



ian wyles
AUCTIONEERS & APPRAISERS

VACANT LAND DEVELOPMENT

22 April 2026

11 am

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

Live on ZOOM



**NAA National
Auctioneers
Association**

By Appointment

**ANDREW
GIDDY**

082 601 9278

031 579 4403

**NOTTINGHAM ROAD,
PORTIONS 10,16,17,18,20,21,22 & 23
KWAZULU -NATAL**

A U C T I O N

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

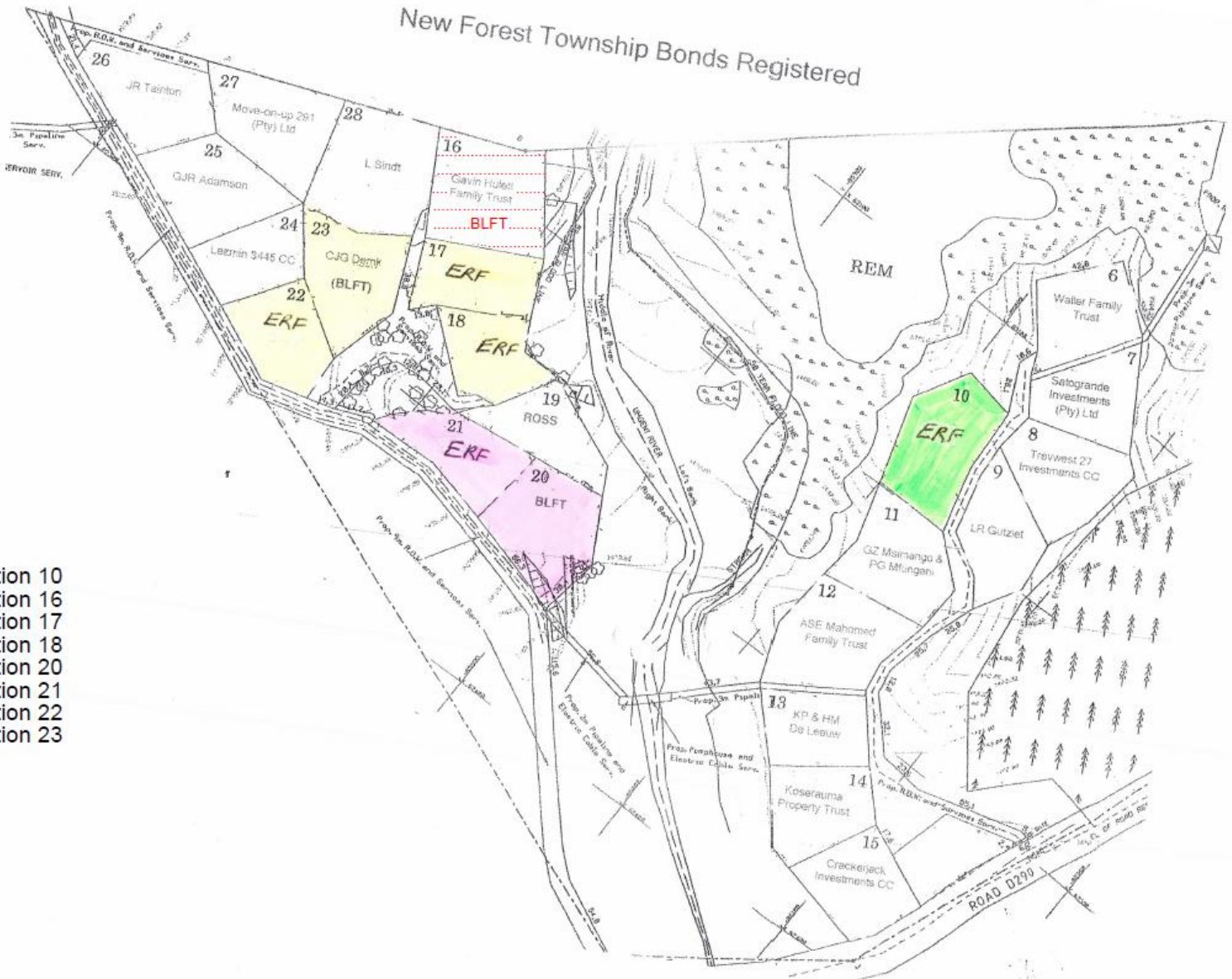
Name of Bank:	ABSA Bank Limited
Name of Account:	Ian Wyles Auctioneers and Appraisers (PTY) LTD (Property Practitioners Regulatory Authority Approved Trust Account)
Account Number:	40-9642-2381
Branch Name:	ABSA Bank Durban North
Swift Code:	ABSA ZA JJ
Branch Code:	632005
Reference:	Your Name and Property 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 otherwise of IAN WYLES AUCTIONEERS or the Sellers or any other person.

PROPERTY LOCALITY

New Forest Township Bonds Registered



- Portion 10
- Portion 16
- Portion 17
- Portion 18
- Portion 20
- Portion 21
- Portion 22
- Portion 23

Nottingham Road (often called “Notties”) in KwaZulu-Natal is a **rural village with a well-developed lifestyle hub**, offering a mix of countryside living and essential amenities

PROPERTY INFORMATION

General Property Address	New Forest Portion 17375 Portions 10,16,17, 18, 20, 21,22 & 23
Title Deed Information	
Title Deed Description	<p>Portion 10 - Farm 17375, New Forest, FS, Kwazulu-Natal</p> <p>Portion 16 - Farm 17375, New Forest, FS, Kwazulu-Natal</p> <p>Portion 17 - Farm 17375, New Forest, FS, Kwazulu-Natal</p> <p>Portion 18 - Farm 17375, New Forest, FS, Kwazulu-Natal</p> <p>Portion 20 - Farm 17375, New Forest, FS, Kwazulu-Natal</p> <p>Portion 21 - Farm 17375, New Forest, FS, Kwazulu-Natal</p> <p>Portion 22 - Farm 17375, New Forest, FS, Kwazulu-Natal</p> <p>Portion 23 - Farm 17375, New Forest, FS, Kwazulu-Natal</p>
Extent	<p>Portion 10 – 2646 m²</p> <p>Portion 16 – 2811 m²</p> <p>Portion 17 – 1806 m²</p> <p>Portion 18 – 1709 m²</p> <p>Portion 20 – 2635 m²</p> <p>Portion 21 – 2739 m²</p> <p>Portion 22 – 1839 m²</p> <p>Portion 23 – 2370 m²</p>
Rates	220.94 (estimated)
Levies	R 1 671.36
Title Deed Number	<p>Portion 10 – T23361/2012</p> <p>Portion 16 – T30898/2015</p> <p>Portion 17 – T23361/2012</p> <p>Portion 18 – T23361/2012</p> <p>Portion 20 – T3686/2012</p> <p>Portion 21 – T23361/2012</p> <p>Portion 22 – T40010/2010</p> <p>Portion 23 – T9391/2011</p>
Municipal Information Zoning	Vacant Land
Lease/ Occupancy	The Property is currently vacant
VAT Status	The seller is VAT registered. VAT Applicable over and above the purchase price.
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.

ADDITIONAL INFORMATION

New Forest Development Sites

Set in a beautiful park amongst huge trees and adjacent to the pristine Umgeni River, these plots are a unique offering in the Natal Midlands, with a view of mountains and indigenous forest (part of the largest privately-owned forests in KwaZulu Natal). The sites form an oxbow onto the river and offer a great deal of privacy. The plots are adjacent to a sanctuary/ retreat.

One of the greatest attractions of these plots is that the owners would have a servitude over the rest of the farm. Whilst traversing in the forests one would come across centuries old yellowwoods (some as old as 500 years), glades, streams and waterfalls etc.

Adjacent is a KZN wildlife conservation area which encompasses the huge vleis area, which is the headwater of the great Umgeni, one of the major rivers in KZN.

The farm is home to countless bird, forest and savannah species. There is multiplicity of wildlife; eland, oribi, mountain reedbuck and a host of smaller forest dwelling animals roam through the properties. Furthermore, on the farm is the biggest trout farm and trout fly-fishing dam in the Midlands, and by joining the fishing association one would be entitled to fish under the rules of the association. Nowhere else in the Midlands can one own a freehold plot of land yet have access to a vast wilderness in which to roam.

The farm is situated 15- 20 minutes from Nottingham Road towards the Drakensberg just past Fort Nottingham. Access to the properties is via a district road which comes to a cul-de-sac shortly after the subject property, so this road has very low density of traffic and has no impact on the tranquillity of this piece of paradise.

The farm is not adjacent to any densely populated tribal areas and does not form part of any farms earmarked for tribal land claims. Because of the remoteness of the properties there is not a big security threat. The farm is surrounded by neighbours on all sides with access for security companies. The people who have built there all have a security company.

8 Plots (Green shaded on Map 1) :

Plot # 10 2645m²

- Across the river, stand alone
- Plot # 16 2811m²
- Riverfront

Plot # 17 1806m²

- Riverfront

Plot # 18 1709m²

- Riverfront

Plot #20 2635m²

- Riverfront

Plot # 21 2793m²

- Not riverfront, facing communal park with big trees

Plot #22 1839m²

- Not riverfront, facing communal park with big trees

Plot # 23 2370m²

- Not riverfront, facing communal park with big trees

Notes:

- It might be possible to obtain plot 28 to complete the portfolio bordering the communal park access
- All zoned Rural Residential
- Whilst there is a time limit indicated on the HOA Constitution regarding BUILD-BY DATE, the HOA has advised me that they will not hold anyone to this.
- DFA Map of whole area, showing Township and Remainder of New Forest Farm (the whole green area on this map) and Lake Lyndhurst. Ignore all the yellow blocks, this is the original development plan.
- Portions 10, 16,17, 18, 21, 22, 23 have fishing and recreation rights on Rem NF assigned if a license is obtained. Title Deed for Portion 20 - whilst DFA is referred to, recreation rights on Rem NF not specified.

FURTHER DETAILS:

- The only house in existence in Township is Portion 19, owned by the family, who were the original owners of the whole farm.
- The Lake officially forms part of Farm Remainder, and the Lake and Lake area is managed by its own Land Owners Association.
- There are quotes from Eskom for connecting the Plots for electricity, which are dated.
- All plots will have to make their own arrangement for water supply and sanitation - in accordance with requirements from Municipality in terms of proximity to Umgeni River. Town Planning advised the building distance restriction is a distance greater than 32m from the Umgeni high water mark, to be established on site by a council approved engineer or hydrologist. This most particularly pertains to the French Drain or similar waste disposal system.

- All building plans must be approved by Municipality and the HOA chairman
- HOA still in place - ALL NF OWNERS COMPELLED TO BECOME MEMBERS, INCLUDING REM FARM OWNER but there's a moratorium on paying levies at present. Still functioning only on basic level - hold AGM's and have 4 Trustees and Chairman.
- Plot owners/HOA members have the right to use the Lake for fishing in accordance with Rules & Regulations of HOA Constitution and Lake Lyndhurst Land Owners Association and also to hike, sight-see, cycle etc on the Remainder of the Farm as was proposed in the DFA and entrenched in their Title Deeds and Constitution (recreation rights).
- DFA and HOA Constitution allowed for various "Communal areas" e.g. Fishing Lodge but there are actually no communal areas, although access by various plot owners to their sites must be a given as the 'farm remainder' surrounds all plots. Land directly alongside the river itself (Riparian banks) not individually 'owned/controlled' as strictly speaking falls under Dept Water Affairs.

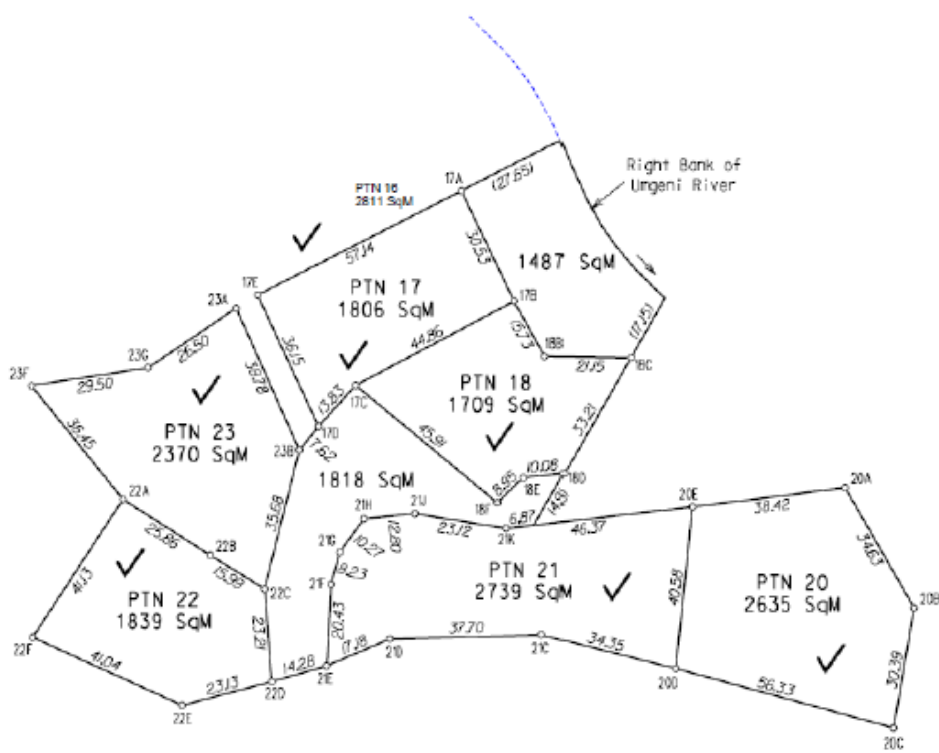
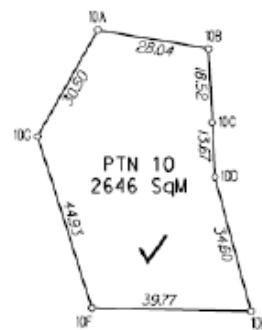


Lake Lyndhurst at the top of the mountain, position of plots in red circle


PLANS



PLAN PORTIONS 10, 17, 18, 20, 21, 22, 23 OF THE FARM NEW FOREST No. 17375
of SCALE 1 : 1 500 (A4)



PREPARED BY



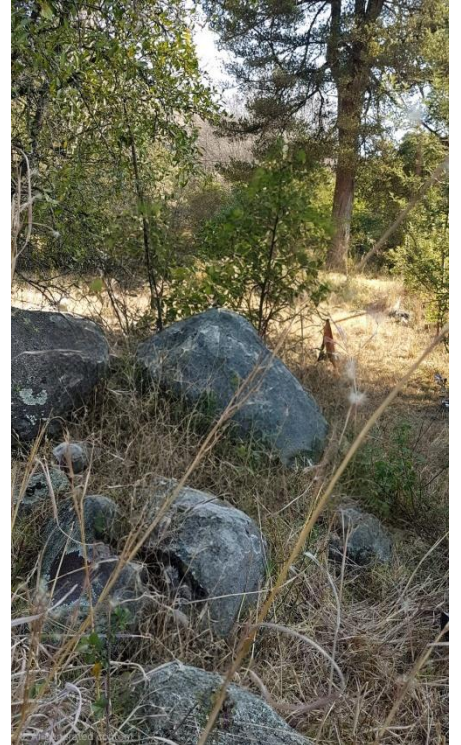
R.N. BOOTE
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Professional Land Surveyor

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File No.	PLAN No.	DATE
1442	1442A	FEBRUARY 2014

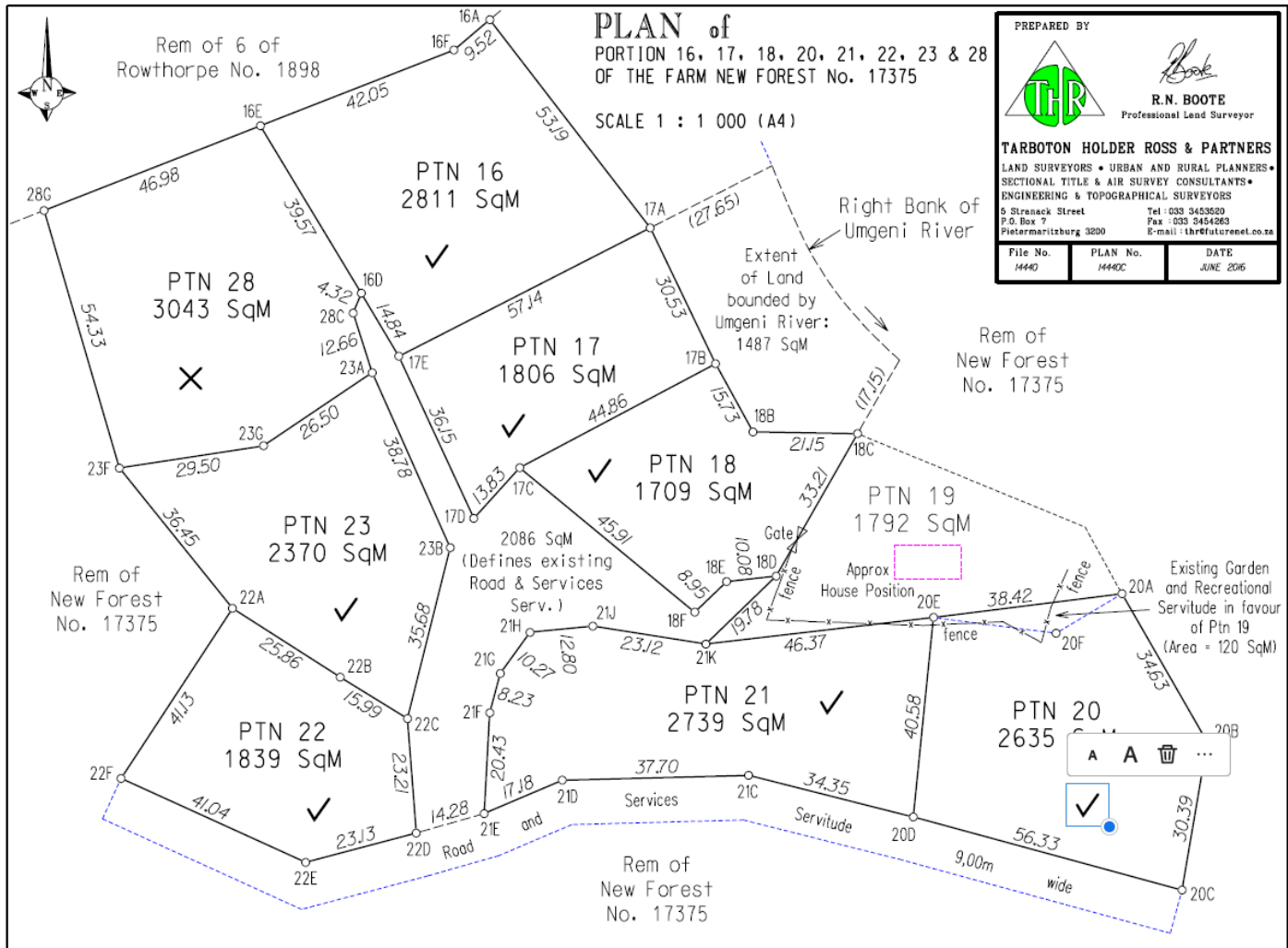
GALLERY



GALLERY







It might be possible to obtain portion 28 to complete the portfolio bordering the communal park access .