



**ian wyles**  
AUCTIONEERS & APPRAISERS

**RURAL RESIDENTIAL**

**20 JUNE 2026**

11 am

The Oyster Box Hotel  
2 Lighthouse Road  
Umhlanga Rocks

**Live on ZOOM**



**NAA** National  
Auctioneer Auctioneers  
Association

**By Appointment**

**Slie Dlamini**

**072 543 7743**

**031 579 4403**

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

**77 STAND, CLYDESDALE,  
UMZIMKHULU, KWAZULU -NATAL**

**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



Situated within the rural area of Mfundweni Location, this property is located in the greater uMzimkhulu region of southern KwaZulu-Natal. The area is characterised predominantly by rural residential settlements, agricultural activity, and traditional communal land usage, offering a peaceful countryside environment with scenic natural surroundings.

uMzimkhulu serves as an important regional centre providing access to schools, retail facilities, healthcare services, municipal offices, and other essential amenities to the surrounding communities. The area is accessible via regional road networks connecting nearby towns and rural settlements throughout the district.

Property coordinates: 30°16'33.6"S 29°56'08.7"E

# PROPERTY INFORMATION

<b>General Property Address</b>	77 Stand, Clydesdale, uMzimkhulu, KwaZulu -Natal
<b>Title Deed Information</b>	
<b>Title Deed Description</b>	Erf 428, CLYDESDALE, uMzimkhulu Municipality,
<b>Extent</b>	(Estimated) 1063 m <sup>2</sup>
<b>Title Deed Number</b>	PTO
<b>Municipal Information Zoning</b>	Residential Rural
<b>Monthly Rates</b>	TBA
<b>Lease/ Occupancy</b>	The property is occupied by the owners.
<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

## Residence (Improvements only) Comprising:

- 5 Bedrooms (MES)
- 2 x Family Bathrooms
- 1 x Kitchen
- Double Garage
- 25 000L Jojo Tank
- All services Exist
- Boundary Walls with gate.



# GALLERY





