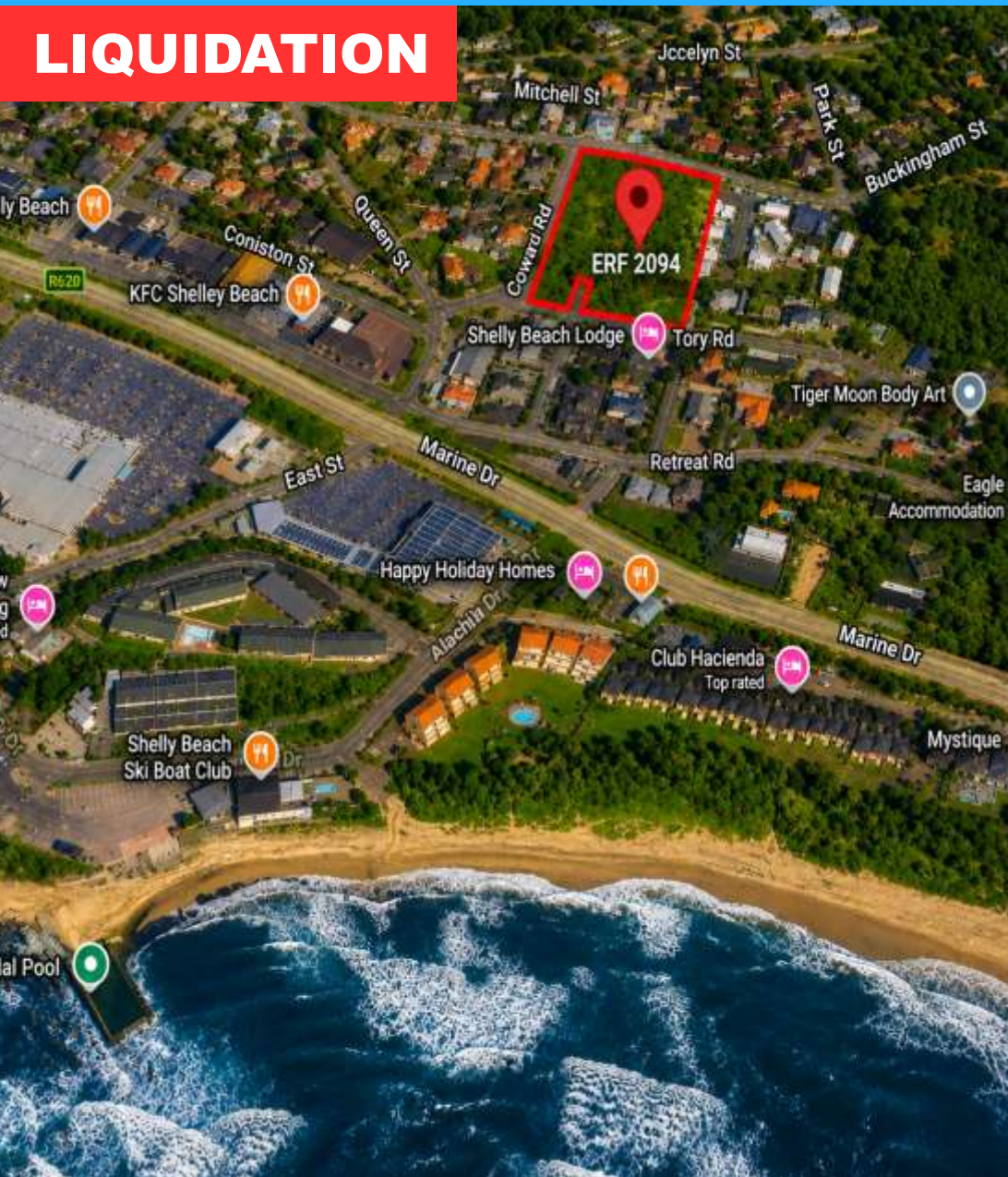


Exceptional Service from Exceptional People

LIQUIDATION



27 AUGUST 2026

14:00 pm

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

Live on ZOOM



NAA National
Auctioneer Auctioneers
Association

By Appointment

IAN WYLES
082 490 3517
031 579 4403

www.ianwyles.co.za

**ERF 2094, SHELLY BEACH,
HIBISCUS COAST, KWAZULU-NATAL**

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

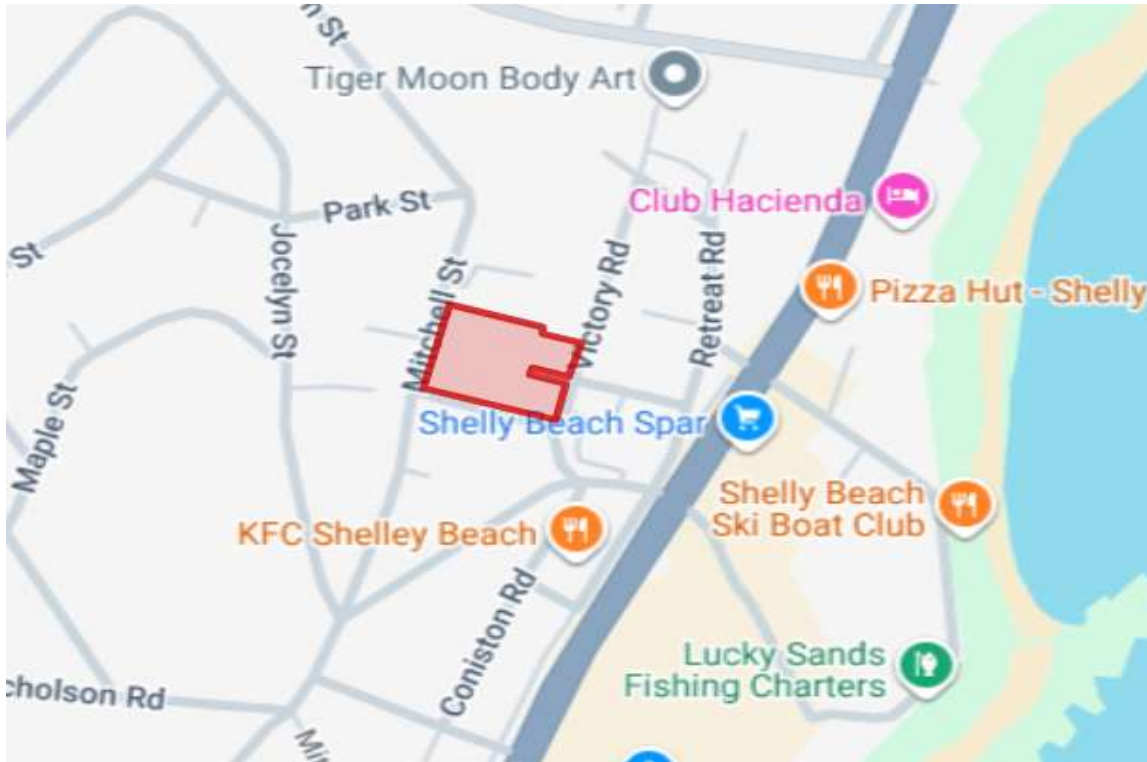
BANKING DETAILS

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



Situated on the picturesque South Coast of KwaZulu-Natal, Shelly Beach is one of the region's most sought-after coastal suburbs, renowned for its relaxed lifestyle, pristine beaches, and excellent amenities. Offering the perfect blend of seaside living and modern convenience, Shelly Beach is a popular destination for both permanent residents and holidaymakers.

The suburb is home to the well-established Shelly Centre and South Coast Mall, providing a wide range of shopping, restaurants, medical facilities, banks, and essential services. It also offers easy access to quality schools, healthcare facilities, and recreational attractions.

PROPERTY INFORMATION

General Property Address	Erf 2094, Shelly Beach, Hibiscus Coast, KwaZulu -Natal
Title Deed Information	
Title Deed Description	Ptn 3, Erf 2094, Shelly Beach, Hibiscus Coast, KwaZulu-Natal.
Extent	8174 m ²
Title Deed Number	T40748/2016
Municipal Information Zoning	Residential
Monthly Rates	R2593.30 pm
Lease/ Occupancy	The land is currently vacant.
VAT Status	The seller is NOT VAT registered. Transfer duty applicable.
General Comments	The subject property is in fair 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

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

This prime 8,174 m² vacant stand offers an ideal canvas for a landmark residential development. Boasting a gentle sloping gradient, the property is perfectly positioned to maximise its breathtaking sea views, creating the ideal setting for an exclusive residential estate or luxury sectional title development.

Situated on a prominent corner stand, the property benefits from potential access from three separate roads. Essential municipal services are already available on site, adding to the property's development appeal.

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

Don't miss this rare opportunity to secure a premium development site with exceptional views, outstanding accessibility, and excellent investment potential.



GALLERY



