



**ian wyles**  
AUCTIONEERS & APPRAISERS

**LIQUIDATION**

**23 JUNE 2026**

**11 am**

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

**Live on ZOOM**



**NAA National  
Auctioneer Association**

**By Appointment**

**KOLENE  
MOODLEY**

**071 133 2251**

**031 579 4403**

**[www.ianwyles.co.za](http://www.ianwyles.co.za)**

**19 RAPSON ROAD, HILLCREST  
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

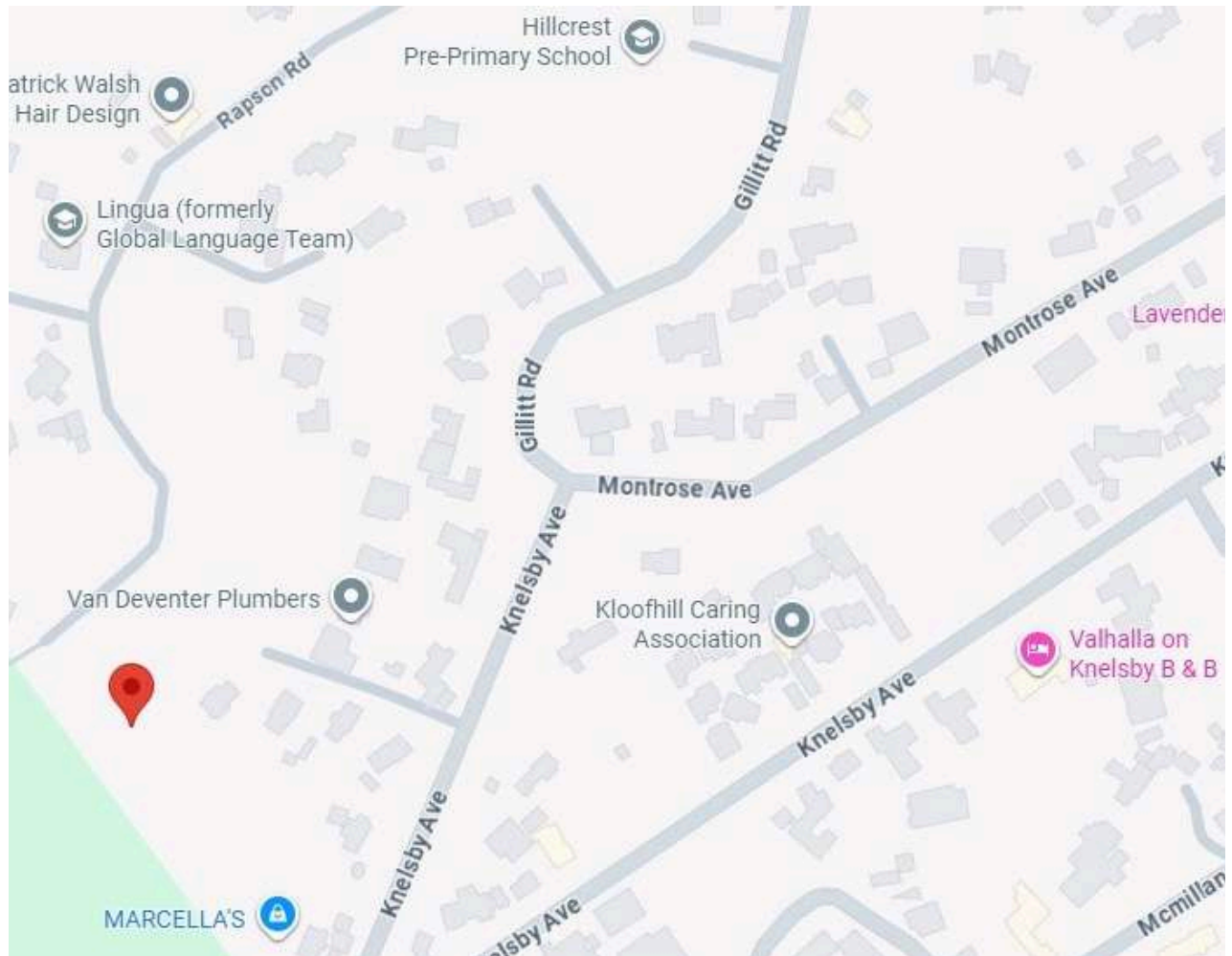
## BANKING DETAILS

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



Hillcrest is a sought-after Upper Highway suburb offering a perfect blend of peaceful, country-style living and modern convenience. Surrounded by rolling green hills and natural beauty, the area is known for its spacious properties, family-friendly atmosphere, and strong sense of community. Residents enjoy access to excellent schools, shopping centres, restaurants, cafés, medical facilities, and a variety of outdoor lifestyle activities.

Ideally located with easy access to the M13 and N3 highways, Hillcrest provides convenient connectivity to Durban, Pietermaritzburg, King Shaka International Airport, and surrounding business hubs. Its combination of tranquillity, accessibility, and modern amenities makes Hillcrest an exceptional place to live for families and professionals alike.

# PROPERTY INFORMATION

<b>General Property Address</b>	19 Rapson Road, Hillcrest, KwaZulu Natal
<b>Title Deed Information</b>	
<b>Title Deed Description</b>	Erf 73 Hillcrest Ext 1, Ethekwini, KwaZulu Natal
<b>Extent</b>	8104 m <sup>2</sup>
<b>Title Deed Number</b>	T56877/2001
<b>Municipal Information Zoning</b>	Special Residential 1800
<b>Monthly Rates</b>	R 5,193.43
<b>Lease / Occupancy</b>	The property is a vacant stand and is unoccupied.
<b>VAT Status</b>	The Seller is NOT VAT registered. Transfer Duty (if applicable).
<b>General Comments</b>	The subject property is in fair 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 undeveloped vacant stand, located in the sought-after area of Hillcrest, presents an exceptional opportunity for residential development or long-term investment. Ideally positioned with convenient access to major transport routes and essential amenities, the site combines accessibility with strong future growth potential.**

## Key Features:

- Residential zoning with potential for rezoning, subject to municipal approvals
- Elevated, steep terrain with scenic outlooks and distinctive “mountain goat” topography, offering unique architectural design possibilities
- Excellent accessibility to major roads, leading schools, shopping centres, and key lifestyle amenities
- Flexible development potential, suitable for residential units, boutique estates, or a bespoke housing project
- Located in a high-demand growth corridor, making it highly attractive to developers and forward-thinking investors



# ZONING

ZONE: SPECIAL RESIDENTIAL 1800						
<p><b>SCHEME INTENTION:</b> To provide, preserve, use land or buildings for single residential and multiple unit development use in a form of dwelling house/units and ancillary uses. Protection of the quality and character of residential neighbourhood and the well-being of its residents limiting multiple uses of buildings to minimise adverse impact on the residential environment. Business that comply with residential amenity such as a Bed and Breakfast Establishment, and Home Business at the discretion of the eThekweni Municipality.</p> <p><b>MAP CODE REFERENCE:</b> Yellow with orange border</p>						
PRIMARY	SPECIAL CONSENT	PRECLUDED				
<ul style="list-style-type: none"> <li>• Conservator area</li> <li>• Dwelling House</li> <li>• Multiple Unit Development</li> </ul>	<ul style="list-style-type: none"> <li>• Boarding House</li> <li>• Crèche</li> <li>• Educational Establishment</li> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic*</li> <li>• Museum</li> <li>• Office – Medical</li> <li>• Place of Public Worship</li> <li>• Private Open Space</li> <li>• Retirement Centre</li> <li>• Special Building</li> <li>• Telecommunications Infrastructure</li> <li>• Veterinary Clinic</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Child Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Commercial Facility</li> <li>• Comptroloratorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Sport Agency</li> <li>• Flot</li> </ul>	<ul style="list-style-type: none"> <li>• Flea Market</li> <li>• Fueling and Service Station</li> <li>• Funeral Parlour</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Laundry</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Nature Reserve</li> </ul>	<ul style="list-style-type: none"> <li>• Night Club</li> <li>• Office</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Riding Stables</li> <li>• Scopa Yard</li> <li>• Shop</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utility Facility</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>		
ADDITIONAL CONTROLS						
<ol style="list-style-type: none"> <li>1. All landscaping shall be to the discretion of the Municipality.</li> <li>2. Subject to the provisions of a sewage disposal system to the satisfaction of the Municipality.</li> <li>3. *The proposed building must be in keeping with the quality and character of the surrounding buildings.</li> <li>4. *A minimum of 25% of the site area, including the parking area, shall be landscaped and maintained to the satisfaction of the Heat Development Planning and Management.</li> <li>5. *No external advertising other than the name of the building and the proprietor's name plates shall be permitted.</li> <li>6. The self-storage facility on Remainder of Portion 98 (of 21) of the Farm Upper End Langenhoven No. 560, as indicated on layout plan no. 14-01-PD1 dated 24/05/2019 is hereby permitted. The facility is limited to the storage of household goods inclusive of vehicles, boats, trailers or caravans, but no storage of hazardous chemicals or substances shall be permitted. Storage containers are not considered self-storage facilities. Any further expansion or deviation that constitutes a material change to the operation shall void this provision, and shall further require appropriate rezoning of the property.</li> <li>7. *Boarding House: The building shall conform to the appearance and definition of a Dwelling House and is limited to a maximum of 10 boarders.</li> </ol>						
DEVELOPMENT PARAMETERS						
SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	1 per 1800 m <sup>2</sup>	1800 m <sup>2</sup>	2	30 %	0.30

# SG DIAGRAM

GENERAL PLAN No. 10014

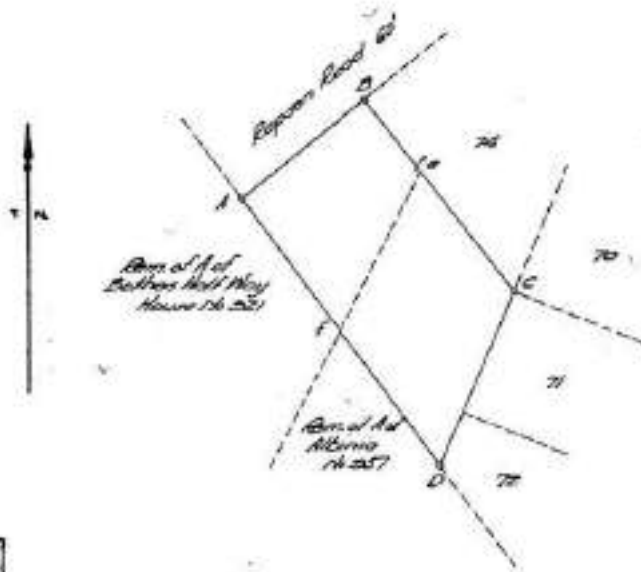
	SIDES ENGLISH FEET	ANGLES OF DIRECTION
AB	215.35	231° 53' 10"
BC	372.82	52° 56' 20"
CD	253.85	28° 30' 50"
DA	426.07	143° 36' 10"

OFFICE COPY

S.G. No. 6176/50

Approved

*Platnick*  
 Surveyor General.  
 23-11-1950



REG. ENG.  
 FT

Enclose A. B. C. D. 1 in. plan

SCALE 1 : 2000

The figure A. B. C. D. represents 2.0028 Acres of land being

LOT 75 HILLCREST TOWNSHIP EXTENSION No. 1

situate in the County of Durham, Province of Nfld.

Surveyed in June-July 1948, by me

*E. Langdon*  
 Chief Surveyor.

This diagram relates to No. 16837/1000 Registrar of Deeds.	The original diagram is S.G. No. 5038/48 relating to Cert. of Ass. Title on Convent. No. 5313/49	File No. 2504/2 Survey Records 221/49 Completion 70 x 7 Diagonal Sheet 50 FT 50-6A Tracing General Plan
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# GALLERY



# GALLERY



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