

LIVE & ON-LINE VIA "ZOOM" AUCTION

# DECEASED ESTATE

## SMALLHOLDING FARM WITH COMMERCIAL OPPORTUNITIES



### PORTION 9 OF FARM ELANDS VLEI NO. 1379, UMVOTI

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

**30 APRIL 2025 @ 11:00 AM**

**CRAIG WOOD:** 083 799 4403 | 031 579 4403 | [www.ianwyles.co.za](http://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

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# 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

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

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# LOCALITY

Portion 9 of Farm Elands Vlei No. 1379 is situated within the Umvoti Local Municipality, which falls under the iLembe District Municipality in the KwaZulu-Natal province of South Africa. The area is primarily rural, with a mix of agricultural land, natural vegetation, and small settlements.

this portion of the farm is located within the broader Umvoti region, which lies to the north of Durban and west of Stanger (KwaDukuza). It is accessible via regional roads and is in proximity to the town of Greytown, a key center in the Umvoti Municipality.

The locality is typically accessed via secondary or gravel roads branching off from the R74, a major regional route connecting Greytown to other towns in KwaZulu-Natal. The area may have internal farm roads or dirt tracks leading directly to the portion in question. The nearest major town is Greytown, which provides essential services, including commercial, educational, and healthcare facilities.

The area is surrounded by other privately owned farms and communal lands where rural settlements exist. Basic services such as schools, clinics, and markets are available in nearby towns like Greytown.

## PORTION 9 OF FARM ELANDS VLEI NO. 1379, UMVOTI



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# PROPERTY INFORMATION

## General

**Property Address:** Portion 9 of Farm Elands Vlei No. 1379, uMvoti

## Title Deed Information

**Title Deed Description:** Portion 9 of Farm Elands Vlei No. 1379

**Extent:** ± 8 Hectares

**Title Deed Number:** T20292/1976

## Municipal Information

**Zoning:** Agricultural

## 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

Portion 9 of Farm Elands Vlei No. 1379 in uMvoti is a rural agricultural property with access to regional road networks, fertile soil for farming, and a moderate climate. It falls under the uMvoti Local Municipality and is primarily used for agricultural purposes, with natural landscapes contributing to the local ecosystem. The locality offers essential infrastructure and services but retains its rural character, making it suitable for farming, conservation, or rural residential use.

Discover a unique investment opportunity with this ± 8-hectare smallholding farm, strategically located in the uMvoti District, KwaZulu-Natal. Positioned just 1km off the R74, which connects Stanger and Greytown, this versatile property offers both agricultural potential and commercial rental income, making it ideal for farming, retail, and mixed-use development.

This property features multiple residential and commercial buildings, making it a lucrative opportunity for rental income or business operations.

## ***This smallholding comprises:***

### **Main Residence (±260m<sup>2</sup>)**

- Single-storey face-brick home with a concrete tiled roof
- 2 Bedrooms
- Open-plan lounge, dining room, and kitchen
- 2 Bathrooms
- An adjoining park home: Additional 2 bedrooms, bathroom with shower and toilet, lounge, and kitchenette
- Double Garage

### **Residence 2 (±580m<sup>2</sup>)**

A Single-storey building comprising:

- Verandah
- Room 1
- Kitchen with Oregon flooring
- Lounge with Oregon flooring & fireplace
- Bedroom & bathroom
- Dining room
- Stock room & 3 storerooms
- Pump room with borehole & pump

### **Building 2 (±380m<sup>2</sup>) – Multi-Purpose Facility**

A single storey building under a corrugated steel sheet roof comprising:

- 4 rooms
- 3 storerooms
- Retail store / Beerhall with built-in tables and benches

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# ADDITIONAL INFORMATION CONTINUED

## Building 3 (±260m<sup>2</sup>) – Workshop & Office Space

- Workshop
- Office space
- Generator room
- Kitchen
- 2 Bedrooms
- Bathroom

## Building 4 (±1,050m<sup>2</sup>) – Commercial Hub

A double-volume commercial building under a corrugated steel sheet roof, offering three tenanted retail shops, ideal for generating rental income comprising:

- Thulini Tea Room – Screed concrete flooring, service area, kitchen with extractor hood, double bowl sink, and storeroom.
- Thulini Restaurant – Dining area with 8m<sup>2</sup> brickwork cold room.
- Thulini General Store – Supermarket with 30m<sup>2</sup> mezzanine office level, Strong room, Ablutions, Freezer room, Receiving & dispatch area with roller shutter door

This multi-functional property is ideally situated in an area with limited nearby retail options, making it a prime commercial investment. The existing retail shops, residential dwellings, and agricultural potential offer multiple revenue streams:

- Lease out retail spaces for consistent rental income
- Use the land for small-scale farming to supply fresh produce to the local community
- Operate a mixed-use business hub in an area with high demand for essential services

## Expenses

Monthly Rates: ± R 883.00 (estimated)

## VAT Status

The Seller is NOT VAT Registered – Transfer Duty Applicable.

## Lease/Occupancy

There are no lease agreements in place. All occupants are either family members or are trading under the family business per commercial space.

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# PICTURE GALLERY



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*Exceptional Service from Exceptional People*