

LIVE & ON-LINE VIA "ZOOM" AUCTION

INSOLVENT ESTATE

UNDEVELOPED RESIDENTIAL STAND



**115 HERON STREET, KHARWASTAN, CHATSWORTH,
KWAZULU-NATAL**

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

25 JUNE 2025 @ 11:00 AM

IAN WYLES: 082 490 3517 | 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 40 000.00 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

CONTENTS

Auction Terms and Conditions

Locality

Property Information

Additional Information

Picture Gallery

SG Diagram or

Zoning Controls

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

- **10% Deposit of bid price payable by The Purchaser on the fall of the hammer**
- **6% 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

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.

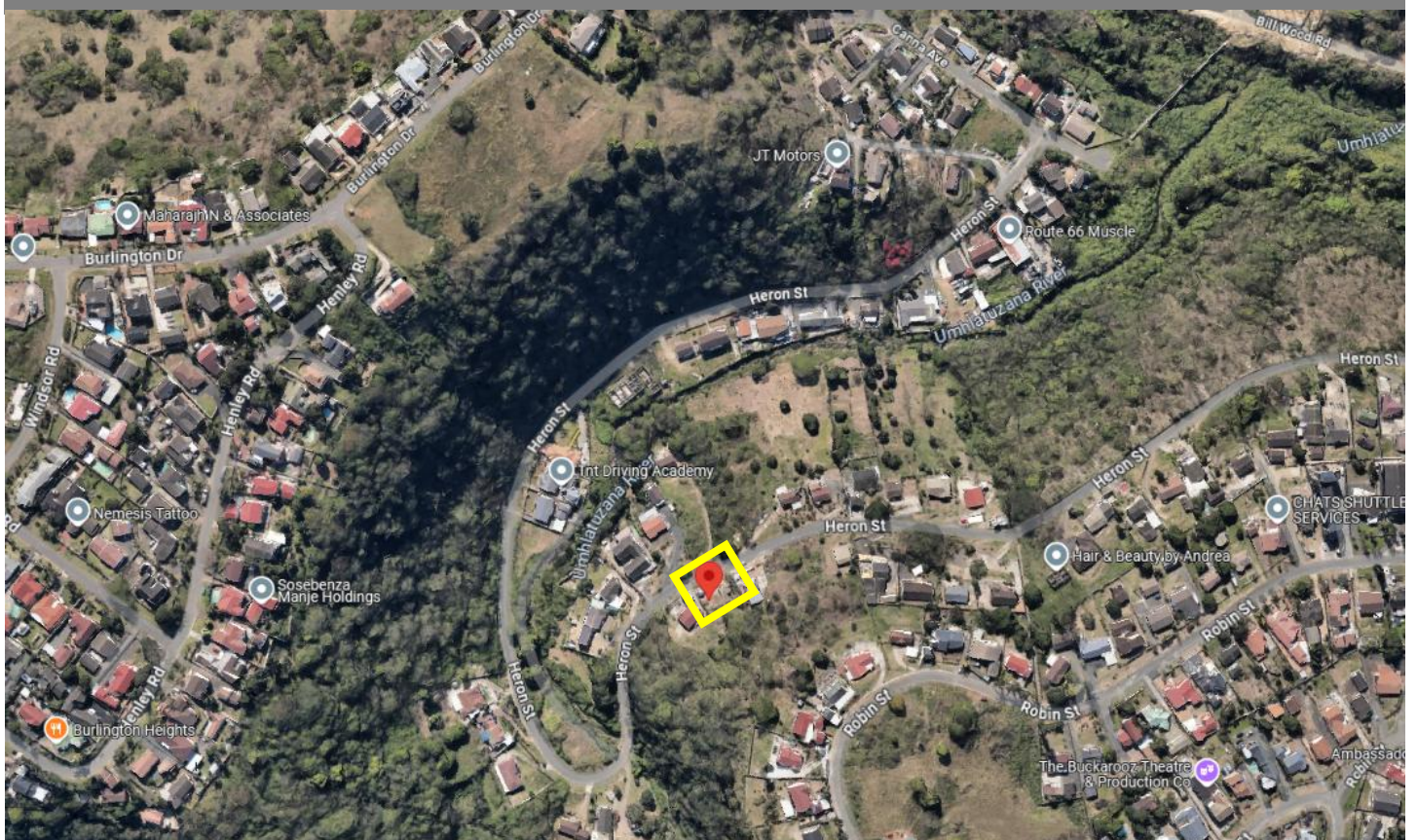
LOCALITY

Kharwastan is a vibrant suburb, situated within a well-connected region that balances both suburban charm and accessibility to urban amenities. Located a short distance from key national roads, the suburb offers its residents the luxury of proximity to major transport routes.

Kharwastan provides a range of services that cater to its diverse community. Residents can easily access essential services, with several well-established medical facilities located nearby, offering everything from general health services to specialized care. The proximity to top-tier schools, both public and private, ensures that families in Kharwastan have ample educational options for their children, making the suburb particularly attractive for young families.

Kharwastan's accessibility extends beyond just roads; public transport is also well integrated into the suburb, providing residents with a reliable and efficient alternative to driving. Buses and taxis are easily accessible, ensuring that commuting around the area and to neighboring suburbs is never a hassle.

115 Heron Street, Kharwastan, Chatsworth



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 otherwise of **IAN WYLES AUCTIONEERS** or the Sellers or any other person.

PROPERTY INFORMATION

General

Property Address: 115 Heron Street, Kharwastan, Chatsworth

Title Deed Information

Title Deed Description: Portion 842 of ERF 3 Chatsworth

Extent: 770 m²

Title Deed Number: T7167/1995

Municipal Information

Zoning: Special Residential 400

General Comments

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

Property Overview

Comprising:

- 770 m² Vacant land
- Fully serviced and connected to all essential services, including water, electricity, and sewage
- Existing dilapidated building ready to be demolished
- Primed for development
- Opportunity to design and build a custom residential home or multi-unit complex

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.

ADDITIONAL INFORMATION

This fully serviced, undeveloped residential stand offers an exciting opportunity for potential homeowners or developers seeking a prime piece of land to create something truly special. Spanning an impressive area, the property is primed for development, offering ample space to design and build a custom residential home or multi-unit complex, tailored to meet modern needs. The stand is connected to all essential services, including water, electricity, and sewage.

The property does feature an existing dilapidated building, which adds a layer of character to the land but is in need of complete demolition. This presents an ideal opportunity for buyers to start fresh, clearing the site to make way for a brand-new build. The existing structure, while not suitable for renovation, can easily be removed, allowing for a clean slate upon which to design a home or development that suits the buyer's exact vision.

This plot of land presents a unique opportunity for buyers looking to develop a home in a desirable, well-connected suburb. The fully serviced nature of the land means you can immediately begin planning your project, with minimal obstacles to overcome. The surrounding area's growth and demand for residential properties only enhance the value of this land, making it an excellent investment in an up-and-coming suburb.

Expenses

Monthly Rates: R 610.65

VAT Status

The Seller is NOT VAT Registered – Transfer Duty May Apply.

Lease/Occupancy

The property is currently vacant.

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.

PICTURE GALLERY



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.

PICTURE GALLERY CONTINUED



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.

SG DIAGRAM

WOODLAND H. JEFFRIES LAND SURVEYORS DURBAN				SUB-DIVISIONAL DIAGRAM	
SIDES ENGLISH FEET		DIRECTIONS	CO-ORDINATES Y SYSTEM		Lo. 31° X
		Constants			
A-B	123.77	333.37.40	A	+ 2761.46	+ 5698.09
B-C	51.60	51.55.50	B	+ 2706.49	+ 5808.98
C-D	139.21	143.06.30	C	+ 2747.12	+ 5840.79
D-A	76.00	245.37.40	D	+ 2830.69	+ 5729.45

S.G. No. **49/1970**

Approved *[Signature]*
Surveyor-General.
25.5.70.

HERON STREET 60 FT

T N

8

5

9

A.B.C.D. : 5/8" iron pegs & stones

Now SUB.....842 (of 764).....of
LOT.....3.....CHATSWORTH

SCALE: 1 : 500

The figure A.B.C.D. represents 8,291 Square Feet or 770...sq.m. (m) of land, being Sub 7 of Lot 764 Kharwastan Township situate in the City of Durban Province of Natal, surveyed in September 1969 by me *[Signature]* Land Surveyor.

This diagram relates to No. <i>817, 12776/16</i>	The original diagram is S.G. No. <i>42/1970</i>	File No. M.F.
Registrar of Deeds.	Transfer/Grant No.	S.R. No. <i>16/1970</i>
		Comp. <i>1J-31-32</i>
		Degree Sheet <i>59</i>

PRINTED BY
TARBOTON & MITCHELL
PIETERMARITZBURG
S.D. 8750-B-09

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.

PICTURE GALLERY CONTINUED

		ZONE: SPECIAL RESIDENTIAL 400				
SCHEME INTENTION: To provide, preserve, use land or buildings for: <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						
1. *Institution: The minimum ERF size for an Institution shall be 900m².						
2. *Place of Public Worship: The minimum Erf size for a Place of Worship shall be 900m².						
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.						
DEVELOPMENT PARAMETERS						
SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION (m²)	HEIGHT	COVERAGE	FLOOR AREA RATIO
BUILDING LINE 3.0M	SIDE AND REAR SPACE 1.0M	One dwelling house for every 400m²	400	2	50%	N/A

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.



Exceptional Service from Exceptional People