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**29 JULY 2026**

**11 AM**

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Umhlanga Rocks  
KwaZulu-Natal**

**Live on ZOOM**



**NAA National  
Auctioneers  
Association**

**By Appointment**

**CRAIG WOOD**

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**WOZANI RIDGE ECO-ESTATE, ESSEX ROAD,  
WOODGRANGE, HIBBERDENE, KZN SOUTH COAST**

**A U C T I O N**

# 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



Wozani Ridge Eco-Estate is an exclusive coastal eco-estate situated between Hibberdene and Umzumbe on the lush KwaZulu-Natal South Coast. Nestled on a scenic ridge overlooking the Indian Ocean, the estate offers breathtaking sea and valley views, tranquil surroundings, and a secure lifestyle immersed in nature.

Spanning approximately 24 hectares, the estate has been thoughtfully designed To preserve its natural beauty, with a large portion of the development remaining protected indigenous coastal vegetation and nature reserve. Residents enjoy an abundance of birdlife and small wildlife including bushbuck, duiker, monkeys, and porcupines, creating a peaceful eco-living environment.

# PROPERTY INFORMATION

<b>General Property Address</b>	Wozani Ridge, Eco- Estate, Essex Road, Woodgrange, Hibberdene, KwaZulu- Natal																				
<b>Title Deed Information</b>	See below																				
<b>Title Deed Description</b>	REAL RIGHT NO.'s 26B, 28, 38, 40, 43, 47, 51, 83A & 83B OF SECTIONAL PLAN 361/2004, HELD UNDER SK249/2025, KNOWN AS "WOZANI RIDGE", SITUATED ON REMAINDER OF FARM LUCAS No. 2626, DIVISION ET, KWAZULU-NATAL																				
<b>Sites &amp; Extents</b>	<table border="1"><thead><tr><th>Site</th><th>Size (sqm)</th></tr></thead><tbody><tr><td>26B</td><td>1160</td></tr><tr><td>28</td><td>966</td></tr><tr><td>38</td><td>1061</td></tr><tr><td>40</td><td>966</td></tr><tr><td>43</td><td>1626</td></tr><tr><td>47</td><td>1369</td></tr><tr><td>51</td><td>1033</td></tr><tr><td>83B</td><td>684</td></tr><tr><td>84A</td><td>850</td></tr></tbody></table>	Site	Size (sqm)	26B	1160	28	966	38	1061	40	966	43	1626	47	1369	51	1033	83B	684	84A	850
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83B	684																				
84A	850																				
<b>Title Deed Number</b>	N/A																				
<b>Municipal Information Zoning</b>	Residential																				
<b>Levies, Water, Electricity.</b>	R 1 478.00 (estimated – per site)																				
<b>Lease/ Occupancy</b>	Vacant																				
<b>VAT Status</b>	The Seller is NOT VAT Registered – Transfer Duty May Apply.																				
<b>General Comments</b>	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

Pictures fall short of capturing the full beauty of this peaceful, tranquil Eco- Estate with its neatly paved roads because the true beauty is not just seen, it is felt. The plots remain untouched until an owner is ready to build, allowing the natural vegetation, wildlife and ecosystem to thrive undisturbed.

Prime vacant land in an upmarket, secure Eco- Estate with stunning sea or inland views. Wozani Ridge Eco- Estate is a hidden jewel situated between Hibberdene and Umzumbe, KZN South Coast which is well known for luxury, beauty and nature beyond expectation. The houses and vacant land are well spread throughout the 24 hectares of this tropical Eco estate, teeming with small game like duiker, bushbuck and plentiful bird life.

The estate offers hiking and mountain bike trails in a safe, peaceful and tranquil environment. 24-hour security at the entrance to Wozani Ridge, foot patrol security and a well-maintained electric fence around the whole estate.

Buyers have more than enough time to invest in a property and build their dream home later as the Real Rights on the property have been extended to 2074.

Water connections and electrical points are provided at all plots throughout the estate and Fibre is installed in the estate.

The estate is approximately five minutes' drive from the very popular Hibberdene Blue flag main beach with its well-known Jolly Roger pub and grill, super tube, putt putt courts and children's play park.

This land portions comes with height permitted of 2 storeys + Basement with installed meters on site plus fibre and permitted coverage on all stands is 50%.



# GALLERY



# GALLERY

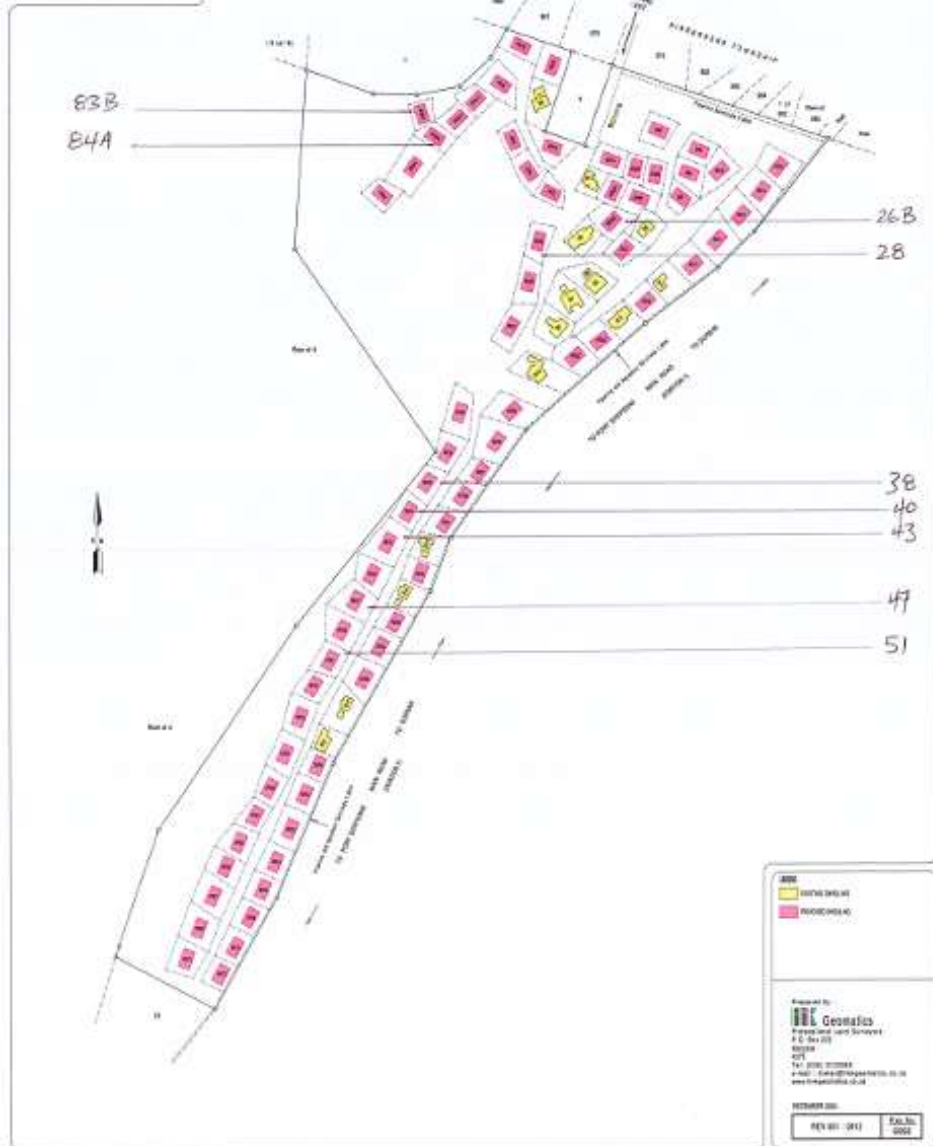








PLAN IN TERMS OF SECTION 25 OF THE SECTIONAL TITLES ACT  
 SECTIONAL TITLE "WOZANI RIDGE"  
 PART OF THE REMAINDER OF THE FARM LICENSÉ No. 1628  
 (AN FARMING HOLDING)  
 PROVINCE OF KwaZulu-Natal  
 SCALE 1:100 (1:1)



WOZANI RIDGE ECO-ESTATE						
Woodgrange-On-Sea, Hibberdene, KwaZulu Natal South Coast						
Site	Owner	Extent (m <sup>2</sup> )	Coverage permitted	Height permitted	Services available	Levies & basic water & elect
26B	Wozani Ridge BC	1207	50%	2 storeys + basement	Yes (meters on site) + fibre	R1 478.00
28	Wozani Ridge BC	966	50%	2 storeys + basement	Yes (meters on site) + fibre	R1 478.00
38	Wozani Ridge BC	1061	50%	2 storeys + basement	Yes (meters on site) + fibre	R1 478.00
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84A	Wozani Ridge BC	850	50%	2 storeys + basement	Yes (meters on site) + fibre	R1 478.00