



ian wyles

AUCTIONEERS & APPRAISERS



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

**ROB
GRIFFITHS**

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**23 CAVERSHAM ROAD, PINETOWN EXT 28,
DURBAN, 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
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



Pinetown Ext 28 is a well-positioned commercial and light industrial node within the greater Pinetown area, offering excellent accessibility and strong business appeal.

Strategically located with easy access to major transport routes such as the N3 and M13, the area provides seamless connectivity to Durban, Westville, and surrounding industrial hubs.

The suburb is characterised by a mix of commercial properties, warehouses, and light industrial facilities, making it ideal for a variety of business operations including logistics, manufacturing, and distribution. Its proximity to key economic centers enhances its attractiveness for both established businesses and growing enterprises.

Pinetown Ext 28 benefits from well-developed infrastructure and is situated close to essential amenities, including retail centers, service providers, and public transport routes, ensuring convenience for both staff and clients. With its strategic location, accessibility, and functional property offerings, Pinetown Ext 28 remains a sought-after commercial destination for investors and business owners alike.

PROPERTY INFORMATION

General Property Address	23 Caversham Road, Pinetown Ext 28, Kwazulu-Natal
Title Deed Information	
Title Deed Description	ERF 1363, Pinetown Ext 28, eThekweni, KwaZulu-Natal.
Extent	3648m ²
Title Deed Number	T30524/2012
Municipal Information Zoning	Commercial
Rates	Estimated- + R 8387.49
VAT Status	The seller is NOT VAT registered. Transfer Duty Applicable.
Lease/ Occupancy	The property is occupied by the tenants. Rental Income of R23 760.00.
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

This Positioned in the heart of the busy Caversham Road business node, this 3,948m² erf presents an outstanding opportunity for developers and investors.

The existing structure has been partially demolished, offering a blank canvas to design and develop according to your specific vision. Ideally suited for light industrial, office, or retail use, the property provides exceptional flexibility.

Benefiting from high visibility on a busy main road with strong foot and vehicle traffic, the site offers excellent exposure and advertising potential. Its strategic location on a main bus and taxi route further enhances accessibility.

There is also exciting potential for student accommodation development, given its proximity to a nearby teachers' training college.

Close to key amenities and major transport routes, this is a rare opportunity to secure a well-located development site in a thriving commercial hub.



GALLERY









