



Auction

**150 Brackenhill Road,
Waterfall,
KwaZulu-Natal**

Auction Venue

**The Oyster Box Hotel
2 Lighthouse Road
Umhlanga Rocks
KwaZulu-Natal**

Live on ZOOM

**10 December 2025
11 am**

Andrew Giddy

083 601 9278 | 031 579 4403

www.ianwyles.co.za

By Appointment Only



**National
Auctioneers
Association**

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DISCLAIMER

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Auction

TERMS AND CONDITIONS

Approval Prior Bidding

- 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 the reserve on behalf of the sellers.
- The above is subject to change without prior notification.
- Auctioneer: Ian Wyles

The Property Terms

- 5% Deposit of the 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

Locality

OF PROPERTY



150 Brackenhill Road, Waterfall, KwaZulu-Natal

Waterfall is part of the scenic Upper Highway Area (along with suburbs like Hillcrest and Kloof), situated approximately 30–35 kilometers northwest of Durban Central.

Waterfall is a rapidly developing industrial and logistics hub, characterised by modern industrial parks and distribution centers. Its proximity to major highways makes it an ideal location for businesses requiring efficient logistics, manufacturing, and distribution capabilities. The presence of high-quality industrial properties caters to a diverse range of small to medium-sized enterprises (SMEs) and larger corporate operations.



Property

INFORMATION

General

General Property Address	150 Brackenhill Road, Waterfall, KwaZulu-Natal
Title Deed Information	
Title Deed Description	Ptn 732 Farm 980 "UPPER END OF LANGE FONTEIN" Portion 732
Extent	5049 m ²
Title Deed Number	T1104/2018
Municipal Information Zoning	Light Industrial 4
Monthly Rates	R 15894.04
Lease / Occupancy	Vacant
VAT Status	The Seller is a VAT Vendor
General Comments	Please note that we have not undertaken a structural survey, nor have we arranged for tests or inspections of the service installations.

Property

OVERVIEW

Property Features

This massive industrial property offers significant advantages for business operations, including:

- **Excellent Road Frontage:** Positioned directly on the main road, ensuring high visibility and easy access to essential amenities.
 - **Expansive Yard Space:** The large industrial site provides ample external yard space suitable for storage, heavy equipment, or maneuvering large vehicles.
 - **Parking:** Features ample onsite parking for staff and visitors.
 - **Security:** The entire property is fully walled and includes a secure drive-in access point.
-

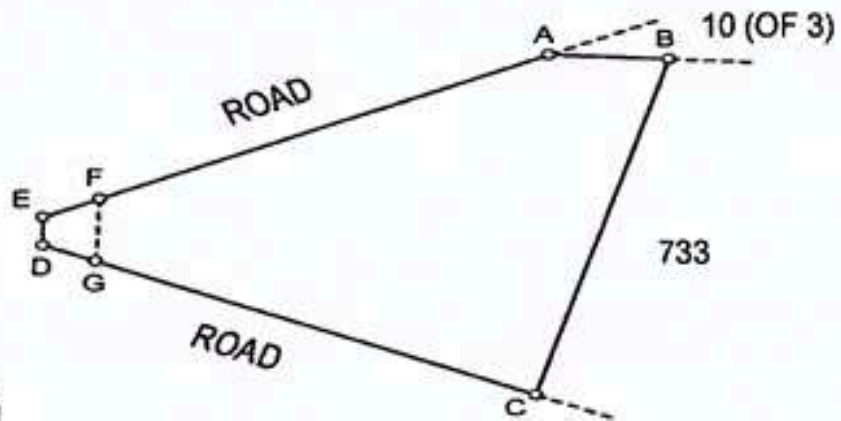
Rod Mountain and Associates

Subdivisional Diagram

SIDES Metres		DIRECTION	CO-ORDINATES Y System WG31° Approx. X		S.G. No.
		Constant			1821/2006
AB	22,43	272 38 30	A	+19 272,68	+90 938,60
BC	84,62	16 49 00	B	+19 250,27	+90 939,63
CD	98,66	111 22 50	C	+19 274,76	+91 020,63
DE	6,85	179 21 30	D	+19 366,62	+90 984,67
EA	101,87	247 21 30	E	+19 366,70	+90 977,82
SERVITUDE		DATA			Approved
EF	11,50	247 21 30	F	+19 356,08	+90 973,39
FG	15,12	2 52 40	G	+19 356,845	+90 988,49
GD	10,50	111 22 50			for Surveyor-General
					2006-08-04
					2005/1649
					ORD 27/1949

SERVITUDES

1. The figure EFGD represents a Road Servitude



Description of Beacons

A,B,F,G : 12mm Iron Peg
 C : Drill Hole on Wall
 D,E : 16mm Iron Peg

Scale 1:1500

A B C D E

The figure represents

5049 square metres

of land being

PORTION 732 (OF 35) OF THE FARM UPPER END OF LANGEFONTEIN No. 980

ETHEKWINI MUNICIPALITY: OUTER WEST OPERATIONAL ENTITY

REGISTRATION DIVISION - FT
 PROVINCE OF KWAZULU - NATAL

Surveyed in July 2006 by me

R.W. Mountain
 R.W MOUNTAIN (PLS 0421)
 Professional Land Surveyor

This diagram relates to No. <i>CET. 36018/2009</i>	The original diagram is SG No. 1498/1965	File No. M.F. VOL 3 S.R. No. 658/2006
Registrar of Deeds	Transfer No. 15121/1969	Comp. FT-6D-22C, A

Zoning



Sustainable Development & City Enterprises Development Planning, Environment & Management Unit

166 K E Masinga Road
Durban, 4001
www.durban.gov.za

Enquiries: T.Mbatha
Ref : Ptn 732 U.E.L No. 980

24 August 2020

Re: Portion 732 of the Farm Upper End Langefontein No. 980 (5049m²) approx
Address: 150 Brackenhill Road, Waterfall

This is to certify that the above property is zoned **Light Industry 4** in terms of the Outer West Scheme.

Development on the above property is in terms of the attached extract from the Outer West Scheme.

Disclaimer

The controls given above are those specific to the land use zone in which the property falls. However attention is drawn to the Town Planning Scheme Regulations where, in certain cases, additional requirements can be called for the discretion of the Head: Development Planning and Management and no information recorded above can be taken as comprehensive. Specific detailed information can only be given in respect of an application after it has been lodged showing the detailed proposals of the development.

Yours Faithfully

X
T.Mbatha

**For: REGIONAL CO-ORDINATOR: LAND USE MANAGEMENT
DEVELOPMENT PLANNING, ENVIRONMENT AND MANAGEMENT
HILLCREST AREA OFFICE
ETHEKWINI MUNICIPALITY**

Letter

OF INTEREST



31 July 2025

Attention: Nathaniel Fortoen

Email: Nathaniel.fortoen@expsouthafrica.co.za

Dear Sir

LETTER OF INTEREST – CNR BRACKENHILL & NGWELE RDS, WATERFALL

Further to our previous correspondence, we confirm that Boxer Superstores is interested in establishing a supermarket and liquor store in the proposed development on the above mentioned property.

Subject to the property being zoned correctly for retail use, and you as the developer securing the rights to the land, we would be willing to consider premises on the following basis:

Boxer Superstore	:	±1,200m ² plus receiving yard
Boxer Liquor	:	±200m ²
Rental R/m ²	:	To be negotiated
Period of lease	:	10 years
Option to Renew	:	3 x 5 years
Annual Escalation	:	To be negotiated
Beneficial Occupation	:	1 July 2026 or sooner
Lease Commencement	:	1st full month following the Supermarket Opening Date
Shopping Centre Opening Date	:	60 days from Beneficial Occupation date
Specifications	:	Per Boxer's standard specifications
Lease	:	Per Boxer's standard Lease
Minimum Boxer Power Supply	:	350kVA

Special Conditions:

- i. The Parties are able to agree on the design and construction of the Shopping Centre, supermarket and liquor store;
- ii. The negotiated terms and conditions as detailed above, are approved by the Boards of both Boxer Superstores (Pty) Ltd and Pick n Pay Retailers (Pty) Ltd; and

2.

- iii. Should any circumstance arise or fact become known after the approval of the respective Boards, that would render the development impossible or unviable, the said approvals may be reviewed and the decisions reversed.
- iv. The Parties record that the liquor store is dependent on receiving a liquor license prior to being able to trade. The liquor license application requires a signed lease agreement and Municipal Approved Drawings. The Parties agree that rental for the Liquor Store will commence 6 months after Supermarket Opening date or 6 months after receiving the Municipal Approved Drawings, whichever is the later. However, should the liquor license be received during this 6 month period, the rental will commence from the first day of trading.

It is further recorded that the Parties will only have enforceable rights once they have signed a written agreement of lease.

We trust that you will find the above in order and look forward to further discussions in this regard.

Yours sincerely

A handwritten signature in black ink, appearing to read 'S. Du Plessis', with a horizontal line underneath.

SHANNON DU PLESSIS

Andrew Giddy

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