



ian wyles

AUCTIONEERS & APPRAISERS

**MASSIVE DEVELOPMENT OPPORTUNITY:
35,349m² STAND WITH EXPANSION
POTENTIAL UP TO 45,367m²**

27 MAY 2026

11 am

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

Live on ZOOM



NAA National
Auctioneers
Association

By Appointment

CARMEN

JESSON

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**4,6,7,8 TRAVISTOCK ROAD, SOUTHBROOM EXT 6
KWAZULU -NATAL.**

AUCTION

AUCTION TERMS & CONDITIONS

- 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
- 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

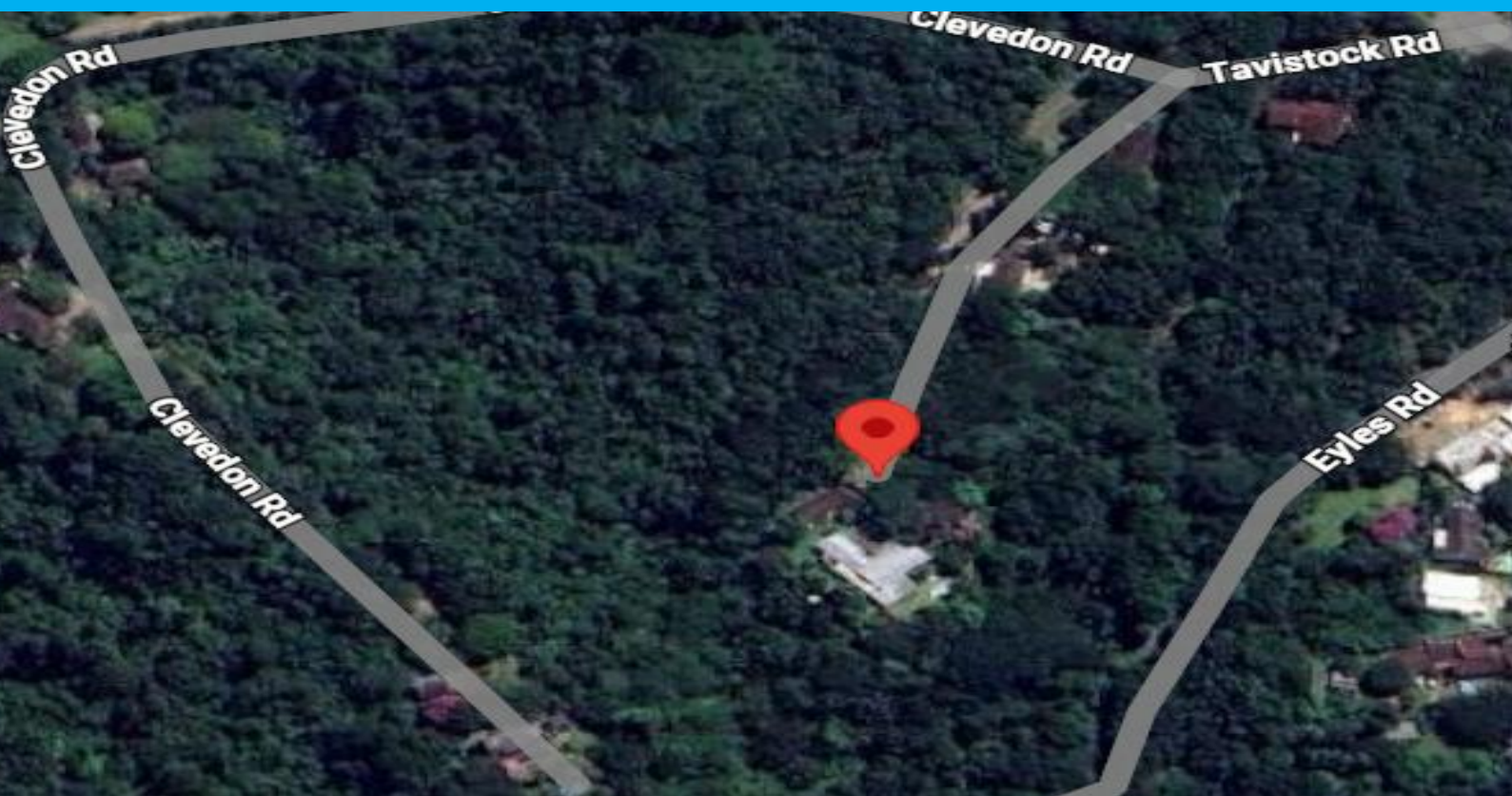
BANKING DETAILS

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 ABSA ZA JJ
Swift Code:	632005
Branch Code:	Your Name and Property Address
Reference:	

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 LOCATION



This exceptional property comprises four adjoining stands, from 3,628m² to 15,790m² offering flexible options for individual projects or a combined estate development.

Discover over **35,349 m²** of **prime land** in the **prestigious village** of **Southbroom** on the Lower South Coast. Immediate access to the Durban–Port Edward toll road and just **20 minutes from the Wild Coast Casino & Entertainment Resort**, this is a long-term investment with exceptional potential.

Southbroom is a tranquil, sought-after village offering effortless walkability to essential amenities—hospitals & healthcare centres, shopping & entertainment, and schools.

Minutes from **pristine Southbroom Beach** and premier leisure attractions, with easy access to **golf courses, tennis, and bowls**. Families can enjoy outings to nearby attractions such as **Riverbend Crocodile Farm, Beaver Creek Coffee Estate, Wild Waves Water Park**.

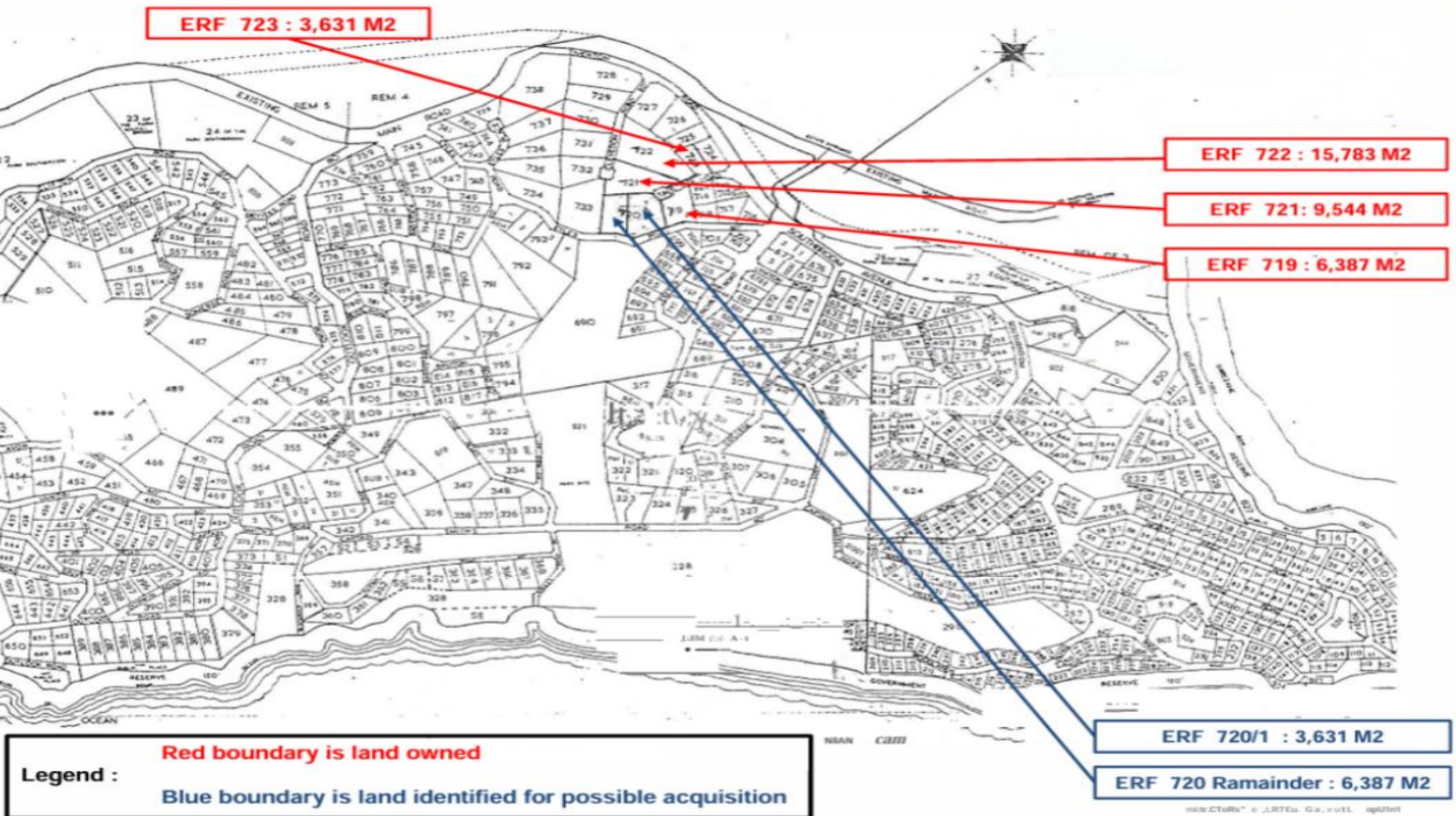
This exceptional property comprises four adjoining stands, from **3,631 m²** to **15,794 m²**, offering flexible options for individual projects or a combined estate development.

PROPERTY INFORMATION

General Property Address	4, 6, 7,8 TRAVISTOCK ROAD, SOUTHBROOM EXT 6, KWAZULU - NATAL.
Title Deed Information	
Title Deed Description	RAY NKONYENI MUNICIPALITY, KWAZULU -NATAL.
Extent	ERF 719 - 6387 m ² ERF 721 - 9544 m ² ERF 722 - 15.790 m ² ERF 723 - 3,628 m ²
Title Deed Number	T33485/2012, T37449/2004, T48773/2004, T1128/2005.
Municipal Information Zoning	NA
Monthly Rates (Approximate)	ERF 719 R1454.20 ERF 721 R1575.04 ERF 722 R1816.71 ERF 723 R1260.86
Lease/ Occupancy	Vacant Land
VAT Status	The Seller is NOT VAT Registered – Transfer Duty May Apply.
General Comments	<ul style="list-style-type: none"> • ERF 722: SANRAL Road Servitude Wayleave 4 144 m² • ERF 723: SANRAL Road Servitude Wayleave 56 m² • Outstanding compensation for the partial SANRAL wayleaves will be paid to current property owner. • The subject property is sold 'voetstoots'. • Please note that we have not undertaken structural or environmental surveys, nor have we arranged for tests or inspections of the service installations. • Any boundary line disputes or encroachments will be for the sole account of the purchaser, who shall assume full responsibility for the resolution thereof.

PRIME DEVELOPMENT LAND FOR SALE- SEIZE THE OPPORTUNITY!

Southbroom Stands – South Africa



The largest and most flexible development site in Southbroom. Rare chance to secure a massive coastal development footprint in Southbroom ~ Combined Extent: 35,349 m² of prime development land.

Why this Development Opportunity Stands Out.

- ✓ Premium coastal location in Southbroom
- ✓ Ideal for developers seeking high-growth coastal opportunities
- ✓ Large, contiguous land holding | 35,349 m²
- ✓ Strong scalability with possible adjacent acquisition
- ✓ Significant scale with expansion upside
- ✓ Ideal for master-planned development
- ✓ Multiple adjoining erven for flexible, phased development

Property Overview ~ Scalable Coastal Development Opportunity.

Current Land Holding | 35,349 m²

- ERF 719 ~ 6,387 m²
- ERF 721 ~ 9,544 m²
- ERF 722 ~ 15,790 m²
- ERF 723 ~ 3,628 m²

Possible Expansion Opportunity | Scale to 45,367m²

Enhance your development footprint with two adjoining stands:

- ERF 720 (a) ~ 6,387 m²
- ERF 720 (b) ~ 3,631 m²

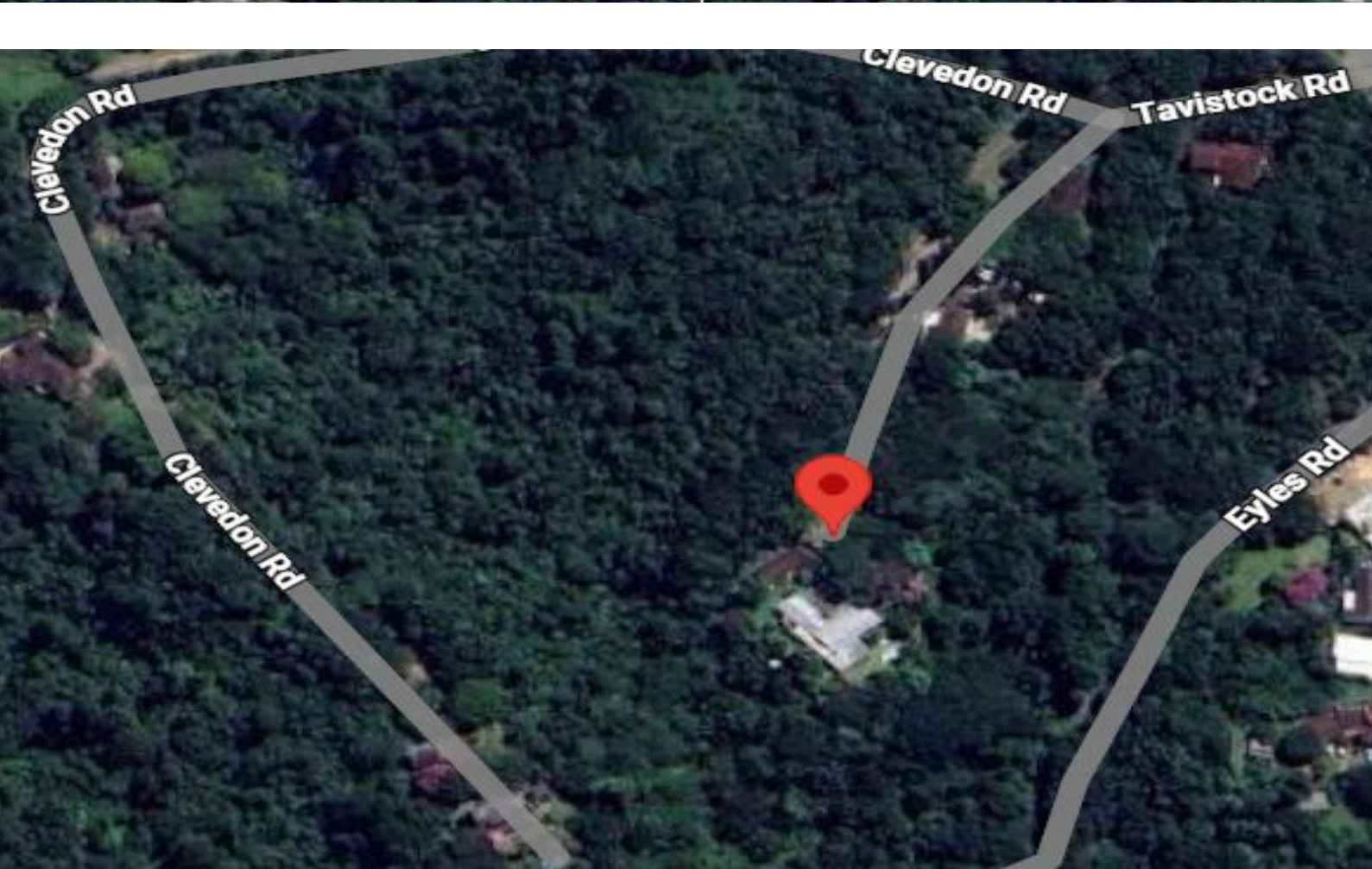
SIDE VIEW FROM THE ROAD: YOUR FUTURE PROPERTY!



SIDE VIEW FROM THE ROAD: YOUR FUTURE PROPERTY!



ARIAL VIEW: YOUR FUTURE PROPERTY!



PRIME DEVELOPMENT LAND FOR SALE- SEIZE THE OPPORTUNITY!

