



ian wyles

AUCTIONEERS & APPRAISERS

VACANT LAND



30 SEPTEMBER 2026

11:00 AM

**The Oyster Box Hotel
2 Lighthouse Road
Umhlanga Rocks**

Live on ZOOM



NAA National
Auctioneer Auctioneers
Association

By Appointment

Carmen Jesson

082 212 7755

031 579 4403

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**18 GOODLANDS ROAD,
ANERLEY, TASSEL BERRY, KZN**

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:	Standard Bank
Name of Account:	Ian Wyles Auctioneers and Appraisers (PTY) LTD (Property Practitioners Regulatory Authority Approved Trust Account)
Account Number:	050078038
Branch Name:	Standard Bank Kingsmead
Swift Code:	SBZA ZA JJ
Branch Code:	051001
Reference:	Your Name and Property Address
Account type:	Property Practitioners Trust

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



Anerley is a peaceful coastal town on the KwaZulu-Natal South Coast, situated between Sunwich Port and Southport, just a few kilometres north of Port Shepstone. Renowned for its relaxed seaside atmosphere, beautiful beaches, and lush subtropical surroundings, Anerley offers an ideal blend of permanent residential living, holiday accommodation, and investment opportunities.

The area is popular with families, retirees, and holidaymakers seeking a tranquil lifestyle while remaining close to essential amenities. Residents enjoy easy access to shopping centres, schools, medical facilities, restaurants, golf courses, and recreational attractions throughout the Hibiscus Coast. The nearby beaches provide excellent opportunities for swimming, fishing, surfing, and leisurely coastal walks.

PROPERTY INFORMATION

General Property Address	18 Goodlands Road, Anerley, KwaZulu Natal.
Title Deed Information	
Title Deed Description	Sect 2 of plan 112/2025, Ray Nkonyeni municipality, KwaZulu Natal.
Extent	32272 m ²
Title Deed Number	ST16150/2025
Municipal Information Zoning	Residential
Levies	TBA
Monthly Rates	R400.00
Lease/ Occupancy	The land 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

Developers dream opportunity. Large stand approved plans including utilities for 26 homes. Sectional title registered, open and ready to go.

Nestled beneath the majestic canopy of a pristine tassel berry tropical forest, this exceptional vacant stand offers a rare opportunity to create your dream home in a truly tranquil setting. Surrounded by abundant wildlife and indigenous vegetation, the property boasts breathtaking elevated panoramic views stretching across the lush valley to the sparkling ocean beyond.

Designed for those seeking peace, privacy, and a harmonious connection with nature, this eco-friendly estate offers a lifestyle unlike any other. Wander along scenic hiking trails that meander through the forest and follow the gentle banks of the river or unwind at thoughtfully placed picnic and seating areas where you can soak in the serene surroundings and enjoy the rich diversity of birdlife.

Whether you envision a family wooden home, a weekend escape, or a sustainable retreat, this remarkable property provides the perfect canvas to embrace nature without compromising on spectacular views and modern living.

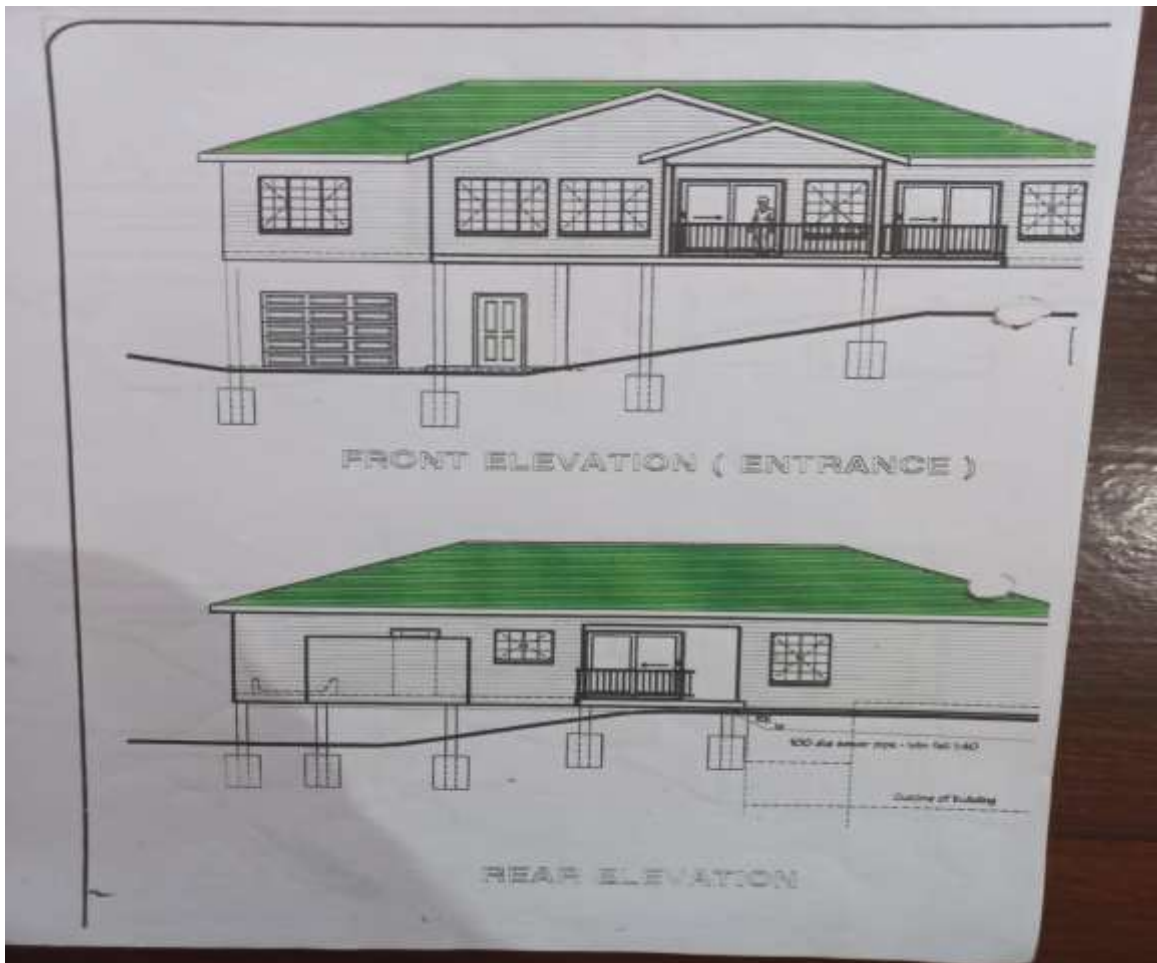
Features:

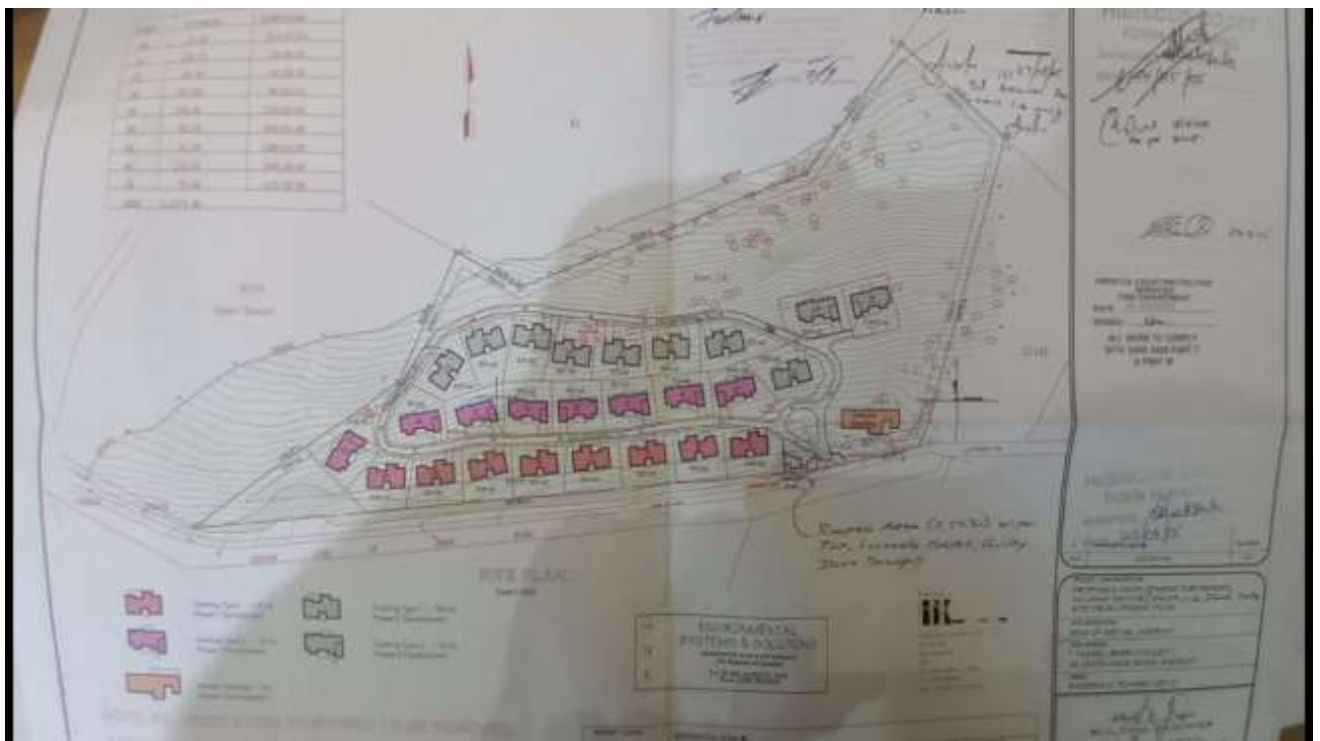
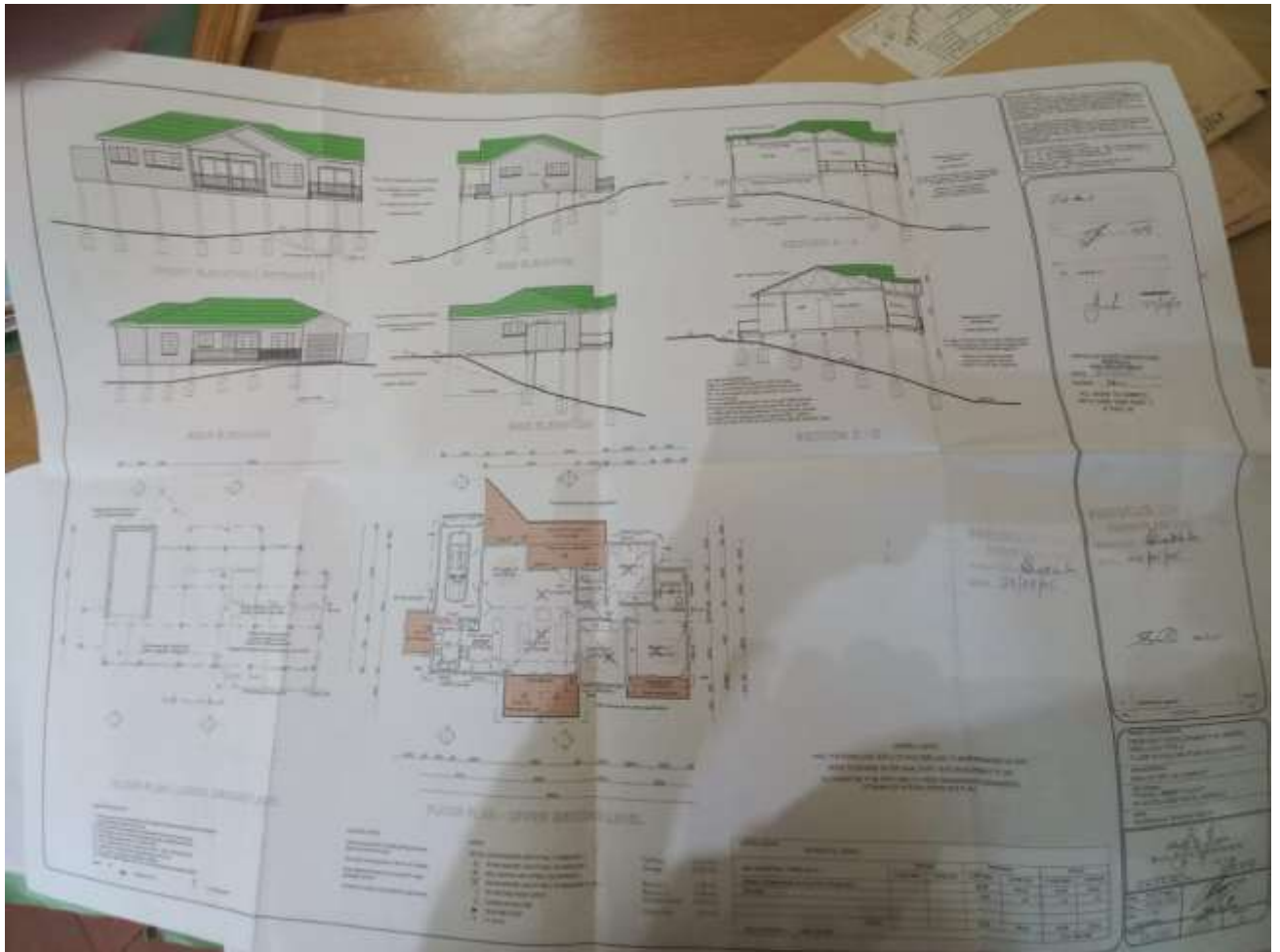
- All development documents are passed.
- 2 plans for timber homes
- 1 site plan
- 1 eco survey document
- Eskom box
- Paved from Main Road onto property to stand with timber home
- Water meter
- Elevated vacant stand with panoramic valley and ocean views
- Situated within a pristine tassel berry tropical forest
- Abundant indigenous wildlife and birdlife
- Eco-friendly lifestyle estate
- Scenic hiking trails through the forest and along the river
- Picnic and relaxation areas throughout the estate
- Peaceful, private setting surrounded by natural beauty

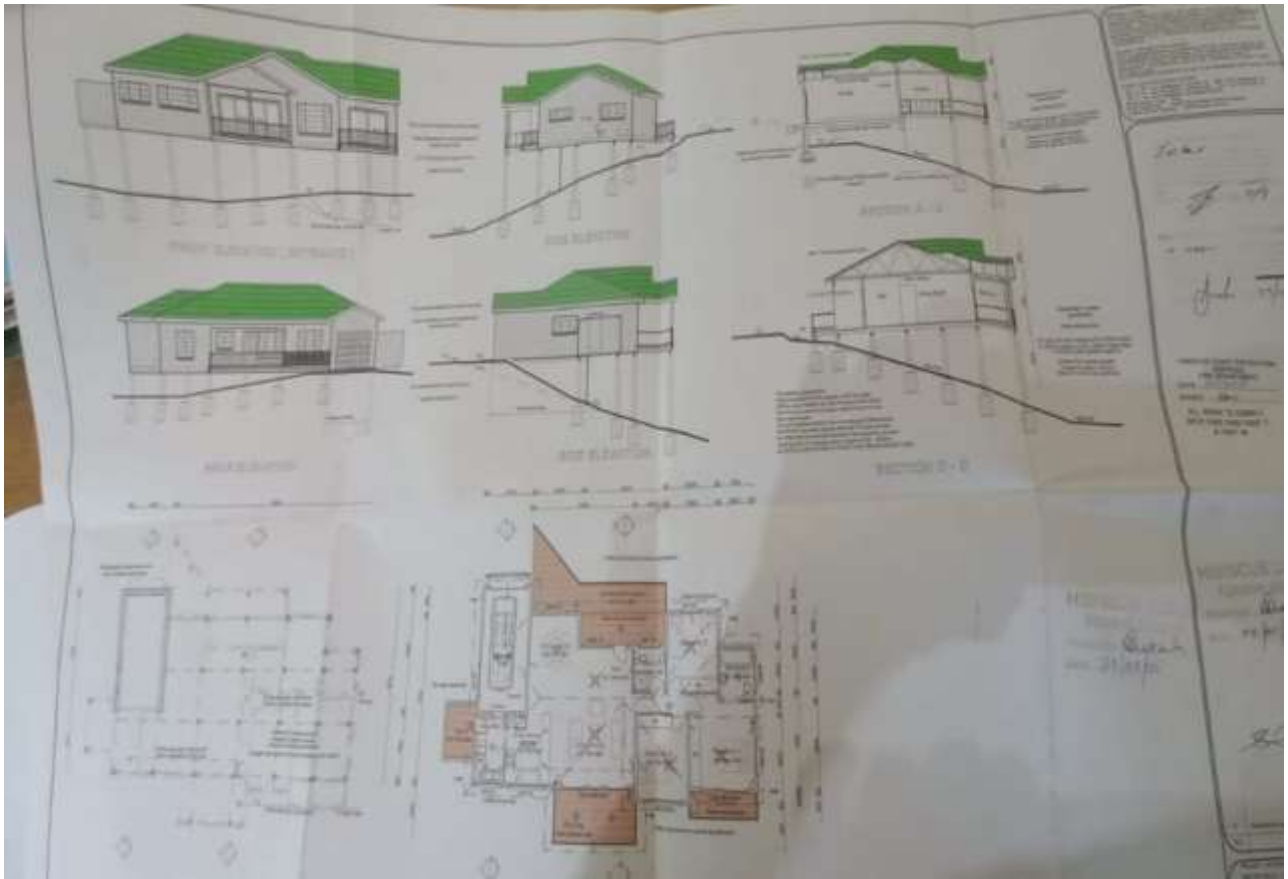
Discover a place where nature becomes your neighbour and every day feels like a retreat.

GALLERY











HNK Geomatics

• Professional Land Surveyors
• Engineering Surveyors
• Urban and Rural Planners
• Sectional Title Consultants
• Land and Property Consultants



Your Ref :

Our Ref : DSW/7466/mw

Date: 18 January 2024

Gerry Vermeulen
(Collected)

Dear Sir,

Re: Remainder of Erf 141 Anerley : Tassel Berry Valley

With reference to the above, we submit the following original document to you.

- Certified copies of Sectional Plan, SG. No. D 340/2023
(1 x full size, 1 x A4 size, consisting of 1 sheet each)

Kindly acknowledge receipt.

Yours faithfully
HNK Geomatics

Dieter Wortmann
Encl.

Received

Name: Gerry Vermeulen

Date: 7/01/2025

Sign: [Signature]



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• Engineering Surveyors
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Dieter Wortmann
Encl.

Received

Name: Gerry Vermeulen

Date: 7/01/2025

Sign: [Signature]

14 Jenkins Street, Box 223 Margate 4275

Affiliated to:



Tel : 039 312 1426, 039 312 0080, email : admin@hngsomatics.co.za

DIRECTORS : DS Wortmann B.Sc(Surv) PrL(SA) MSAGI R Douthwaite (Dip Surv) S(SA) MSAGI

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SECTIONAL PLAN No. 55 Registered at Pietermaritzburg Registrar of Deeds Date:	SHEET 1 OF 5 SHEETS	S.G. No. D 132 / 2023 Approved <u>[Signature]</u> for Surveyor-General. Date: 2023/08/24
NAME OF SCHEME: TASSEL BERRY VALLEY		
DESCRIPTION OF LAND ACCORDING TO DIAGRAM: The Remainder of Erf 141 Anerley, situate in the Ray Nkonyeni Local Municipality, Registration Division ET, Province of KwaZulu-Natal, in extent 4,4388 Hectares.		
DIAGRAM NO: Sub. Vol. 540 Fol. 32		
NAME OF LOCAL AUTHORITY: Ray Nkonyeni Local Municipality		
DESCRIPTION OF BUILDINGS: One building namely : a) Building 1 comprising Sections 2 and 28.		

