



ian wyles
AUCTIONEERS & APPRAISERS

INSOLVENT ESTATE

23 JUNE 2026

11 am

The Oyster Box Hotel
2 Lighthouse Road
Umhlanga Rocks

Live on ZOOM



NAA National
Auctioneer Auctioneers
Association

By Appointment

Ian Wyles

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23 TRACY WATTS ROAD, PINETOWN

AUCTION

AUCTION TERMS & CONDITIONS

- 5% Deposit of the bid price payable by the Purchaser on the fall of the hammer
- 6% 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, KwaZulu-Natal. The area is highly sought-after for its central location, offering excellent proximity to major transport routes, outdoor green spaces, and everyday shopping conveniences.

Accessibility: Commuters also enjoy easy access to the N3 and the Pinetown central business district, making it a convenient spot for business travellers and daily commuters.

PROPERTY INFORMATION

General Property Address	23 Tracy Watts Road, Pinetown
Title Deed Information	
Title Deed Description	Erf 112 , Pinetown eThekwini
Extent	6894 m ²
Title Deed Number	T41671/2010
Municipal Information Zoning	Commercial
Monthly Rates	R 23 811.25
Lease/ Occupancy	The Property is currently vacant.
VAT Status	The seller is NOT VAT registered. Transfer duty may apply.
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

THE MAIN BUILDING COMPRISES:

- Reception Area
- 2 X Conference Rooms with Access to a deck
- Boardroom
- Gents & Ladies Toilets
- Small Kitchen
- 4 X Bedrooms
- 4 X Ensuities with Access to Veranda
- 3 X External Suites

Lower Level:

- 5 X Bedrooms
- 5 X Ensuities with Access To The Courtyard

Restaurant/Bar (120m²) Comprising:

- Covered Veranda
- Eating Area
- Bar
- Toilet
- Kitchen

Distributing Section (154m²) Comprising:

Office, Storeroom and Small Warehouse.

FYI: 23 Tracy watts road was created in 1930 by German immigrant, Geogia Boediker known to locals as Shanghai Lil because she wore Chinese clothing. After buying the property, she rebuilt it as a replica of a wing of the Berlin palace of Frederick the Great, King of Prussia.



GALLERY



















GCFP No: 21/7/12

DEVELOPMENT PLANNING ENVIRONMENT & MANAGEMENT UNIT
Development Planning Department
Land Use Management Branch

Inner West
 60 Kings Road, Pinetown
 P O Box 680, Durban, 4000
 Tel: (031) 311-6265, Fax: (031) 701-8863

INNER WEST SCHEME



GENERAL LAND USE MANAGEMENT INFORMATION

ZONING : Special Residential 1
 FLOOR AREA RATIO : 0.3
 COVERAGE : 30%
 MAX. PERMITTED HEIGHT : 2 storeys
 BUILDING LINE : 7.5m
 SIDE SPACE : 3.0m
 REAR SPACE : 8.0m
 (D'MOSS) : N/A
 ADDITIONAL CONTROLS (if applicable) : N/A



NB: The controls given above are those specific to the land use zone in which the property falls. However, attention is drawn to the Scheme Clauses where, in certain cases, additional requirements can be called for at the discretion of the Head: Development Planning and Management and no information recorded above can be taken as comprehensive. Specific detailed information can only be given in respect of an application after it has been lodged showing the detailed proposals of the development.

REMARKS:

Note 1: This information has been compiled at the above date, but as the Town Planning Scheme is in the course of preparation it may be amended from time to time.

Note 2: The information given is in respect of Land Use Management requirements only and must not be construed as indicating requirements in terms of the eThekweni Municipality By-Laws, the National Building Regulations, Environmental Legislation or any restrictive conditions in Title Deeds.

Note 3: If site is affected by D'MOSS, Biodiversity and Climate Protection are to be consulted on 031 311 7517.

Note 4: For further information please contact Phindile Ngcobo Tel No. 031 322 1905

COMPILED BY: *[Signature]*

CHECKED BY: *[Signature]*