



Plot of Commercial land for sale in Hatfield, Pretoria South Africa



Agent Info

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Listing details

Property for: Sale
Price: USD 2,155,930

Location

Country: South Africa
State/Region/Province: Gauteng
City: Pretoria
ZIP code: 0002
Posted: Jul 08, 2026

Description:

Plot of Commercial land for sale in Hatfield, Pretoria South Africa

Esales Property ID: es5555116

1092 Pretorius street, Hatfield, Pretoria

Prime Investment Opportunity: Consolidated Commercial Development Site in Hatfield, Pretoria

Investors and property developers are presented with a rare and high-value acquisition opportunity in the heart of Hatfield, Pretoria. This site comprises six adjacent erven, which collectively form an expansive 7,726m² land parcel. The specific details of these properties are outlined below:

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Erf Number Portion Size (m²)
57 1 1,273



57 R 1,273
58 1 1,279
58 R 1,279
603 1 1,311
603 R 1,311
Total 7,726

All six properties are currently individually owned as per current title deeds and will need consolidation before zoning is affected. The listing price makes provision for collective Offers to Purchase, but is subject to the individual acceptance of each Offer to Purchase.

Alternative Development Option:

The required size can be reduced to the corner four properties of Erf 58 and 57 (Hatfield), measuring 5,104m². With a FAR of 3.5, this reduces the maximum development to between 15,000m² and 17,000m² of GLA, pending City Council approval of the amended size. This configuration allows for a potential reduction in overall GLA and building height, and the price will be reduced to Euro 1,240,000, which will also result in a reduction of bulk contributions.

Note: All pricing excludes bulk contributions and transfer duties.

Unmatched Development Potential

The site has secured approved Business zoning, offering developers the flexibility to execute a range of high-density projects. With a floor area ratio (FAR) of 3.5, the site allows for a Gross Lettable Area (GLA) of approximately 27,000m². The development parameters permit a 50% coverage and a building height of up to 10 storeys, making it an ideal canvas for significant vertical development. Whether the vision is a flagship corporate office park, high-density residential apartments, premium student accommodation, or a multi-use retail and medical facility, this site is engineered to accommodate large-scale urban infrastructure.

Strategic Location and Connectivity

Hatfield is widely recognized as one of Gauteng's premier 'triple-connectivity' hubs. The site enjoys immediate proximity to the Hatfield Gautrain Station, ensuring rapid transit links to Sandton and Johannesburg. This, combined with direct access to the N1 and N4 highways and major arterial routes like Pretorius Street, guarantees seamless accessibility for both commuters and regional logistics.

The surrounding environment is a cornerstone of Pretoria's intellectual and diplomatic life. The property is positioned within walking distance of the University of Pretoria, a major driver of foot traffic, talent acquisition, and consistent rental demand. Furthermore, the area's prestige is reinforced by its role as a diplomatic cluster, hosting more than 30 foreign embassies. This proximity to international missions and academic institutions provides an 'embassy effect,' often associated with heightened security, infrastructure maintenance, and long-term capital appreciation.



Why Invest in Hatfield?

As a fully developed metropolitan node, land in Hatfield is scarce and highly sought after. Investing in a site of this magnitude allows a developer to capitalize on the City of Tshwane's densification strategy, which encourages the growth of vibrant, mixed-use precincts. The diversity of the local ecosystem—spanning corporate tenants, retail centers like Hatfield Plaza, medical facilities, and a student population—creates a resilient investment environment.

By consolidating these stands, the developer effectively secures a dominant position in the Hatfield market. The project is poised to become a landmark development that balances professional, academic, and residential needs in one of Pretoria's most energetic and transit-oriented corridors. This is a turnkey opportunity for those looking to establish a significant footprint in South Africa's capital, backed by clear, approved development rights and a location that promises sustained economic relevance.

About the Area

Hatfield is a vibrant, multifaceted suburb located in the eastern part of Pretoria, South Africa. Historically established as a residential area in the early 20th century, it has evolved into a bustling urban hub. Today, it is widely recognized for its youthful energy and academic atmosphere, largely due to its proximity to the main campus of the University of Pretoria, which draws a significant population of students, academics, and young professionals to the area.

The neighborhood serves as a significant diplomatic and commercial center. It is often referred to as an 'embassy suburb' because many foreign missions have converted large, stately homes in the area into their offices. Beyond its diplomatic presence, Hatfield features a mix of high-density student accommodation, modern apartment buildings, and established business parks, creating a unique blend of historical charm and contemporary urban development.

Residents and visitors enjoy a wealth of amenities, including the Hatfield Plaza shopping center, a variety of trendy restaurants, cafes, and active nightlife venues. For recreation, the suburb offers green spaces like Springbok Park, and it is well-connected to the rest of the city via an extensive road network and the efficient Gautrain rapid rail system, which has a dedicated station in the heart of the suburb.

The nearest major airport to Hatfield is the O.R. Tambo International Airport (JNB) in Johannesburg, located approximately 50 kilometers away. Travelers can easily reach the suburb from the airport by driving or by taking the Gautrain, which provides a direct and convenient rail link to the Hatfield station. While Wonderboom National Airport is closer to Pretoria in terms of distance, O.R. Tambo serves as the primary international gateway for the region.

Main Features

- * 27000 m2 of land for development
- * Excellent location close to many amenities
- * Stunning views.
- * Huge Potential in the rental market if developed on.



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Common

Finished sq. ft.: 27000 sq m
Lot Size: 27000 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.682.170

