

LIVE & ON-LINE VIA "ZOOM" AUCTION

ON AUCTION

**VACANT PLOT OF LAND ZONED
SPECIAL RESIDENTIAL 400**



125 STROMIA ROAD, ZEEKOE VALLEI

(PARLOCK), KWAZULU-NATAL

**AUCTION VENUE: THE OYSTER BOX HOTEL - 2 LIGHTHOUSE ROAD,
UMHLANGA ROCKS, KWAZULU-NATAL**

27 FEBRUARY 2025 @ 11H00

RICHARD KILLEEN: 083 779 8722 | 031 579 4403 | www.ianwyles.co.za

Viewing: By Appointment only

Terms & Conditions

Please note that in order to be approved for bidding, you are required to send us: Proof of Payment & Original Proof of FICA Documents.

R 50 000.00 Refundable Registration Deposit by EFT/ Cash must be paid. All bids are **exclusive of Commission + VAT**. Ian Wyles Auctioneers may bid up to reserve on behalf of the sellers. The above is subject to change without prior notification.

Auctioneer: Ian Wyles

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Disclaimer

Whilst all reasonable care has been taken to provide accurate information, neither **IAN WYLES AUCTIONEERS Ltd** nor the **Seller/s** guarantee the correctness of the information, provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to negligence or other wise of **IAN WYLES AUCTIONEERS** or the Sellers or any other person.

TERMS & CONDITIONS

The Property Terms

- **5% Deposit of bid price payable by The Purchaser on the fall of the hammer**
- **10% Auctioneer's Commission plus VAT payable by the Purchaser on the fall of the hammer**
- **14 Days Confirmation Period**
- **45 Day Guarantee Period from confirmation of sale by the Seller**
- **Possession & Occupation of Property is on Registration of Transfer**
- **Electrical, Entomologist and Gas Compliance Certificate for the Purchaser's account (including electric fencing), if applicable**

Banking Details

Name of Bank:	ABSA Bank Limited
Name of Account:	Ian Wyles Auctioneers and Appraisers (PTY) LTD (Property Practitioners Regulatory Authority Approved Trust Account)
Account Number:	40-9642-2381
Branch Name:	ABSA Bank Durban North
Swift Code:	ABSA ZA JJ
Branch Code:	632005
Reference:	Your Name and Property Address

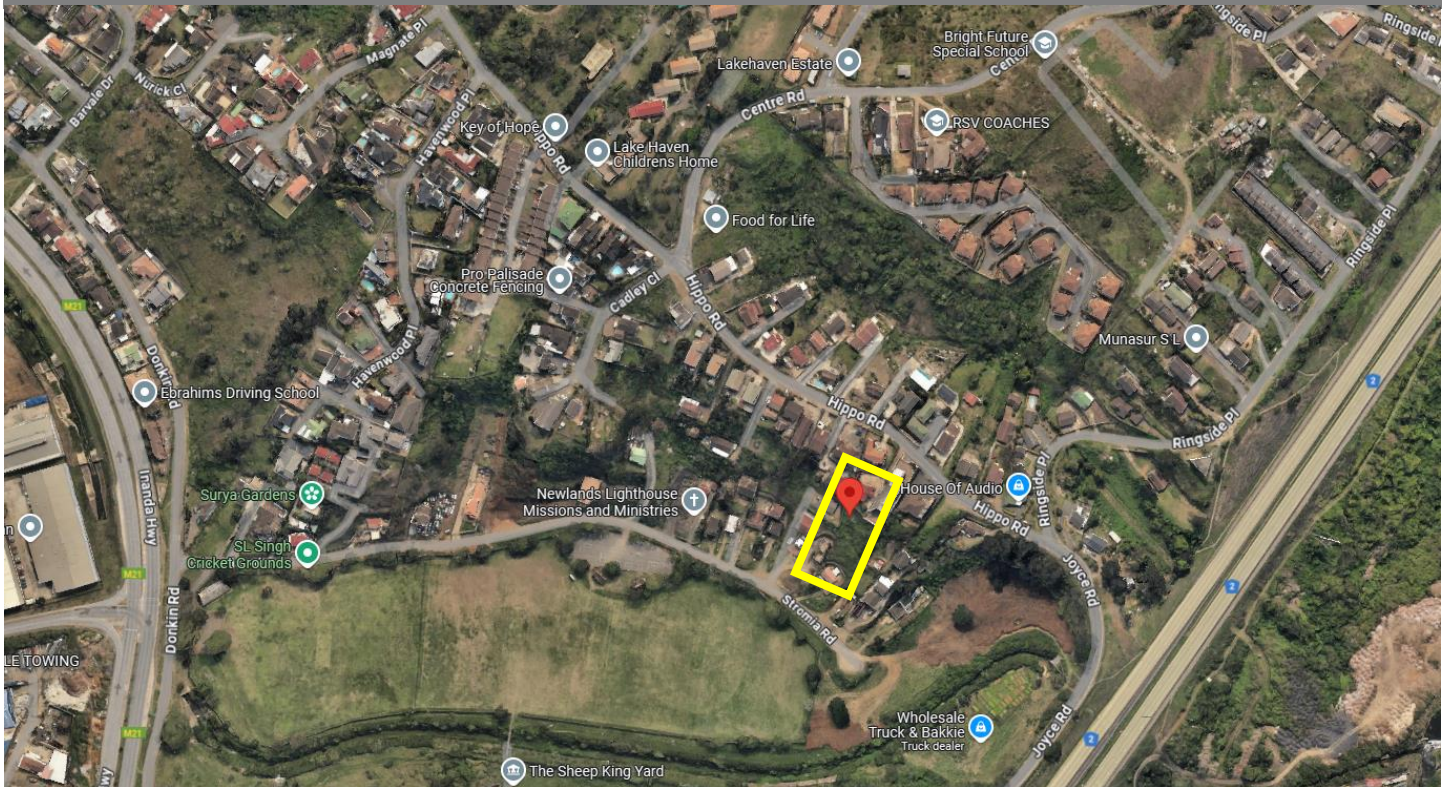
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LOCALITY

Zeekoe Vallei is a farm in Ethekwini, KwaZulu-Natal. Zeekoe Vallei is situated nearby to the locality Newlands East, as well as near Newlands West.

125 Stromia Road, Zeekoe Vallei (Parlock), Kwazulu-Natal



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PROPERTY INFORMATION

General

Property Address: 125 Stromia Road, Zeekoe Vallei (Parlock), Kwazulu-Natal

Title Deed Information

Title Deed Description: Portion 6 of ERF 171 Zeekoe Vallei

Extent: 1 029 m²

Title Deed Number: T29511/2019

Municipal Information

Zoning: Special Residential 400

General Comments

The subject property is in good condition. Please note that we have not undertaken a structural survey, nor have we arranged for tests or inspections of the service installations.

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ADDITIONAL INFORMATION

Vacant Land for Sale by Auction

Sold with plans for 2 homes

Situated in a cul-de-sac, close to all amenities,

Motivated Sellers open to negotiations, the path to building your future here has never been easier. This expansive vacant stand offers full usability.

It should be noted, the property is subject to a sewer and Drain Servitude.

Expenses

Monthly Rates: ± R 6 323 (Estimated)

VAT Status

The Seller is NOT VAT Registered – Transfer Duty Applicable.

Lease/Occupancy

The property is currently vacant.

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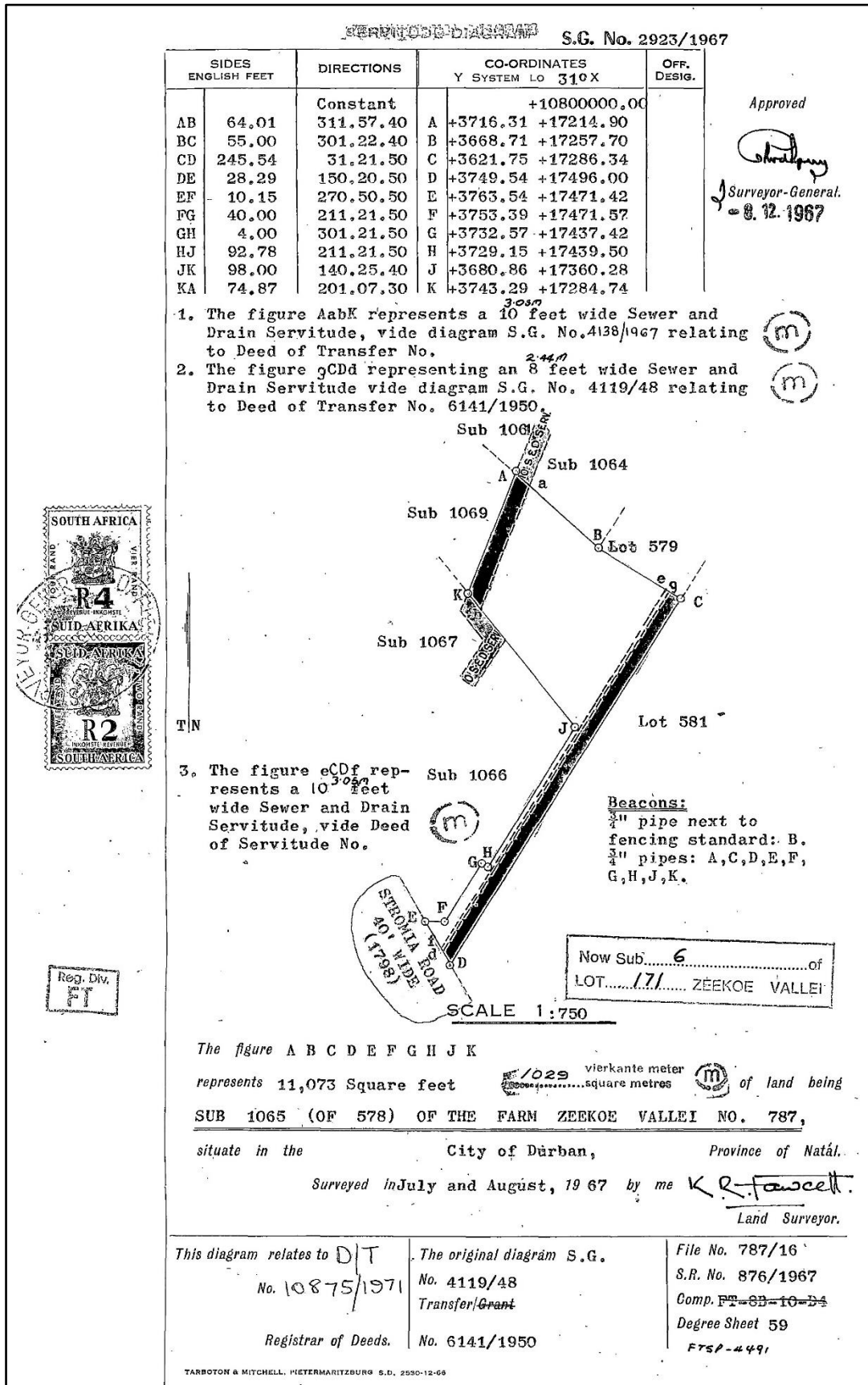
PICTURE GALLERY



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SG DIAGRAM



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ZONING CONTROLS

ZONE: SPECIAL RESIDENTIAL 400						
<p>SCHEME INTENTION: To provide, preserve, use land or buildings for:</p> <ul style="list-style-type: none"> • Single residential and multiple unit development and various building typologies. • Protection of the quality and character of residential neighbourhood and the well-being of its residents. • Limiting multiple uses of buildings to minimize adverse impact on the residential environment. • Business that comply with residential amenity shall be at the discretion of the eThekweni Municipality (see Section 1.14 - Exemptions). 						
MAP COLOUR REFERENCE: Yellow with Orange dots				MAP REFERENCE:		
PRIMARY		SPECIAL CONSENT		PRECLUDED		
<ul style="list-style-type: none"> • Dwelling House • Multiple Unit Development 		<ul style="list-style-type: none"> • Agriculture Land • Boarding House* • Crèche • Health & Beauty Clinic • Educational Establishment • *Institution • Place of Public Worship • *Retirement Centre • Special Building • Telecommunication Infrastructure • Uses authorised in terms of Sub-section 1.13 • Any other use authorised in terms of sub-section 9.4 		<ul style="list-style-type: none"> • All other uses not indicated in the Primary and Special Consent columns 		
ADDITIONAL CONTROLS – LAND USE						
<p>1. *Institution: The minimum ERF size for an Institution shall be 900m².</p> <p>2. *Place of Public Worship: The minimum Erf size for a Place of Worship shall be 900m².</p> <p>3. *Boarding House: The building shall conform to the appearance and definition of a Dwelling House and is limited to a maximum of 10 boarders.</p>						
DEVELOPMENT PARAMETERS						
SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION (m ²)	HEIGHT	COVERAGE	FLOOR AREA RATIO
BUILDING LINE 3.0M	SIDE AND REAR SPACE 1.0M	One dwelling house for every 400m ²	400	2	50%	N/A

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