



ian wyles

AUCTIONEERS & APPRAISERS



18 FEB 2026

11 am

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

Live on ZOOM



**NAA National
Auctioneers
Association**

031 579 4403

www.ianwyles.co.za

MULTI - PROPERTY

AUCTION

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





REGISTRATION

In order to bid on a property, you will need to register as a Bidder, if you have not already done so at the property viewing. You will be required to fill in a Buyers Registration Card and will be asked to sign acknowledgement of the Conditions of Sale. You will be asked to pay a refundable registration fee in order to register and provide the FICA documents. Your Buyers Registration Card is numbered and this number is then allocated to you as a Bidder and is only valid for the duration of that auction. It is important that you safeguard this card at all times in order to prevent another person from bidding on your number, as, in terms of law, your bid is legal, verbally binding contract with Seller and Auctioneer. In order to bid on a property, you will need to register as a Bidder, if you have not already done so at the property viewing. You will be required to fill in a Buyers Registration Card and will be asked to sign acknowledgement of the Conditions of Sale. You will be asked to pay a refundable registration fee in order to register and provide the FICA documents. Your Buyers Registration Card is numbered and this number is then allocated to you as a Bidder and is only valid for the duration of that auction. It is important that you safeguard this card at all times in order to prevent another person from bidding on your number, as, in terms of law, your bid is legal, verbally binding contract with Seller and Auctioneer.

REQUIREMENTS

- FICA Documents
- Your Identity Document
- R 40 000.00 Refundable Registration Deposit
- (PLEASE NOTE: A 2% CASH HANDLING FEE WILL BE CHARGED FOR CASH PAYMENTS RECEIPTED)

It is compulsory that all Bidders are required to present the following documentation in order to register at our auctions (without which registration cannot take place):

- Utility bill addressed to your physical address (not older than 3 months);
- In the event of you bidding on behalf of a company, trust or close corporation in your capacity as director, trustee or duly authorised representative, you are required to submit a letter on the Entity's official letterhead authorizing you to bid, sign all necessary documents and effect transfer on behalf of the Entity which must be accompanied by a certified copy of the resolution by the directors, trustees or members of the entity authorizing you to do so.
- A special Power of Attorney is required should you be bidding on behalf of another person
- Which must expressly authorize you to bid on behalf of that person and must include a certified copy of that person's SA Identity Document and proof of that person's residential address not being older than 3 months.
- Copy of Entity's FICA Documents
- Vat Registration Certificate
- Income Tax Reference Number and proof of marital status

This company offers an opportunity to register prior to the auction in order to avoid the time-consuming registration process on day of auction.

PROXY BIDS

We highly recommend that you make every effort to attend the auction sale or get a representative to do so. However, if you are unable to attend the auction but wish to submit a bid, you may register by means of a Proxy Bid. This will take the form of a Power of Attorney form completed by you and sent to our offices, together with a certified copy of your identity document and FICA, as well as payment of the deposit into our trust account as a security precaution.

NON-SUSPENSIVE SALE

Each property is sold on non-suspensive conditions and as such, it is important you arrange financing before the auction sale and satisfy yourself with all the terms of the Rules of Auction/Sale.

BIDDING

Please make sure that you know which property (lot number) you are bidding on. An order of sale is available in this catalogue. The sale moves at a relatively quick pace. Make sure that you make adequate contact with the Auctioneer or assistants so that your bid gets acknowledged.

SIGNING THE CONDITIONS OF SALE

When you have successfully purchased a property, you will also be asked to immediately sign the Rules of Auction/Conditions of Sale. Should you be interested in bidding for further properties or want to see the rest of the auction you are welcome to do so. The Ian Wyles team will obtain your details immediately when the property has been knocked down to you by signing the Acknowledgement Bid Form.

AUCTIONEERS COMMISSION

After the property has been knocked down to you, you will also be asked to pay Auctioneer's Commission plus VAT, as well as deposit on the purchase price of the property. We regret that cash payments are not permitted in terms of current FICA law. Please remember the Auctioneers commission when you are bidding and that is payable over and above the purchase price.

V.A.T

Prospective buyers should ascertain whether VAT is payable on the purchase price prior to the auction.

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

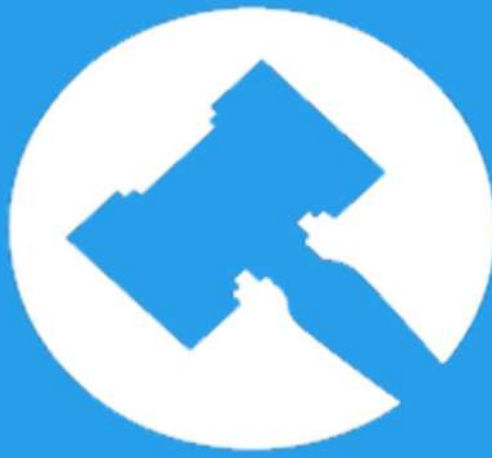


ORDER OF SALES

LOT ORDER



LOT 1	WITHDRAWN - 1 ULEX ROAD, GORDONS BAY	RESIDENTIAL
LOT 2	SHARE BLOCK UNIT NO.78 CAISTER LODGE, 264 MUSGRAVE ROAD, MUSGRAVE, DURBAN	DECEASED ESTATE
LOT 3	<u>NORTHLYN, 84 SOMTSEU ROAD, NORTH BEACH, DURBAN</u>	RESIDENTIAL
LOT 4	SOLD - MOUNT ROYALE, 15 DUNKIRK PLACE, CONGELLA, UMBILO, KWAZULU-NATAL	DECEASED ESTATE
LOT 5	73 STRAWBERRY AVENUE, ISIPINGO	DECEASED ESTATE
LOT 6	SECTION NO.9 "WILLIAMS ROAD NO 89", 81 KHUZIMPI SHEZI ROAD, CONGELLA, DURBAN	INDUSTRIAL
LOT 7	5 6TH STREET, KULEKA, EMPANGENI, KWAZULU-NATAL	INDUSTRIAL
LOT 8	47 DEVON TERRACE, WESTVILLE, KWAZULU-NATAL	RESIDENTIAL
LOT 9	FLAT 103, UNIT 18, 15 BERRIEDALE ROAD, MUSGRAVE	DECEASED ESTATE
LOT 10	12 FLAT CROWN, ZIMBALI COASTAL ESTATE, BALLITO	LIQUIDATION
LOT 11	1A HEWITT ROAD, SALT ROCK	LIQUIDATION
LOT 12	SOLD-SECTION 12, DOOR 10, SAN MAARTEN SHEFFIELD BEACH	SECTIONAL TITLE



LOT 1

1 ULEX ROAD
GORDONS BAY

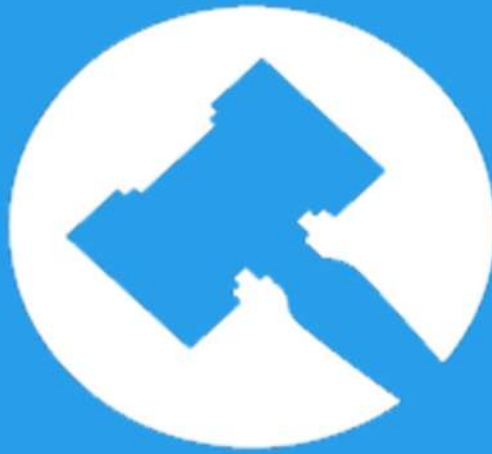
WITHDRAWN



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LOT 2

SHARE BLOCK UNIT NO.78
CAISTER LODGE, 264 MUSGRAVE
ROAD, MUSGRAVE, DURBAN

Once the site of the historic and much-loved Caister Hotel, Caister Lodge has evolved into one of Durban's most sought-after retirement communities. Nestled in the heart of Berea, it offers the perfect blend of history, comfort and community. It's prime location places residents just moments from Musgrave Centre, with easy access to three major hospitals, popular churches, mosque and the beachfront - ensuring convenience and connectivity.



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PROPERTY FEATURES

GENERAL

This move-in-ready ground-floor apartment at Caister Lodge offers a light and airy retreat featuring a spacious air-conditioned living room, a kitchenette, and an ensuite bedroom.

The comprehensive monthly levy of R19,377.66 covers all utilities, 24-hour security, three daily meals, and full housekeeping services including laundry and a weekly spring clean.

Residents benefit from a peaceful, well-maintained environment with top-tier facilities and a back-up generator, providing a seamless and secure lifestyle in a prime setting.

Feature	Details
Bedrooms	1
Bathroom	1
Living Room	1
Kitchenette	1
Aircon	yes
Parking Bay Rental	R200 pm



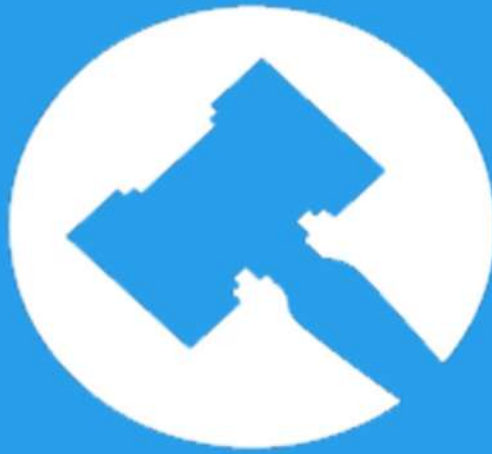
DECEASED ESTATE





PROPERTY INFORMATION

Extent	55 m ²
Municipal Information Zoning	Residential
Monthly Levies	The monthly levy for a single person is R 19,377.66.
Lease / Occupancy	The property is currently vacant and unfurnished.
VAT Status	The Seller is NOT VAT registered. Transfer Duty Applicable
Interview Process	Note: The new owner of the unit is required to go through an interview process. Please be advised that the unit can be leased out privately, with the occupant being required to go through an interview process as well.



LOT 3

NORTHLYN, 84 SOMTSEU ROAD,
NORTH BEACH, DURBAN

Located at 84 Somtseu Road, the Northlyn building is a highly sought-after, well-managed shareblock complex that perfectly captures the vibrant Durban North Beach lifestyle. This prime location offers the Golden Mile promenade and swimming beaches just a short two-minute walk away.

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PROPERTY FEATURES

GENERAL

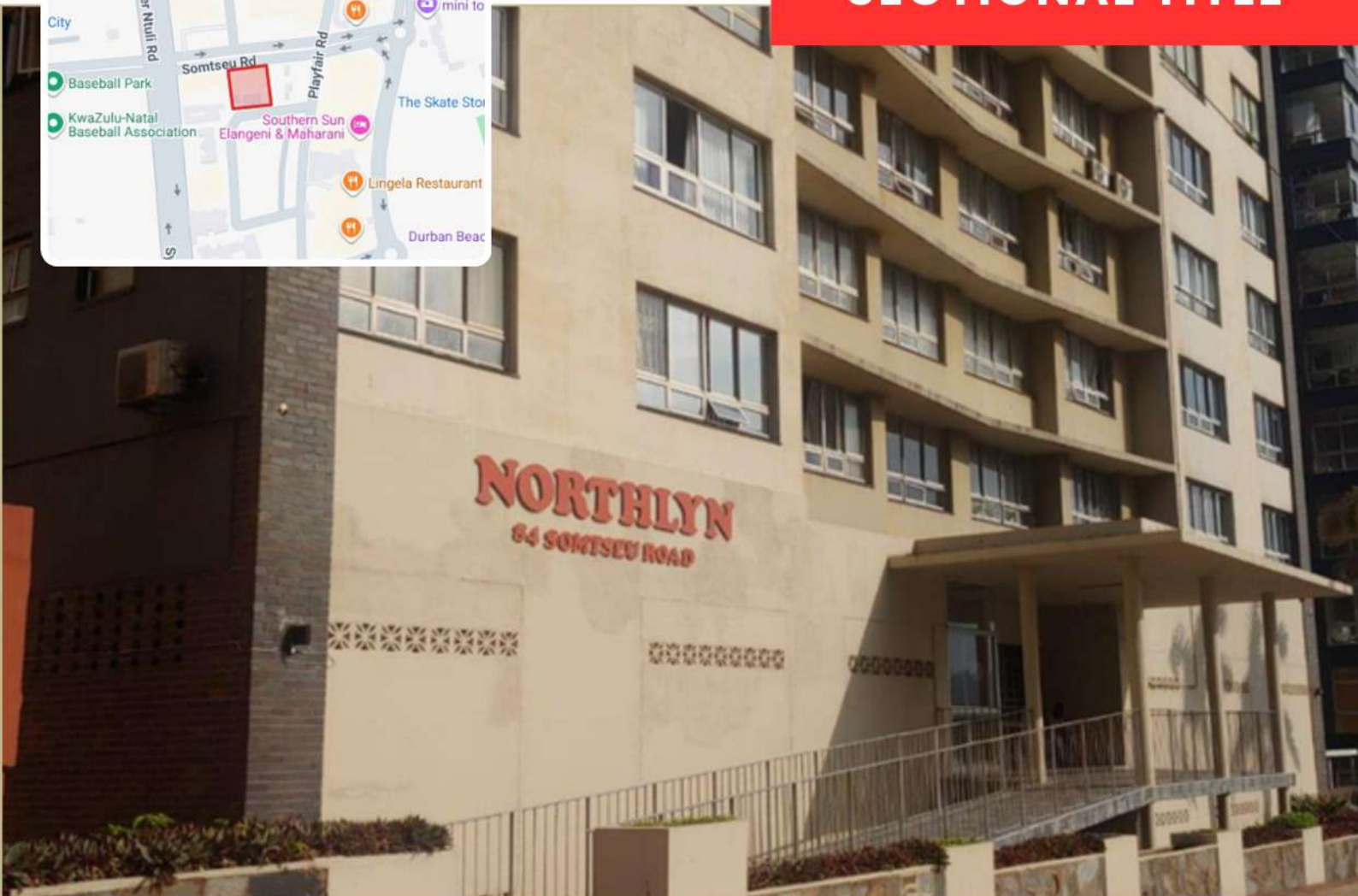
Directly opposite the North Beach Spar and Ice Rink, this well-maintained building offers a neat one-and-a-half-bedroom flat inclusive of underground parking.

The unit features an open-plan lounge and dining area with tiled flooring throughout, a modern kitchen with granite countertops, and a recently renovated bathroom. Ideally located near shopping, hospitals, and the beach, the apartment boasts ample cupboard space and a pending prepaid electricity installation, offering a convenient lifestyle close to all key amenities.

Feature	Details
Bedrooms	1.5
Bathrooms	1
Kitchen	1
Living Room	1
Underground Parking	1
Pet Friendly	No



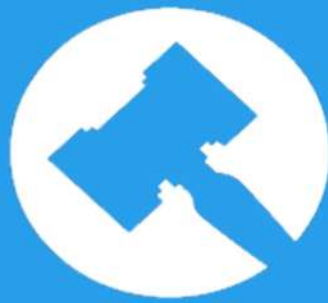
SECTIONAL TITLE





PROPERTY INFORMATION

Extent	65 m ²
Municipal Information Zoning	Residential / Shareblock
Monthly Rates	R 500.00
Monthly Levies	R 2000.00
Lease / Occupancy	The unit is currently empty but advertising to let for R8 000,00 per month excluding electricity.
VAT Status	The Seller is NOT VAT registered. Transfer Duty Applicable



LOT 4

MOUNT ROYALE , 15 DUNKIRK
PLACE, CONGELLA, UMBILO
KWAZULU-NATAL

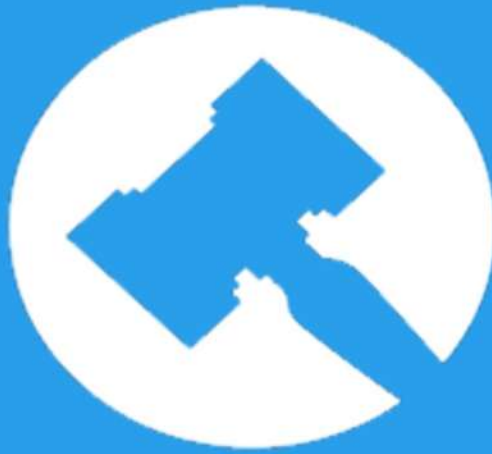
SOLD



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LOT 5

73 STRAWBERRY AVENUE
ISIPINGO

The main town of Isipingo lies approximately 2 kilometres inland from the coastline. Its coastal counterpart, Isipingo Beach, is a distinct suburb, separated from the town centre by the industrial hub of Prospecton.



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PROPERTY FEATURES

GENERAL

This residential property offers a basic layout with 3 bedrooms and one bathroom, along with a living room, dining room and a functional kitchen. A double garage provides secure parking. The home is suitable for a buyer looking for a property with renovation potential or an investment opportunity in an established area.

Feature	Details
Bedrooms	3
Bathrooms (ensuite)	1
Living Room	1
Dining Room	1
Kitchen	1
Garage	2



RESIDENTIAL

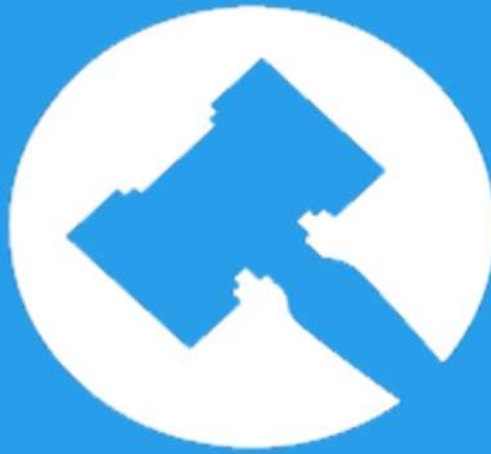


LOT 5



PROPERTY INFORMATION

Extent	220 m ²
Municipal Information Zoning	Residential
Monthly Rates	R490.98
Lease / Occupancy	Tenanted
VAT Status	The Seller is NOT VAT Registered. Transfer Duty Applicable.



LOT 6

SECTION NO.9
“WILLIAMS ROAD NO 89”,
81 KHUZIMPI SHEZI ROAD,
CONGELA, DURBAN

Congela is a prominent and well-established industrial area in Durban, KwaZulu-Natal known for its strategic location immediately adjacent to the busy Port of Durban and Maydon Wharf. The area has robust infrastructure and excellent transportation links. It is bisected by the M4 Southern Freeway. Major arterial roads like Umbilo Road and Sydney Road run through or border the area, providing access to the N2 and N3 freeways.



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GENERAL

Multi-Tenanted Industrial Park – Congela, Durban

Strategically located in Congela, Durban's premier logistics hub, this exceptional multi-tenanted industrial park offers a rare opportunity for manufacturers, engineering firms, or storage operators.

The site features a flexible, mini-format layout currently utilised for oil distribution, complete with ablution facilities and secure on-site parking. Situated just minutes from the Port of Durban with high visibility on Khuzimpi Shezi Road, the property ensures seamless connectivity to the N2, M4, and South Coast Road, making it a prime investment or operational base in a high-demand industrial precinct.



INDUSTRIAL

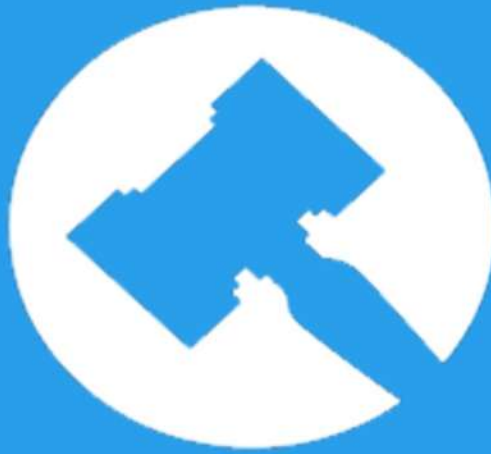


LOT 6



PROPERTY INFORMATION

Extent	227 m ²
Municipal Information Zoning	Industrial
Monthly Rates	R 4045.15
Monthly Levies	R 2987.37
Lease / Occupancy	The property is currently tenanted on a month-to-month lease. Monthly Rental: R 9,000.00 per month excluding utilities.
VAT Status	The Seller is VAT registered. VAT Applicable over and above the purchase price



LOT 7

5 6TH STREET, KULEKA,
EMPANGENI,
KWAZULU-NATAL

The property enjoys excellent access to major transport routes, situated just off the R102, providing direct connectivity to Empangeni's CBD, Richards Bay, and surrounding economic hubs. Its strategic location supports efficient goods movement and easy access for clients, suppliers, and staff. The surrounding amenities—such as hardware suppliers, cash-and-carry outlets, and agricultural co-ops—add convenience and support day-to-day operational needs.



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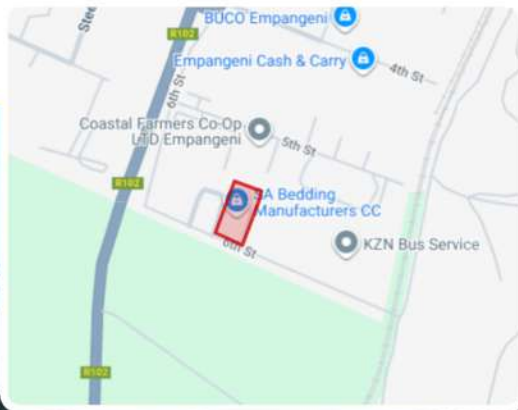
PROPERTY FEATURES

GENERAL

This versatile industrial property features 3,079m² of lettable space on a 5,760m² stand, perfectly suited for warehousing, distribution, or manufacturing.

The site includes two warehouses, a large covered loading shelter, a dedicated retail area, and an office component with four functional spaces and a walk-in safe. Equipped with 3-phase electricity, CCTV, and a four-car carport, the property also offers a significant passive income stream via 21 fully let rooms.

Feature	Details
Warehouse 1	473 m2
Warehouse 2	549 m2
4 x Offices	137 m2
Shelter / under roof area	932 m2
Retail area	1
21 x Rooms with ablutions	Fully let at R1,000 per room per month
Walk in safe	1
4 x Carports	92m2
Electricity	3 Phase
Security	CCTV cameras



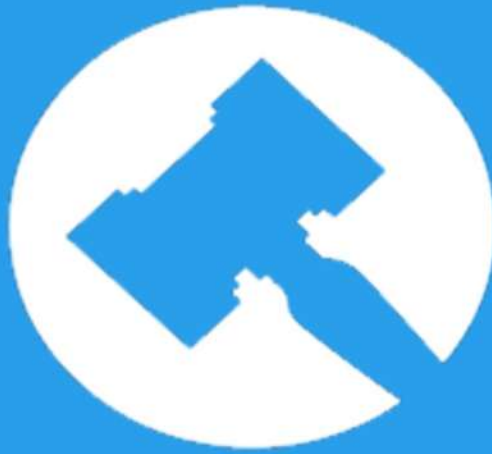
INDUSTRIAL





PROPERTY INFORMATION

Extent	Warehouse, Distribution center or Factory with 3079m ² of lettable space on 5760 m ² extent
Municipal Information Zoning	Industrial
Monthly Rates	R14,835.00
Lease / Occupancy	21 Rooms with ablutions (fully let at R1,000 per room per month)
VAT Status	The Seller is NOT VAT registered. Transfer Duty Applicable



LOT 8

47 DEVON TERRACE,
WESTVILLE,
KWAZULU-NATAL

Discover an exceptional quality of life in this charming family home, nestled in the heart of Westville. Offering the perfect balance of tranquility and urban convenience, this property provides easy access to top-tier schools, major shopping centres like The Pavilion, and main arterial routes (N2/N3) for a seamless commute to the CBD and airport.



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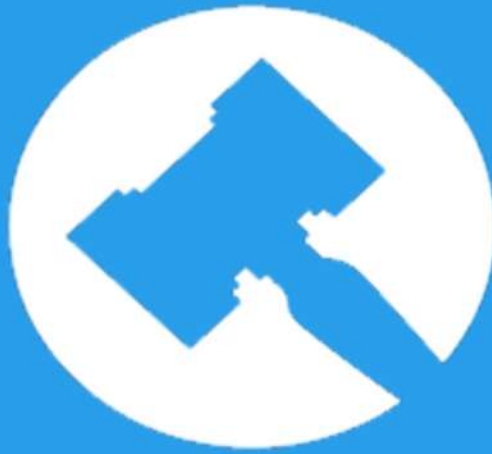
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LOT 8



PROPERTY INFORMATION

Extent	2912 m ²
Municipal Information Zoning	Residential
Monthly Rates	R 2,490.80
Lease / Occupancy	The main property is currently tenanted on a month-to-month lease. The flatlet is vacant. Monthly Rental: R 20,000.00 per month excluding utilities.
VAT Status	The Seller is NOT VAT registered. Transfer Duty Applicable



LOT 09

FLAT 103, UNIT 18, 15
BERRIEDALE ROAD, MUSGRAVE

Located in the Musgrave area of Durban, 5 Berriedale Road is situated in a well-established residential suburb known for its convenience and central location.



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PROPERTY FEATURES

GENERAL

Neat and practical 2-bedroom End Flat, situated in a well-maintained building in the sought-after suburb of Musgrave. The unit offers 1 Bathroom, Separate Toilet, All bedrooms have fully tiled floors, Enclosed Balcony, an open-plan lounge and dining area, a functional kitchen, with the added benefit of tandem parking and scenic views & no passing Tenant Traffic.

Centrally located close to major routes, schools, shopping centres and medical facilities, the building is well positioned for convenient city living, making this an ideal lock-up-and-go home or investment opportunity.

Feature	Details
Bedrooms	2
Bathrooms	1
Enclosed Veranda	1
Kitchen	1
Lounge	open plan
Dining Room	open plan
Garage	Tandem



DECEASED ESTATE

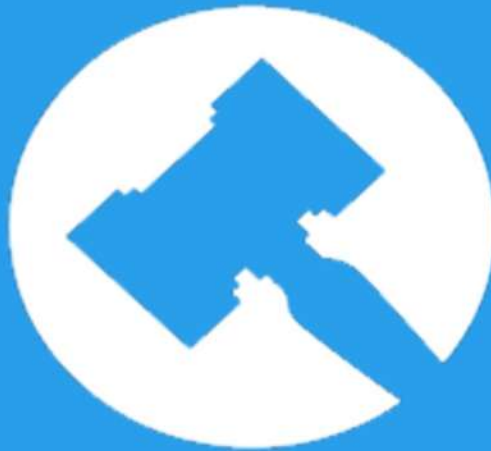


**LOT
09**



PROPERTY INFORMATION

Extent	83 m ²
Municipal Information Zoning	Residential
Monthly Rates	R 838.25
Lease / Occupancy	Occupied
Levies	R 2,728.04
VAT Status	The Seller is NOT VAT registered. Transfer Duty Applicable.



LOT 10

12 FLAT CROWN, ZIMBALI COASTAL ESTATE, BALLITO

Zimbali is well known for its exclusivity, championship golf course, abundance of facilities and positioning along the sought-after northern coastline of KZN. The subject property is located in relatively close proximity to the main Zimbali Country Club clubhouse and also the main and southern access gates from the M4 coastal main road linking the southern suburbs to Ballito in the north.



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GENERAL

This ground-level property features an inviting open-plan layout with a granite-topped kitchen and scullery, flowing through stack doors onto a covered entertainment patio with a built-in gas braai.

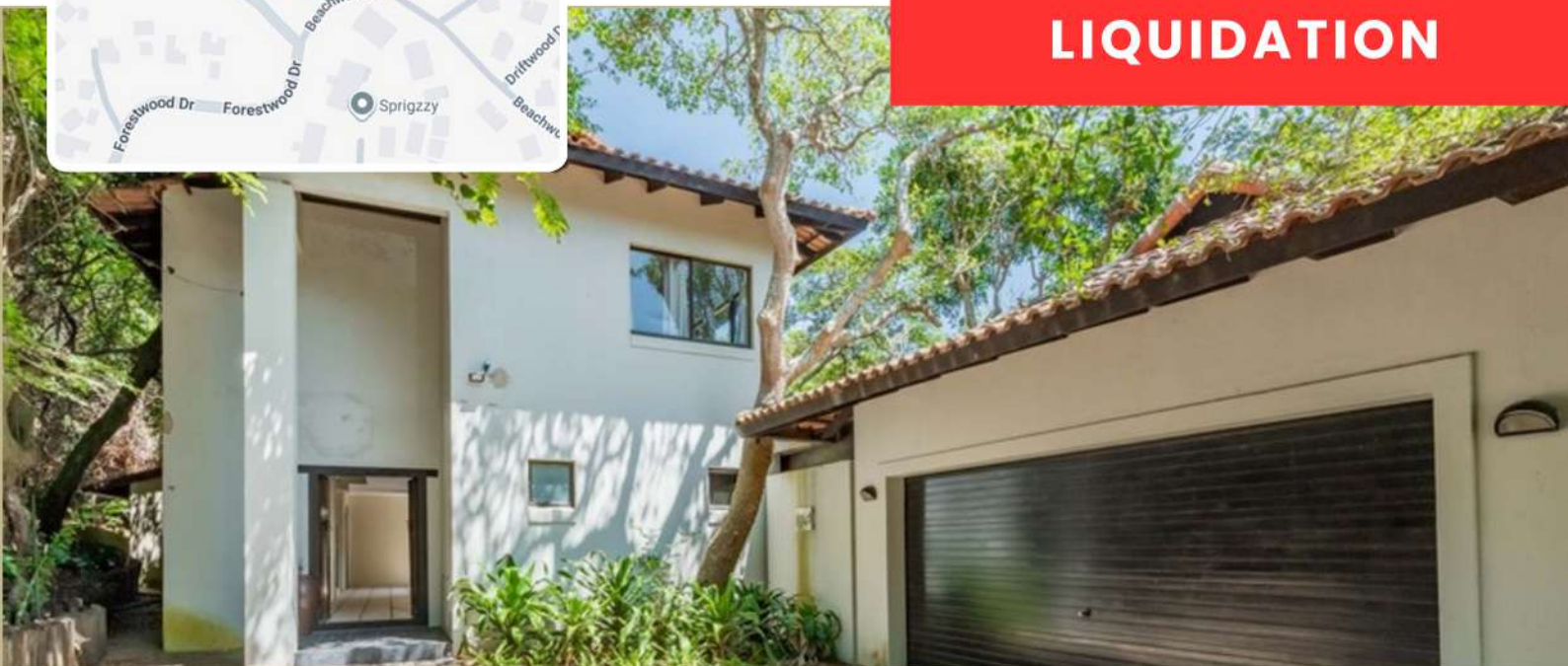
The home includes a central timber-decked courtyard and four en-suite bedrooms, with the spacious master offering a walk-in closet and dual basins, complemented by a detached double automated garage.

While the residence offers a sophisticated layout, it requires maintenance to the patio roof and a broken kitchen window, along with further investigation into external structural movement and the unverified electrical and pool systems.

Feature	Details
Bedrooms	4
Bathrooms (ensuite)	4
Guest Toilet	1
Foyer	1
Living Room	1
Dining Room	1
Kitchen	1
Scullary / Laundry	1
Entertainment Patio	1
Atrium	1
Garage	2
Pool	1
Courtyard	1
Outside Shower	1



LIQUIDATION

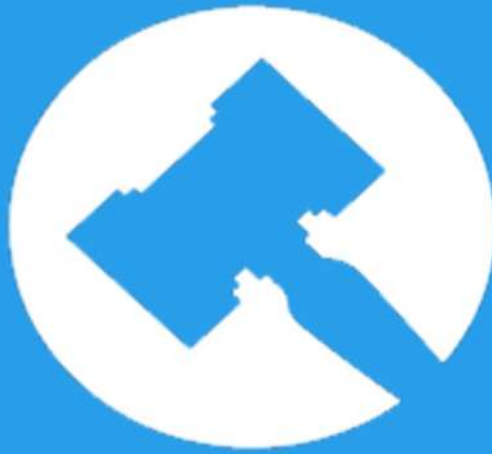


**LOT
10**



PROPERTY INFORMATION

Extent	2153 m ²
Municipal Information Zoning	Residential
Monthly Rates	R 3 945.8
Monthly Levies	R 4 928.98
Lease / Occupancy	Vacant
VAT Status	The Seller is VAT Registered - VAT Applicable over and above the purchase price.



LOT 11

1A HEWITT ROAD,
SALT ROCK

Salt Rock is a picturesque coastal village on the Dolphin Coast of KwaZulu-Natal, South Africa, located just north of Ballito and about 30 minutes from King Shaka International Airport.



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GENERAL

Within easy walking distance of Salt Rock Beach, this multi-level home serves as an exceptional turnkey hospitality investment, featuring open-plan living areas with refined timber trusses and dual-sided decks for seamless indoor-outdoor living.

The guest house accommodates eight guests across four air-conditioned, ocean-view bedrooms, including a top-floor master retreat with floor-to-ceiling glazing and a private jacuzzi deck. Centrally located near local amenities, the property offers a swimming pool, panoramic sun decks, and secure four-vehicle garaging, perfectly blending coastal comfort with high-performing income potential.

Feature	Details
Bedrooms	4
Bathrooms (ensuite)	3
Guest Toilet	1
Kitchen	1
Lounge	1
Dining Room	1
Pool	1
Garage	2
Jacuzzi	1
Garden	yes
Domestic Accomodation	yes
Seaviews	yes
Balcony	yes



LIQUIDATION

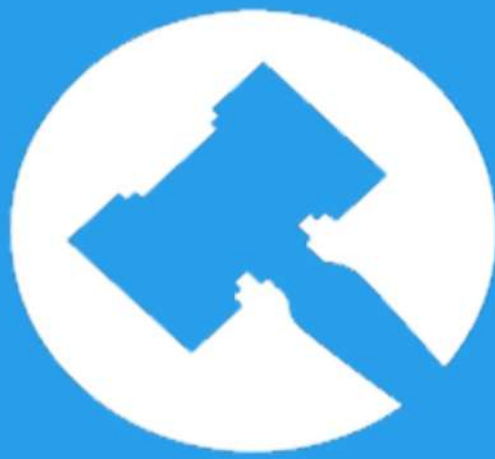


**LOT
11**



PROPERTY INFORMATION

Extent	1021 m ²
Municipal Information Zoning	Residential
Monthly Rates	R 4800.00 (estimated)
Lease / Occupancy	Currently utilised as a guest house for holiday accomdation.
VAT Status	The Seller is NOT VAT registered. Transfer Duty Applicable.



LOT 12

SECTION 12, DOOR 10, SAN
MAARTEN
SHEFFIELD BEACH

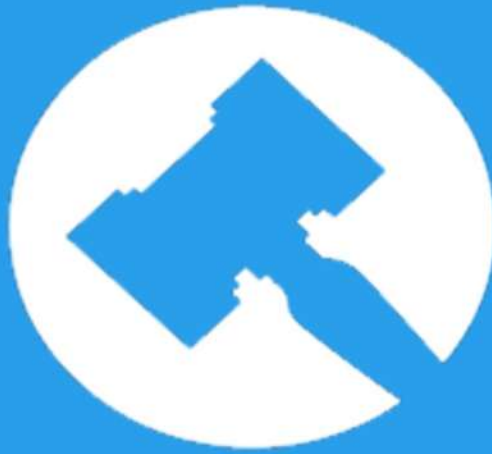
SOLD



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2026 AUCTION DATES

UPCOMING AUCTIONS

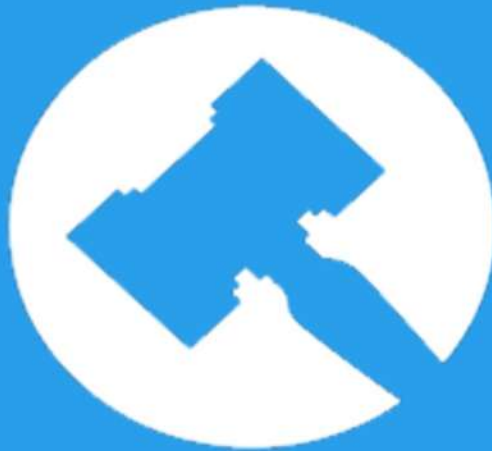
ASSET FORFEITURE LIVE AUCTION - PROPERTY + VEHICLES	4 March 2026
ONLINE TIMED AUCTION	16-17 February 2026
LIVE AUCTION	26 March 2026
ONLINE TIMED LIQUIDATION AUCTION	2 March 2026 - 5 March 2026
LIVE AUCTION	22 April 2026
LIVE AUCTION	27 May 2026
LIVE AUCTION	24 June 2026
LIVE AUCTION	29 July 2026
LIVE AUCTION	19 August 2026
LIVE AUCTION	16 September 2026
LIVE AUCTION	29 October 2026
LIVE AUCTION	18 November 2026
LIVE AUCTION	9 December 2026

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THANK YOU!

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