



Exceptional Service from Exceptional People



27 AUGUST 2026

14:00 pm

**The Oyster Box Hotel
2 Lighthouse Road
Umhlanga Rocks
KwaZulu-Natal**

Live on ZOOM



**NAA National
Auctioneers
Association**

**031 579 4403
www.ianwyles.co.za**

**MULTI - PROPERTY
AUCTION**

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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

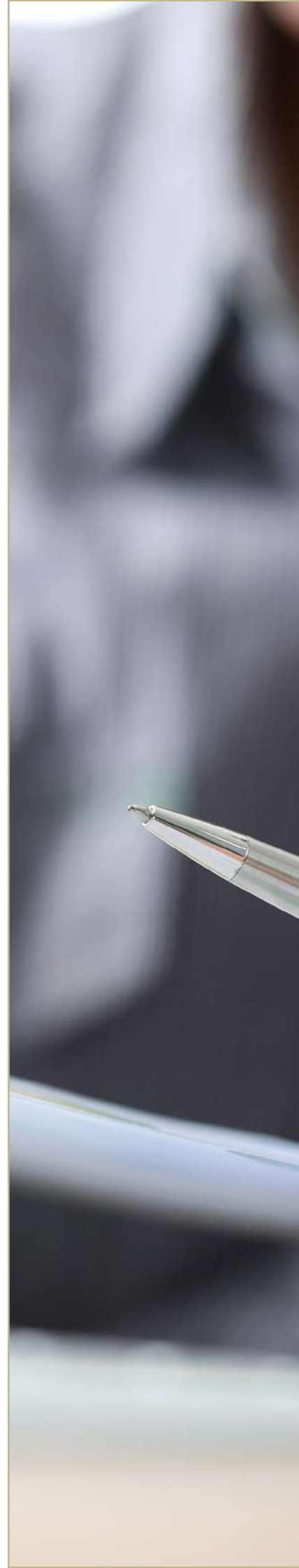
After the property has been knocked down to you, you will also be asked to pay Auctioneer's Commission plus VAT, as well as deposit on the purchase price of the property. We regret that cash payments are not permitted in terms of current FICA law. Please remember the Auctioneers commission when you are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



ORDER OF SALES

PROVISIONAL LIST



1	FLAT 1 & GARAGE 15 "SS BADEN" 16 BOTTOMLEY ROAD, UMBILO DECEASED ESTATE	SECTIONAL TITLE
2	433 MARINE DRIVE, OCEAN VIEW, BLUFF	RESIDENTIAL
3	UNIT 23 SS ILALA CABANAS, LEISURE BAY	SECTIONAL TITLE
4	1 ST AVENUE, GOLD COAST ESTATE, SIBAYA COASTAL PRECINCT.	RESIDENTIAL LAND
5	31 QUTENIQUA STREET, UNIT 61 SS QUTENIQUA VILLAGE, MODDER EAST, GAUTENG	SECTIONAL TITLE
6	FARM 13893, PORTION 16, BISHOPSTOWE	RESIDENTIAL FARM
7	ERF 2474, 1320 CHIPEAKA STREET, BAY HILL, SHELLY BEACH. LIQUIDATION	RESIDENTIAL
8	ERF 2094, SHELLY BEACH LIQUIDATION	RESIDENTIAL LAND
9	26 IMPALA CRESCENT, LA LUCIA	RESIDENTIAL PROPERTY
10	18 GOODLANDS ROAD, ANERLEY	RESIDENTIAL LAND
11	18 POVALL ROAD, MUSGRAVE, DURBAN LIQUIDATION	RESIDENTIAL LAND
12	23 GAINSBOROUGH DRIVE, DURBAN NORTH. SALE BY DEFAULT	RESIDENTIAL

A close-up shot of a person's hands holding a small, white, two-story model house with a red roof. The person is wearing a dark blue suit jacket over a white shirt. The background is a plain, light-colored wall.



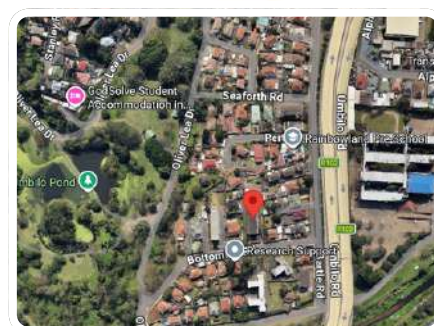
SECTIONAL TITLE



E&OE

Situated in the well-established suburb of Clare Estate, Durban, **16 Bottomley Road** enjoys a convenient location with easy access to major transport routes, schools, shopping centres and healthcare facilities. This ground floor unit offers comfortable, low-maintenance living in a convenient and secure setting. The home features:

- Open-plan kitchen
- Dining room
- Lounge,
- Spacious and welcoming living area ideal for both everyday living and entertaining.
- Two well-sized bedrooms
- One family bathroom.
- Single lock-up garage provides secure parking and additional storage space.



BID PRICE

Extents	Unit: 87 m ² Garage: 17 m ²
Levies	R 2 254.40
Rates	+R 493.53
Lease / Occupancy	The Property is currently vacant.
VAT Status	The seller is NOT VAT registered. Transfer Duty Applicable.



RESIDENTIAL



Scan For Auction Booklet

E&OE

Situated along Durban's prestigious coastline. Marine Drive is one of the city's most desirable residential addresses, offering an exceptional blend of coastal living, convenience, and lifestyle.

The property consists of four separate dwellings.

Main House

- Open-plan Kitchen with a separate dining area.
- 4 x Bedrooms - (All ensuites) 1 Bedroom with en-suite bathroom and kitchenette/ Main ensuite with walk in dresser.
- Guest Bathroom
- Built-in bar, Entertainment Area, Lounge & Seperate Dining Room.
- Separate study/office.
- Large outdoor entertainment patio featuring: 2 Lapas & Jacuzzi
- Fire pit overlooking pool

Dwelling Two - Main Reception/office area, Kitchen, 4 x Bedrooms with en-suite bathrooms (potential extra 1 bedroom) & Guest bathroom.

Dwelling Three - Storeroom, 2 x Bedrooms with en-suite bathrooms, 1 x bathroom.

Dwelling four, Flatlet / Granny Flat , open-plan Kicthen & Lounge, Bar area, En-suite bathroom, sea views

Additional Features: - Accommodation for 4 vehicles under covered parking, Open parking for approximately 8 vehicles, Double lock-up garage & 7 x JOJO tanks complete with pumps.

**BID PRICE**

Extent	1870 m ²
Monthly Rates	R 12 179.67
Lease/Occupancy	The Property is currently occupied by the owners.
VAT Status	The seller is NOT VAT registered. Transfer duty applicable.



SECTIONAL TITLE



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Leisure Bay is a peaceful coastal village situated on the South Coast of KwaZulu-Natal, approximately 10 km south of Port Edward and about 170 km from Durban. Secure Coastal Living at Ilala Cabanas

This Townhouse Comprises:

- Open plan Lounge, Dining Room & Kitchen
- 2 Bedrooms
- 1 Bathroom
- Covered Patio
- Sea Views
- A semi-enclosed courtyard
- Covered parking bay
- Semi-Furnished
- 24 Hours Security
- Amenities Includes: Communal swimming pool, Squash court, Braai and entertainment areas .
- Private forested pathway with direct access to T.O. Strand Beach



BID PRICE

Extent	79 m2
Monthly Rates	+R 790.00 (Estimated)
Monthly Levies	R 3128.10 (Includes maintenance of the garden, roof, geyser)
Lease / Occupancy	The Property is currently Vacant.
VAT Status	The seller is NOT VAT registered. Transfer duty may apply.



LAND



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Sibaya is one of KwaZulu-Natal's most prestigious and fast-growing coastal lifestyle destinations, ideally situated between Umhlanga and Umdloti on Durban's sought-after North Coast.

This exceptional vacant stand in the exclusive Gold Coast Estate offers the perfect opportunity to create your dream home in one of KwaZulu-Natal's most sought-after coastal estates. Ideally positioned to enjoy abundant natural light throughout the day, the property provides the ideal canvas for a contemporary home designed around seamless indoor-outdoor living.

Residents enjoy access to premium lifestyle amenities including:

- State-of-the-art gym
- Clubhouse
- Children's play areas
- Scenic walking and jogging trails
- Beautifully landscaped gardens
- 24-hour gated security



BID PRICE

Extent	737 m2
Monthly Rates	R 21 796.66
Monthly Levies	R 6 119.40
Lease / Occupancy	The land is vacant.
VAT Status	The seller is NOT VAT registered. Transfer duty applicable.



SECTIONAL TITLE



Scan For Auction Booklet

Modern 3-Bedroom Apartment in Secure Complex, situated in Modder East Gauteng.

Property Features:

- Stylish open-plan kitchen with ample fitted cabinetry
- Bright and airy dining and living area
- 3 spacious bedrooms with built-in cupboards
- 2 modern bathrooms
- Ideal layout for comfortable family living and entertaining • Secure and enclosed complex offering peace of mind • First-floor unit with a welcoming and modern feel Whether you're a first-time buyer, growing family, or savvy investor, this apartment offers the perfect balance of security, convenience, and contemporary living.



BID PRICE

Extent	745 m ²
Monthly Rates	R 1 247.72 (Estimated)
Monthly Levies	R 1 320.00
Lease/Occupancy	The property is occupied by the tenants, Generating a monthly income of R12 500,00 per month
VAT Status	The seller is NOT VAT registered. Transfer duty may apply.



RESIDENTIAL FARM



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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



BID PRICE

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

Extent	6. 3877 ha
Monthly Rates	R 1 700 (Estimated)
Lease / Occupancy	The Property is currently occupied by the owners.
VAT Status	The seller is NOT VAT registered. Transfer duty may apply.


LIQUIDATION


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BID PRICE

This freehold home is situated in Bay Hill Estate and comprises:

- Open plan Kitchen and breakfast nook,
- Scullery and laundry
- Dining room
- Lounge
- Swimming pool
- 4x Bedrooms (main bedroom with en-suite, walk-in dressing room)
- 2x bathrooms
- Guest cloakroom with toilet and basin
- Veranda , Entertainment lounge with fitted bar
- Covered built-in braai •
- Two Double Garages
- Private office on the lower level
- Staff ablutions
- 2,400-litre JOJO Tank.

Extent	1476 m2
Monthly Rates	R 4738.87
Lease / Occupancy	The Property is currently occupied by the owners.
Levies	R1585.00
VAT Status	The seller is NOT VAT registered. Transfer duty may apply.



LIQUIDATION



Prime vacant land in one of the South Coast's most desirable coastal suburbs.

- Property Highlights:
- Prime residential development land- density zoning permits maximum of 5 units.
- 8,174 m² corner stand
- Gently sloping terrain with spectacular sea views
- Potential access from three roads
- Services already available on site
- Suitable for large-scale development
- Located in one of the South Coast's most sought-after coastal suburbs .



BID PRICE

Extent	8174 m2
Monthly Rates	R 4738.87
Lease / Occupancy	The site is currently vacant.
VAT Status	The seller is NOT VAT registered. Transfer duty may apply.



RESIDENTIAL



A MUST VIEW, COMPLETELY RENOVATED, COMPRISES:

- 4X Bedrooms
- 2x Bathrooms
- Open plan Lounge and dining room.
- Kitchen
- Entertainment Area
- Double Garage
- Granny Flat
- Swimming Pool
- Stunning Views

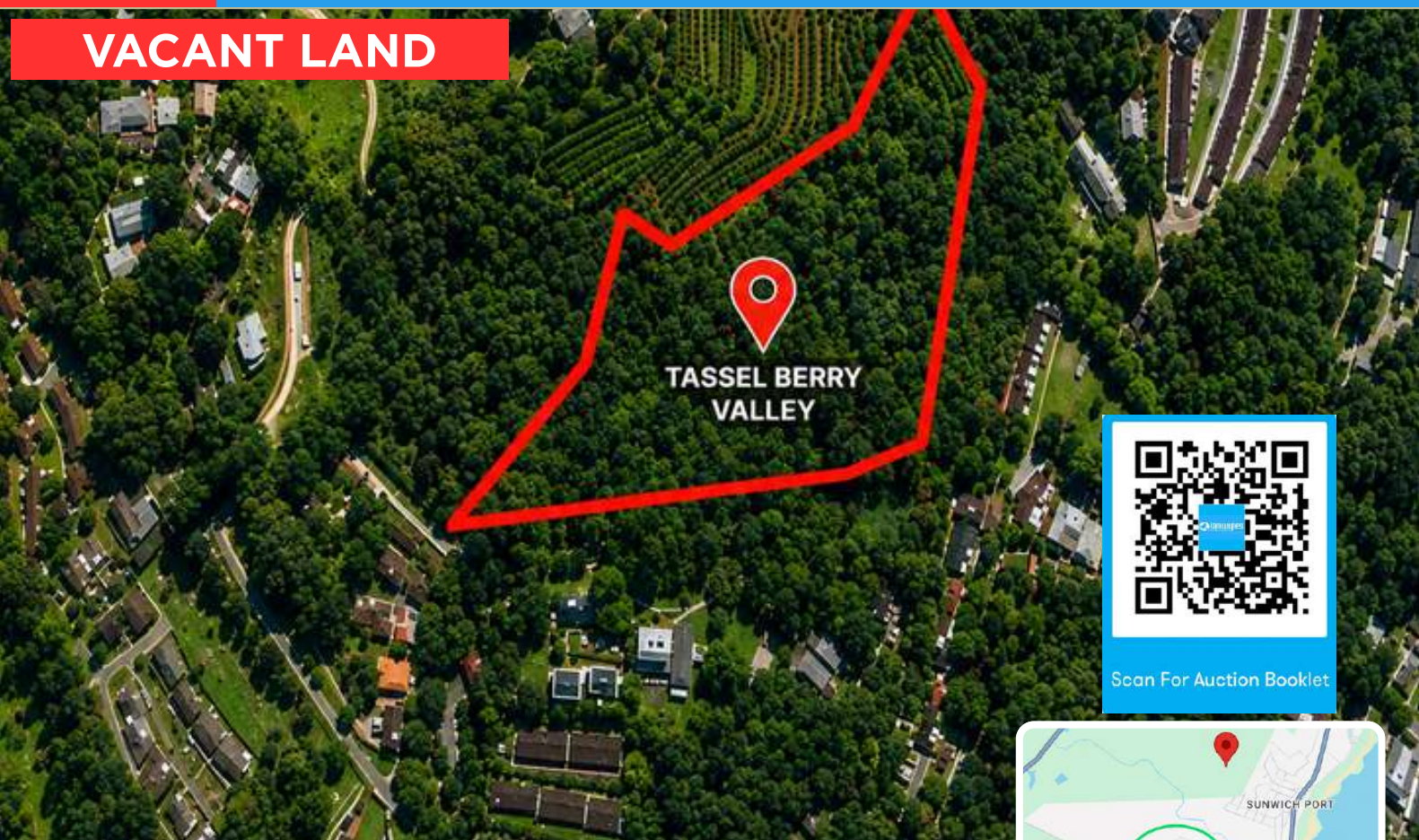


BID PRICE

Extent	1417 m2
Monthly Rates	R 4 887.00
Lease / Occupancy	The property is currently vacant.
VAT Status	The seller is NOT VAT registered. Transfer duty may apply.



VACANT LAND



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

- 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
- Stunning Views



BID PRICE

Extent	32272 m2
Monthly Rates	R400.00
Lease / Occupancy	The land is currently vacant.
VAT Status	The seller is NOT VAT registered. Transfer duty may apply.



LIQUIDATION



Main Residence

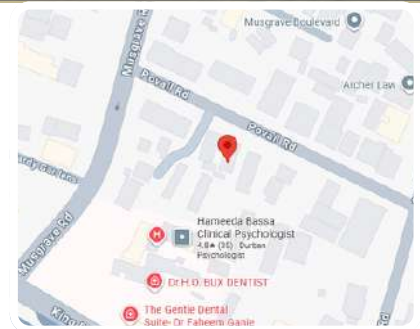
- Double Storey Ground Floor:
- 2 x Bedrooms with ample natural light
- 2 x Bathrooms
- Kitchen
- Lounge

First Floor:

- 2 x Bedrooms
- 2 x Bathrooms, offering added convenience and comfort
- 1 x Kitchen,

Outbuilding

- 1 x Bedroom
- 1 x Toilet



BID PRICE

Extent	531 m2
Monthly Rates	R2 449.10
Lease / Occupancy	The property is currently Tenanted on a Month - To - Month basis.
VAT Status	The seller is NOT VAT registered. Transfer duty may apply.


SALE BY DEFAULT


- **Property Features:**
- **3 Bedrooms (Two bedrooms with en-suites)**
- **3 Bathrooms**
- **Double Garage with secure parking for 5 extra cars**
- **Garden**
- **Entertainment patio with built in braai**
- **Open plan lounge and dining area**
- **Open plan modern kitchen**
- **Laundry room**
- **Jojo tanks**
- **Airconditioning**
- **Fibre**
- **Separate water meter**
- **Excellent security: perimeter wall, CCTV, Security beams, alarm system, Security gates, Burglar, and Drive -in access through an Automated Gate**


BID PRICE

Extent	184 m2
Monthly Rates	R2660.00
Lease / Occupancy	The Property is currently vacant.
VAT Status	The seller is NOT VAT registered. Transfer duty may apply.



UPCOMING AUCTIONS

ONLINE TIMED JEWELLERY AUCTION	25 - 27 August 2026
LIVE MULTI-PROPERTY AUCTION	23 September 2026
LIVE MULTI-PROPERTY AUCTION	29 October 2026
LIVE MULTI-PROPERTY AUCTION	18 November 2026
LIVE MULTI-PROPERTY AUCTION	9 December 2026

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THANK YOU!

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