



ian wyles

AUCTIONEERS & APPRAISERS

Exceptional Service from Exceptional People

RESIDENTIAL FARM



29 JULY 2026

11 am
The Oyster Box Hotel
2 Lighthouse Road
Umhlanga Rocks

Live on ZOOM



By Appointment

Carmen Jesson
082 212 7755
031 579 4403
www.ianwyles.co.za

**FARM 13893, PORTION 16,
WHISPERS, BISHOPSTOWE**

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



Farm 13893, Portion 16 is an agricultural property located in the Bishopstowe area of Pietermaritzburg, KwaZulu-Natal. This rural smallholding area features farms typically sized between 2 to 9 hectares, often offering dual homes, boreholes, and outbuildings in the popular town of Bishopstowe on the South Coast of KwaZulu-Natal, this property enjoys a sought-after position within a well-established residential and holiday destination area.

PROPERTY INFORMATION

General Property Address	FARM 13893, WHISPERS, PORTION 16, KWAZULU- NATAL.
Title Deed Information	
Title Deed Description	(PTN 1) Farm 19893, Whispers, Portion 16, KwaZulu Natal.
Extent	6. 3877 ha
Title Deed Number	T969/2014
Municipal Information Zoning	Farm
Monthly Rates	R 1 700
Lease/ Occupancy	The Property is currently occupied by tenants, with a combined rental income of R 55 100.
VAT Status	The seller is 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

Endless Possibilities on an Exceptional Multi-Use Farm

This exceptional 63,877m² farm with 7,724m² under roof, located just 10 minutes from town, offers incredible potential for a wedding venue, guest farm, restaurant, school camp, agricultural enterprise, or light industrial development.

Current Structures:

Main Residence

- 5 Bedrooms
- 2 Bathrooms
- 2 Lounges
- Dining Room
- Large Kitchen
- Expansive Veranda

Second House

- 6 Bedrooms
- 2 Bathrooms
- Lounge & Dining Room
- Covered Veranda

6 Additional Cottages

Bachelor to 3-bedroom units

- Ideal for guest accommodation or rental income
- One cottage perfectly suited for a restaurant or coffee shop conversion
- Factory Buildings
- Approx. 1,400m² of workshops and industrial space
- Open Shed
- Approx. 200m²

Additional Features:

- Three-phase electricity
- Borehole producing approximately 16,000 litres per hour
- Scenic dam and beautiful natural surroundings
- Estimated rental income of approximately R55,100 per month

A rare opportunity to acquire a versatile property with multiple income streams and endless development potential.

GALLERY

















