



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**

031 579 4403

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**MULTI - PROPERTY
AUCTION**

TABLE OF CONTENTS

 **Auction Procedures**

 **Order of Sales**

 **Upcoming Auction Dates**

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.





REGISTRATION

In order to bid on a property, you will need to register as a Bidder, if you have not already done so at the property viewing. You will be required to fill in a Buyers Registration Card and will be asked to sign acknowledgement of the Conditions of Sale. You will be asked to pay a refundable registration fee in order to register and provide the FICA documents. Your Buyers Registration Card is numbered and this number is then allocated to you as a Bidder and is only valid for the duration of that auction. It is important that you safeguard this card at all times in order to prevent another person from bidding on your number, as, in terms of law, your bid is legal, verbally binding contract with Seller and Auctioneer. In order to bid on a property, you will need to register as a Bidder, if you have not already done so at the property viewing. You will be required to fill in a Buyers Registration Card and will be asked to sign acknowledgement of the Conditions of Sale. You will be asked to pay a refundable registration fee in order to register and provide the FICA documents. Your Buyers Registration Card is numbered and this number is then allocated to you as a Bidder and is only valid for the duration of that auction. It is important that you safeguard this card at all times in order to prevent another person from bidding on your number, as, in terms of law, your bid is legal, verbally binding contract with Seller and Auctioneer.

REQUIREMENTS

- FICA Documents
- Your Identity Document
- R 40 000.00 Refundable Registration Deposit
- (PLEASE NOTE: A 2% CASH HANDLING FEE WILL BE CHARGED FOR CASH PAYMENTS RECEIPTED)

It is compulsory that all Bidders are required to present the following documentation in order to register at our auctions (without which registration cannot take place):

- Utility bill addressed to your physical address (not older than 3 months);
- In the event of you bidding on behalf of a company, trust or close corporation in your capacity as director, trustee or duly authorised representative, you are required to submit a letter on the Entity's official letterhead authorizing you to bid, sign all necessary documents and effect transfer on behalf of the Entity which must be accompanied by a certified copy of the resolution by the directors, trustees or members of the entity authorizing you to do so.
- A special Power of Attorney is required should you be bidding on behalf of another person
- Which must expressly authorize you to bid on behalf of that person and must include a certified copy of that person's SA Identity Document and proof of that person's residential address not being older than 3 months.
- Copy of Entity's FICA Documents
- Vat Registration Certificate
- Income Tax Reference Number and proof of marital status

This company offers an opportunity to register prior to the auction in order to avoid the time-consuming registration process on day of auction.

PROXY BIDS

We highly recommend that you make every effort to attend the auction sale or get a representative to do so. However, if you are unable to attend the auction but wish to submit a bid, you may register by means of a Proxy Bid. This will take the form of a Power of Attorney form completed by you and sent to our offices, together with a certified copy of your identity document and FICA, as well as payment of the deposit into our trust account as a security precaution.

NON-SUSPENSIVE SALE

Each property is sold on non-suspensive conditions and as such, it is important you arrange financing before the auction sale and satisfy yourself with all the terms of the Rules of Auction/Sale.

BIDDING

Please make sure that you know which property (lot number) you are bidding on. An order of sale is available in this catalogue. The sale moves at a relatively quick pace. Make sure that you make adequate contact with the Auctioneer or assistants so that your bid gets acknowledged.

SIGNING THE CONDITIONS OF SALE

When you have successfully purchased a property, you will also be asked to immediately sign the Rules of Auction/Conditions of Sale. Should you be interested in bidding for further properties or want to see the rest of the auction you are welcome to do so. The Ian Wyles team will obtain your details immediately when the property has been knocked down to you by signing the Acknowledgement Bid Form.

AUCTIONEERS COMMISSION

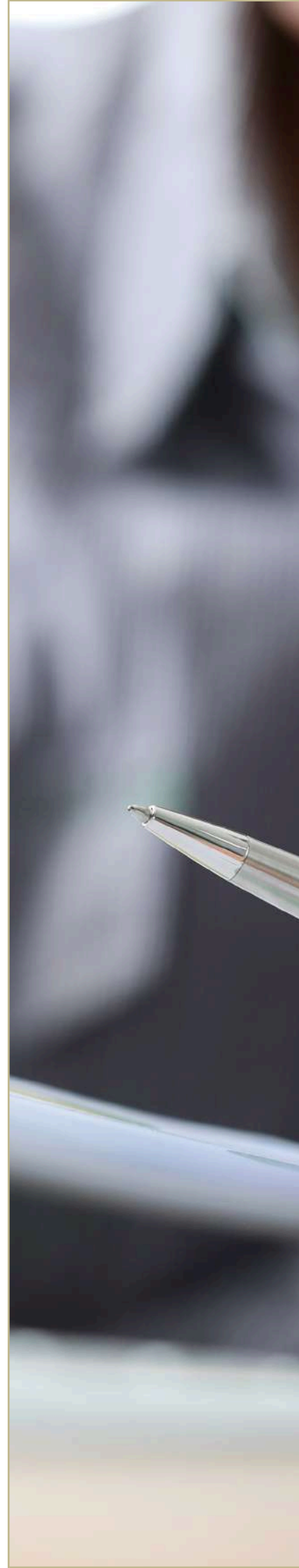
After the property has been knocked down to you, you will also be asked to pay Auctioneer's Commission plus VAT, as well as deposit on the purchase price of the property. We regret that cash payments are not permitted in terms of current FICA law. Please remember the Auctioneers commission when you are bidding and that is payable over and above the purchase price.

V.A.T

Prospective buyers should ascertain whether VAT is payable on the purchase price prior to the auction.

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



ORDER OF SALES

LOT ORDER



1	4 COMRIE ROAD, ATHOLL HEIGHTS,WESTVILLE	RESIDENTIAL
2	UNIT 1 & 2 SS BLAKENEY, 20 HARRIETTWOOD CRESCENT, DURBAN - BANK INSTRUCTION	RESIDENTIAL
3	2 ALPHEN CLOSE, WESTRIDGE, MITCHELLS PLAIN, CAPETOWN	RESIDENTIAL
4	23 CAVERSHAM ROAD,PINETOWN, DURBAN	COMMERCIAL
5	SS DE BEER PARK, UNIT 8, 145 JOSIAH GUMEDE ROAD, PINETOWN	INDUSTRIAL
6	38 BURO CRESCENT, MAYVILLE, KZN	INDUSTRIAL
7	217 UMBILO ROAD (3 GALE PLACE,UMBILO) DURBAN	COMMERCIAL
8	24 MILNER ROAD, ESSENWOOD, DURBAN LIQUIDATION	RESIDENTIAL
9	UNIT 72, FORDELL, 244 MUSGRAVE ROAD, DURBAN	SHAREBLOCK

ORDER OF SALES

LOT ORDER



10	1 NCONDO PLACE, SECTION 704, UMHLANGA ARCH	RESIDENTIAL
11	159B BEACH ROAD, GORDONS BAY, WESTERN CAPE	RESIDENTIAL
12	36 KINGS AVENUE, WESTVILLE	RESIDENTIAL
13	SECTION 125 SS SOMERSET VALLEY ESTATE DECEASED ESTATE	S/TITLE
14	20 BRITTLEWOOD CLOSE, ZIMBALI FINANCIAL INSTRUCTION	RESIDENTIAL



RESIDENTIAL



Scan For Brochure

Prime Atholl Heights Opportunity - Versatile Family Home or Business Premises - Atholl Heights provides a sense of privacy and tranquillity, while still being conveniently located near major access routes such as the M13, making commuting simple and efficient.

Property Features:

- 5 Bedrooms / Offices
- 4 Bathrooms
- 2 En-suite bathrooms
- 3 Spacious living areas
- 2 Automated garages
- Ample parking for staff or customers
- 11KW solar panel system

This is a rare opportunity to secure a property that effortlessly combines comfortable family living with strong business potential.

**BID PRICE**

Extent	2 033 m ²
Monthly Rates	R 1 808.23
Lease / Occupancy	The property is occupied by the owners.
VAT Status	The seller is NOT VAT registered. Transfer Duty Applicable.



Scan For Brochure

20 Harriettwood Crescent is located in a central, affordable inner-city suburb with strong access to CBD, Harbour and Major transport routes

Section 1 "Blakeney", 20 Harriettwood Crescent a 109 m² first floor apartment, comprising :

- 3 x Bedrooms Kitchen
- Lounge / Dining area
- Bathroom
- Separate toilet
- Single lock up garage
- Balcony

Section 2 "Blakeney", 20 Harriettwood Crescent a 108 m² first floor apartment, comprising :

- 3 x Bedrooms Kitchen
- Lounge / Dining area
- Bathroom
- Separate toilet
- Single lock up garage
- Balcony



BID PRICE

Extent	Section 1: 109 m ² (Mother Erf: 585m ²) Section 2: 108 m ² Per Section
Monthly Rates	Section 1: R 718.50 / Section 2: R 730.47
Lease / Occupancy	Section 1 is leased on a month-to-month basis at R8 000.00 (excluding lights and water charges) Section 2 is leased on a month-to-month basis at R7 500.00 (excluding lights and water charges)
VAT Status	The seller is NOT VAT registered. Transfer Duty May Be Applicable.
Comments	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.



RESIDENTIAL



Scan For Brochure

2 Alphen Close is situated in a mature residential suburb of Westridge, Mitchells Plain, offering affordable suburban living with good access to transport links, schools, and retail facilities

This Modern neat residence comprises:

- 3 Bedrooms with built-in cupboards
- Main bedroom with walk-in closet
- Family bathroom (bath & shower)
- Spacious lounge and dining area
- Undercover braai/entertainment area
- Enclosed parking for 3 vehicles (remote garage)
- Modern kitchen with built-in stove & hob
- Alarm system with cameras
- Close to schools, shops & transport routes.



BID PRICE



Extent	240 m ²
Monthly Rates	R447.59 (Estimated)
Lease / Occupancy	The Property is currently occupied by tenants Current month-month rental income of R13 000 (Excluding Utilities.)
VAT Status	The seller is NOT VAT registered. Transfer duty is applicable.

**COMMERCIAL**

Scan For Brochure

23 Caversham Road is located in a central, well-connected suburb with strong amenities and schooling options offering a blend of lifestyle convenience and historic charm

The property 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.

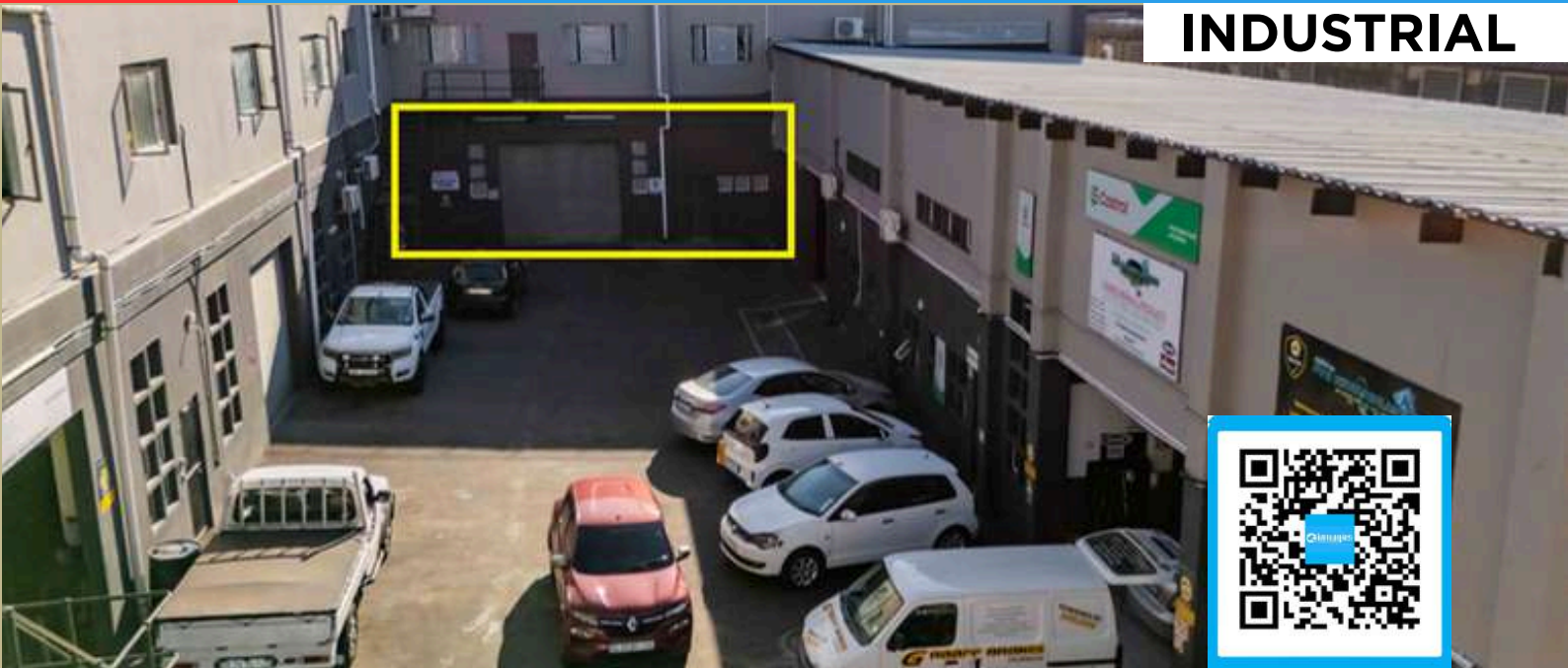
**BID PRICE**

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

Extent	3 648 m ²
Monthly Rates	R 8387.49 (estimated)
Lease / Occupancy	The property is occupied by the tenants. Rental Income of R23 760.00
VAT Status	The seller is VAT registered. VAT Applicable over and above purchase price



INDUSTRIAL



This location is best suited for Commercial offices, Warehousing or light industrial use, Trade retail or service businesses needing visibility and access, It benefits from excellent transport links, strong business activity, and central positioning within Pinetown.

This 808m² light industrial / retail unit comprises:

- *3m Roller shutter door*
- *Heavy daily commuter traffic*
- *Situated on the ground floor*
- *High foot traffic area*
- *Well maintained property*
- *Reception and office component - Ideally suited for light industrial, motor trade or the retail sector*



BID PRICE

Extent	808 m ²
Monthly Rates	R 15 505.23
Monthly Levies	R 11 9014.00
Lease / Occupancy	The property is vacant
VAT Status	The seller is VAT registered. VAT Applicable over and above purchase price



INDUSTRIAL



38 Buro Crescent is situated in a strategic location close to the Durban CBD, this property combines accessibility, practicality, and excellent business potential.

The property features:

- 7 secure dedicated basement parking bays within a gated and lockable area, along with an additional 4 to 5 parking bays in front of the building for staff and visitors.
- A dedicated loading bay area allows for efficient deliveries and dispatch operations.
- Reception area,
- 12 private and shared office spaces, a storeroom, toilets, showers, and a spacious warehouse/workshop area.
- The layout is ideally suited for warehousing, manufacturing, distribution, or light industrial use.



BID PRICE

Extent	1 454m ²
Monthly Rates	R 20 519.40
Monthly Levies	R 3000.00
Lease / Occupancy	The property is occupied by the owners.
VAT Status	The seller is NOT VAT registered. Transfer Duty Applicable.

**COMMERCIAL**

Scan For Brochure

217 Umbilo Road is located in the inner-south of Durban, within the broader Umbilo / Congella-Berea Multi-use industrial /commercial units.

The property forms part of a multi - tenanted commercial/industrial complex.

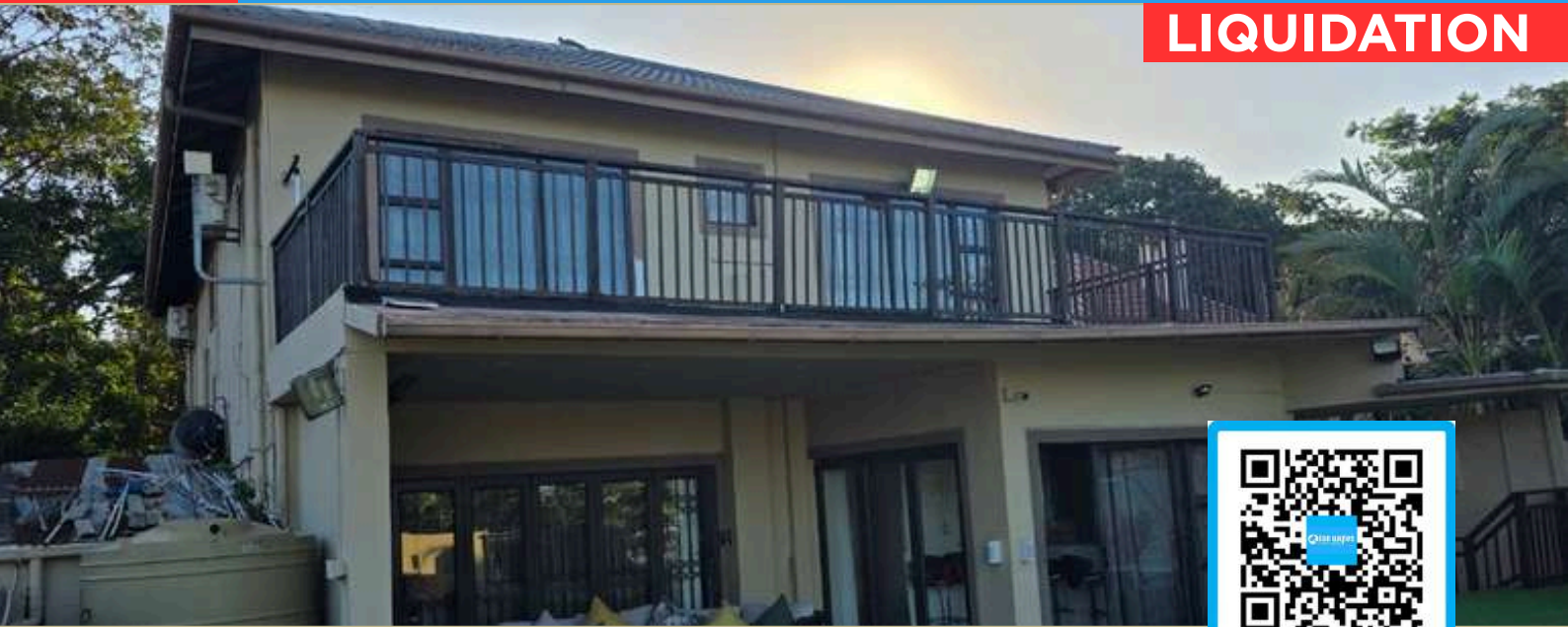
- Good road frontage with strong business exposure.
- Three- phase power supply (Supporting industrial operations.
- Roller shutter access- controlled premises.
- On - site office and staff amenities.

**BID PRICE**

Extent	1252 m ²
Monthly Rates	R 24 170.88 (estimated)
Rental income	+ - R62 600 (R50/m ²)
Lease/Occupancy	Currently Vacant
VAT Status	The seller is VAT registered. VAT Applicable over and above the purchase price.



LIQUIDATION



Scan For Brochure

24 Milner Road is located in the leafy suburb of Essenwood on Durban's Berea ridge, approximately 3 km northwest of the Durban CBD. The area is regarded as one of Durban's more established and sought-after residential neighbourhoods, known for its mix of heritage homes, modern apartments, and upmarket townhouses.

This newly renovated residence comprises:

Ground Floor:

- Open plan Kitchen, Lounge, Dining Room & TV Room.
- 1 Bedroom (MES)
- Bar ,Pool , CCTV System, Veranda
- Full Bathroom

Upper Level:

- 4 x Bedrooms
- 4 x En-suites

Lower Ground Floor:

- 1 x Double Garage
- Swimming Pool
- Basement & Staff Quarters



BID PRICE

Extent	408 m ²
Monthly Rates	R 2 359.08
Lease / Occupancy	The Property is currently occupied.
VAT Status	The seller is VAT registered. VAT applicable over and above purchase price



SHAREBLOCK



Scan For Brochure

Unit 72 Fordell at 244 Musgrave Road is situated in a well-established, centrally located Durban suburb offering a combination of residential convenience, strong transport connectivity, and access to extensive urban amenities.

This Beautifully presented SHAREBLOCK Apartment comprises:

- 3 Bedrooms and 2.5 Bathrooms - (Main Bedroom with En-suite Bathroom)
- Plus a Large Versatile Room - Suitable for Second Lounge / Dining area or Study / Home Office
- Parking: 2 Parkings - (Double Automated Garage for 2 Cars)
- Domestic Accommodation - Can also be used as a Storeroom
- Lots of Visitors Parking
- Panoramic 270-Degree Sea and City Views
- Spacious Open-plan Lounge and Dining area
- Modern Fully Fitted Kitchen with Granite Countertops and Separate Laundry /Utility.



BID PRICE

Extent	140 m ²
Monthly Rates, Levies & water	R 9 243.00
Lease / Occupancy	The Property is currently Tenanted on a month-month rental of R 12 000.00
VAT Status	The seller is NOT VAT registered. Transfer duty is applicable.



SECTIONAL TITLE

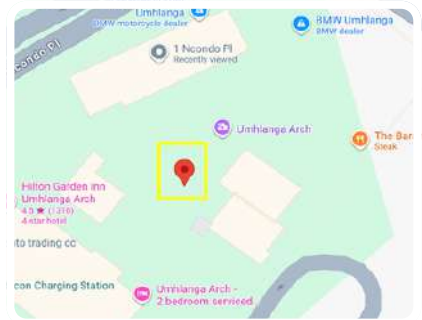


Sectional Title unit in Somerset Valley Estate.

Located in a secure estate with patrolling guards, communal pool and clubhouse. Enjoy easy, secure living in this beautiful 2-bedroom, 2-bathroom sectional title unit on the 7th floor. Featuring a spacious open-plan layout and a covered wooden deck overlooking a tranquil garden, this home is perfect for relaxed, lock-up-and-go living.

Comprises:

- 2 Bedrooms
- 2 Bathrooms (MES)
- Fully fitted Kitchen
- Open plan Lounge and Dining room
- Garden
- Wooden Deck.
- Single Garage.



BID PRICE

Ideal for anyone seeking peace, security, and convenience.

Extent	92 m ²
Monthly Rates & Taxes(Incl Water)	R 4 700.00
Levies	R 3 900.00
Lease / Occupancy	There is no lease in place. The tenant is on a month to month notice period from either side with a rental income of R16 500.00 pm.
VAT Status	The Seller is NOT VAT Registered – Transfer Duty May Apply.

**RESIDENTIAL**

Scan For Brochure

159B Beach Road is situated in Gordon's Bay, a small coastal harbour town within the City of Cape Town metropolitan area, positioned on the north-eastern edge of False Bay. The property lies along the beachfront strip, placing it in a prime seaside position with direct access to ocean views and coastal amenities

Prime beachfront living in Gordons Bay- Investment property.
Comprising:

- Kitchen
- 2 x Lounges
- Dining Room
- 6 x Bedrooms
- 6 x En-suite Bathrooms
- Double Garage
- Swimming Pool / Entertainment area / Sauna
- Staff quarters
- Ocean Views

**BID PRICE**

Extent	666 m ²
Monthly Rates	R 4 500.00
Lease / Occupancy	The Property is currently used as a Holiday Letting with an average monthly income of R50 000.00
VAT Status	The Seller is NOT VAT registered. Transfer Duty Applicable



RESIDENTIAL



Scan For Brochure



BID PRICE



36 Kings Avenue is a large, versatile property in a prime Westville location, currently functioning as a guesthouse but equally suited to luxury residential or mixed-use purposes. The surrounding area is stable, accessible, and desirable, with strong infrastructure and consistent property demand.

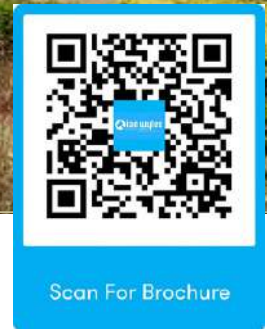
A standout Expansive 8-Bedroom Family Home with Established Air BnB Income comprising:

- Kitchen, Dining Room , Lounge
- 8 x Bedrooms
- 8 x Ensuites
- Guest Toilet
- Laundry Room, Storage Facilities, Aircon, Pool, Deck, Patio, Koi Pod, Garden, Water Tanks, Built-in Braai area.
- Double Garage, 8 x Parking Bays
- Access Gate, Electric Fencing & CCTV System

Extent	1 630 m ²
Monthly Rates	R 6 135.51
Lease / Occupancy	The property is occupied by the owners. Potential Rental income over the past couple of months: · Jan ~ R82 880.05 , Feb ~ R71 779.53, Mar~ R97 891.66, Apr~ R83 823.29, May ~ R53 250.20 (as per confirmed bookings so far.)
VAT Status	The seller is NOT VAT registered. Transfer Duty Applicable.



DECEASED ESTATE



Section 125 Somerset Valley Estate is situated in a well-established, secure residential suburb offering managed estate living with strong access to major commercial, retail, and transport infrastructure.

The unit comprises:

- Open plan Kitchen, Lounge & Dining Room
- 2 x Bedrooms
- 2 Bathrooms (MES)
- Wooden deck
- Garden
- Single Garage



BID PRICE

Extent	130 m ²
Monthly Rates	R 3 281.00
Monthly Levies	R2 643.00
Lease / Occupancy	The property is currently vacant.
VAT Status	The seller is NOT VAT registered. Transfer Duty Applicable.



**BANK
INSTRUCTION**



Scan For Brochure

20 Brittlewood Close is situated within a highly sought-after section of Zimbali Coastal Estate, offering a secure, tranquil, and upmarket coastal lifestyle with excellent access to regional infrastructure and amenities.

Prestigious Zimbali Coastal Estate, 5- Bedroom Luxury home Comprising:

Ground Floor

- Entrance Hall
- Kitchen with scullery
- Open plan dining area
- 2 x Lounges (1 with a fitted bar)
- Guest bedroom
- Double garage
- Garden
- Entertainment area, pool, deck, braai & jacuzzi



Upper Level

- 4 x Bedrooms
- 4 x En-suites
- Balcony

BID PRICE



Extent	1236 m ²
Monthly Rates	R 10 378.64
Monthly Levies	Ordinary Levy: R 5 425.91 + CSOS Levy : R 40.00 = Total : R 5 465.91
Lease / Occupancy	Owner Occupied
VAT Status	The Seller is NOT VAT Registered – Transfer Duty May Apply.



UPCOMING AUCTIONS

LIVE AUCTION	23 June 2026
LIVE AUCTION	29 July 2026
LIVE AUCTION	19 August 2026
LIVE AUCTION	16 September 2026
LIVE AUCTION	29 October 2026
LIVE AUCTION	18 November 2026
LIVE AUCTION	9 December 2026

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