily accessible from the important Borrowdale Road trunk route
* 1.7758Ha in extent
* 5 minutes driving time to the preeminent Sam Levy’s Village regional shopping centre

**A price of US$350,000 is required for this exciting opportunity**

For an appointment to view contact Nancy Machemedze on +263 77 578 0169 ([nmachemedze@dawnconsult.co.zw](mailto:nmachemedze@dawnconsult.co.zw)) or John Kondo on +263 78 549 9707 / 71 352 2822 ([jkondo@dawnconsult.co.zw](mailto:jkondo@dawnconsult.co.zw))

**1. Location**

The property is situated 14 kilometres to the north of the Harare CBD and a 5 minute drive from the Sam Levy’s Village Shopping Centre in the prestigious Borrowdale suburb. The highly regarded Old Plantation cluster housing scheme is close by while a local shopping centre with a Spar supermarket is a short walk away. Top end schools including Heritage School and St Johns College are within a 7 kilometre radius.

**2. Title Information**

Legal description : Remainder of Subdivision A of Stand 11 of Lot C of Borrowdale Estate

Registered Owner : Windspike Investments (Private) Limited

Deed Number : 3709/2010 dated 4 August 2010

Land Area : 1.7758 Hectares

**\*The title is free of encumbrances, caveats or endorsements.**

**3. Town Planning**

The property falls within the Greater Harare Planning Authority jurisdiction and is zoned for Residential Use under the Mazowe Local Development Plan.

3.1 Freely Permitted Uses:

* Detached Dwelling Houses

3.2 Uses Permitted By Special Consent:

* Cluster Homes
* Residential buildings;
* Residential Buildings (Institutional);
* Schools and residential colleges;
* Crèches;
* Surgeries;
* Public buildings;
* Place of worship;
* Places of assembly;
* Newspaper offices; and
* Funeral parlours.

**\*The property has an expired development permit to construct 8 cluster homes which requires renewal.**

**4. Services**

The site is served by:

4.1 City of Harare mains water; and

4.2 ZESA electricity.

**\*There is an unfitted borehole on the property.**

**5. Possession**

Vacant possession is available on registration of transfer of title.

**6. The Offer**

The Vendor is offering the freehold title to the property for a price of **US$350,000.00**. Signature of the Agreement of Sale is subject to the deposit of the full purchase price into Vendor’s nominated bank account. The property is being sold ***voetstoots***and as it stands.

**8. Investment Rationale**

* A unique opportunity to acquire a strategic site suitable for development into a high end cluster homes;
* The property falls within an established cluster housing zone; and
* Well designed and constructed cluster homes in strong locations have over the past few years outperformed competing property assets both in terms of rent income and capital growth.

**Contacts**

For further information and viewing arrangements please contact John Kondo on +263 78 549 9707 / 71 352 2822 [jkondo@dawnconsult.co.zw](mailto:jkondo@dawnconsult.co.zw) or Nancy Machemedze on +263 77 578 0169 [nmachemedze@dawnconsult.co.zw](mailto:nmachemedze@dawnconsult.co.zw).

**Disclaimer**

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