



BANK INSTRUCTION



27 MAY 2026

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

Live on ZOOM



By Appointment

CRAIG WOOD
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**SECTIONS 1 & 2 BLAKENEY,
20 HARRIETTWOOD CRESCENT, UMBILO, DURBAN**

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

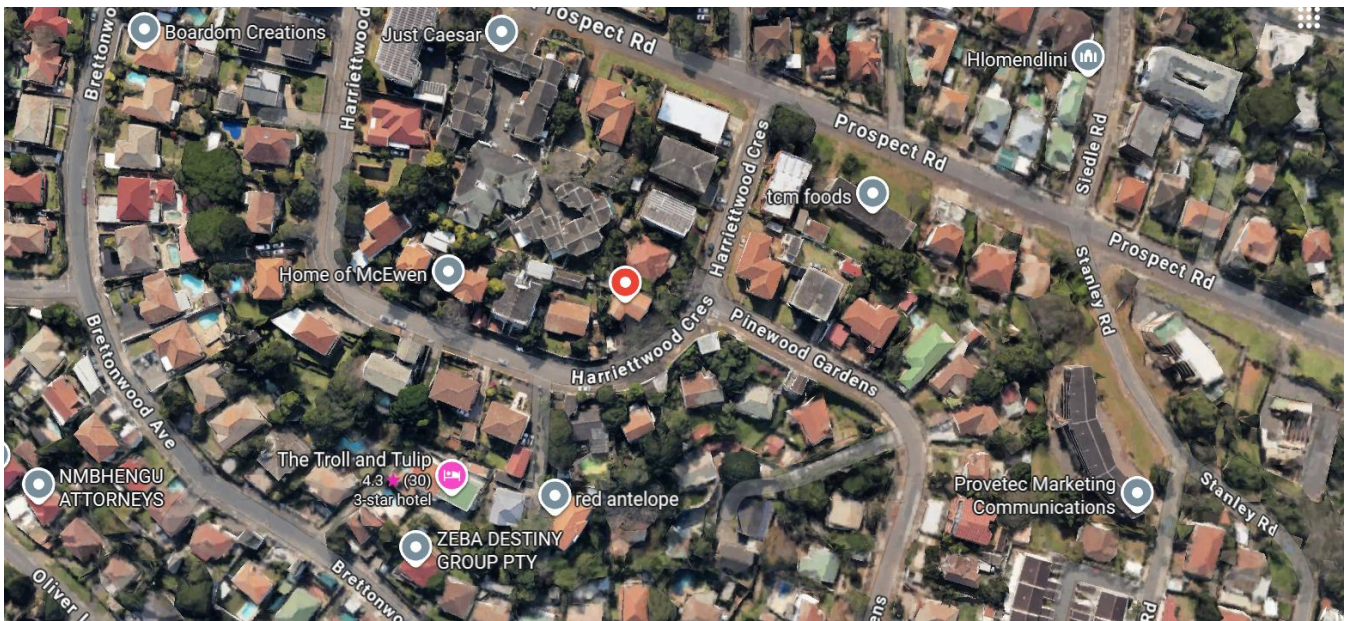
BANKING DETAILS

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



Umbilo is an established inner-city suburb about 5–10 minutes from Durban CBD and harbour areas. It forms part of the broader Berea region and lies close to Durban Harbour and key industrial zones.

The specific street, Harriettwood Crescent, is a secondary residential road, generally quieter than nearby arterial routes like Umbilo Road. This slightly buffers the property from heavy traffic and noise, although the broader suburb remains busy and mixed-use.

PROPERTY INFORMATION

General Property Address	Units 1 & 2 Blakeney, 20 Harriettwood Crescent, Umbilo, Durban
Title Deed Information	
Title Deed Description	Section 1 & 2 of plan 84/1991, Blakeney, Portion 11 of Erf 9505, Durban
Extent	Section 1: 109 m ² (Mother Erf: 585m ²) Section 2: 108 m ² Per Section
Title Deed Number	ST28261/2023
Municipal Information Zoning	Residential
Rates	Section 1: R 718.50 Section 2: R 730.47
VAT Status	The seller is NOT VAT registered. Transfer Duty May Be Applicable.
Lease/ Occupancy	<i>Section 1</i> is leased on a month-to-month basis at R8 000.00 (excluding lights and water charges) <i>Section 2</i> is leased on a month-to-month basis at R7 500.00 (excluding lights and water charges)
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. There are no levies applicable to the Scheme. There is an outbuilding on the property measuring approximately 20 m ² and can be leased to generate additional income for the owners. Each section has exclusive use of a single lock up garage.

ADDITIONAL INFORMATION

Section 1 "Blakeney", 20 Harriettwood Crescent

A 109 m² first floor apartment, comprising :

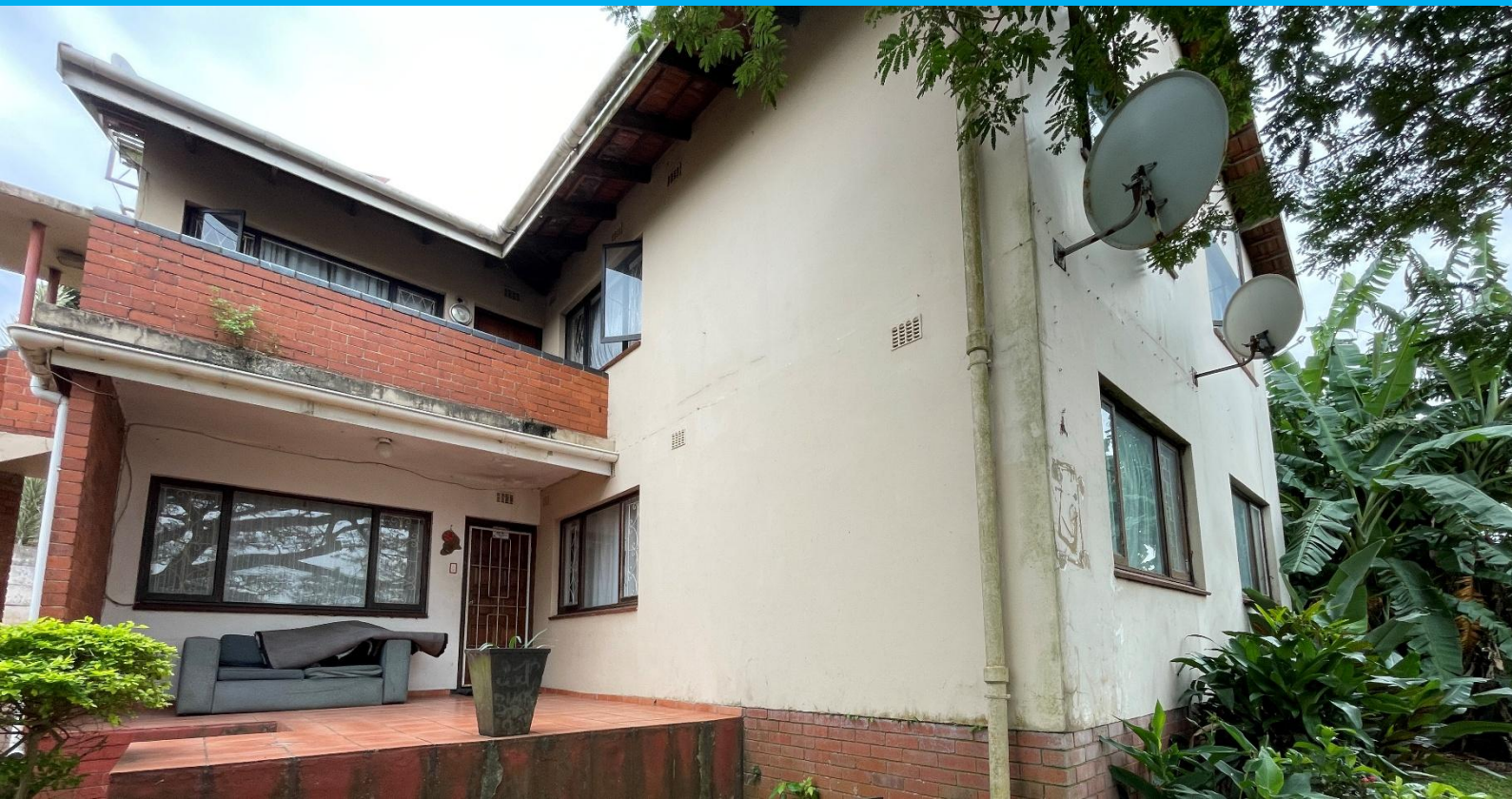
- Lounge / Dining area - swiss parquet flooring with ceiling fan and access to balcony
- Entertainment balcony - tiled flooring with access from lounge area
- Kitchen - fully tiled and fitted with built-in cupboards, granite countertops, double bowl sink, under counter oven, 4 plate glass hob and extractor hood
- Bathroom - fully tiled, comprising : bath, shower and basin
- Separate toilet - fully tiled
- Bedroom 1 - swiss parquet flooring with 3 door built-in cupboard
- Bedroom 2 - swiss parquet flooring with ceiling fan
- Bedroom 3 - swiss parquet flooring with ceiling fan and 3 door built-in cupboard
- Garage (separate) - single lock up garage with manual door and concrete flooring

Section 2 "Blakeney", 20 Harriettwood Crescent

A 108 m² ground floor apartment, comprising :

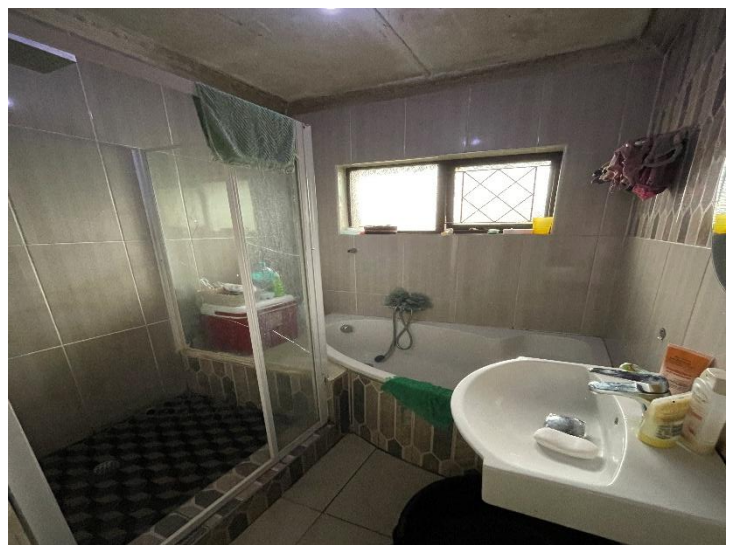
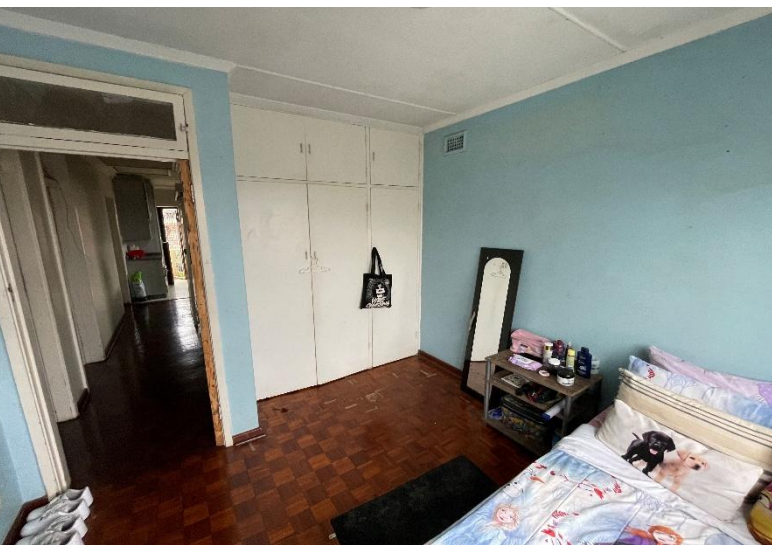
- Lounge / dining room - Swiss parquet flooring with ceiling fan and access to verandah
- Kitchen - tiled with built-in cupboards, granite countertops and double bowl sink
- Bathroom - tiled, comprising : bath and basin
- Separate toilet – tiled
- Bedroom 1 - swiss parquet flooring with 3 door built-in cupboard and ceiling fan
- Bedroom 2 - swiss parquet flooring with 3 door built-in cupboard
- Bedroom 3 - carpeted flooring with 3 door built-in cupboard
- Garage (separate) - single lock up garage with manual door and concrete flooring

GALLERY



SECTION 1





SECTION 2

