



30 SEPTEMBER 2026

11:00 am

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

Live on ZOOM



**NAA National
Auctioneer 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

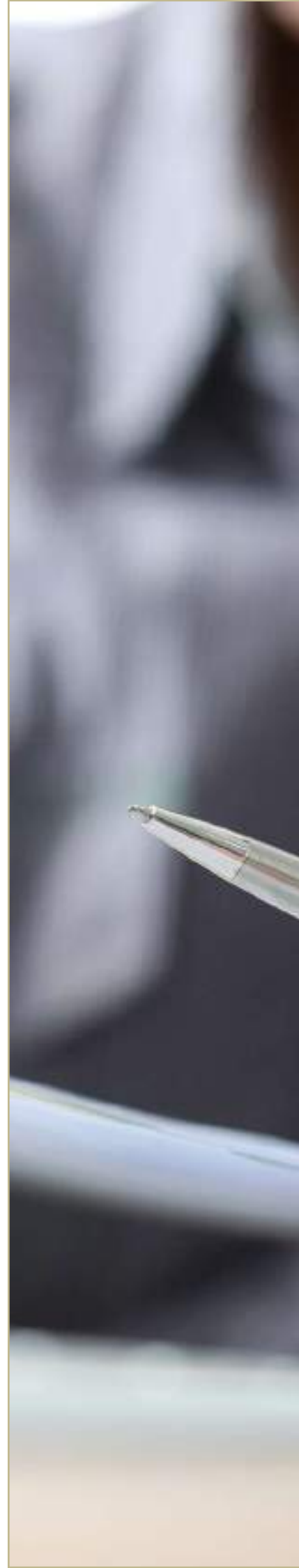
After the property has been knocked down to you, you will also be asked to pay Auctioneer's Commission plus VAT, as well as deposit on the purchase price of the property. We regret that cash payments are not permitted in terms of current FICA law. Please remember the Auctioneers commission when you are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

LOT ORDER



1	74 PERCY OSBORN ROAD, DURBAN DECEASED ESTATE	COMMERCIAL
2	45 CEDARVILLE ROAD, CLARE HILLS, MORNINGSIDE DECEASED ESTATE	COMMERCIAL
3	SS BARTLETON, 477 BARTLE ROAD, UMBILO	SECTIONAL TITLE
4	18 GOODLANDS ROAD, ANERLEY	RESIDENTIAL LAND
5	13939 STORKNEST DRIVE, SAN LAMEER LIQUIDATION	RESIDENTIAL LAND
6	16 CANDLE GLOW PLACE, LA MERCY	RESIDENTIAL LAND
7	FLAT 001, 245 SUMMER WAY LANE, UMHLANGA ROCKS.	SECTIONAL TITLE
8	5 EAGLE RAY STREET, MEER EN SEE, RICHARDS BAY LIQUIDATION	RESIDENTIAL
9	278 LENNY NAIDU DRIVE, CHATSWORTH LIQUIDATION	COMMERCIAL

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DECEASED ESTATE


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Commercial Property in the Heart of Morningside. Well-positioned in Morningside, this commercial property offers Road and convenient vehicle access from Dulwich Road.

Accommodation includes:

- Welcoming reception area
- Bathroom with shower and toilet
- Office 1 with concrete flooring
- Office 2 with Oregon pine flooring
- Admin office with Oregon pine flooring
- Office 3 with Oregon pine flooring
- Kitchen with tiled flooring


BID PRICE

Extent	583m ²
Monthly Rates	R 5 614.73
Lease / Occupancy	The Property is currently Vacant.
VAT Status	The seller is NOT VAT registered. Transfer duty may apply.



DECEASED ESTATE



Main Residence:

Double-storey plastered and painted dwelling under a corrugated fibre-cement sheet roof, comprising 5 bedrooms, 2 kitchens, kitchenette, dining room, lounge and 3 bathrooms. Floor finishes include concrete, tiled and Marley tiled flooring. Kitchens are fitted with single and double-bowl sinks.



Outbuilding 1:

Single-storey plastered and painted building under a corrugated fibre-cement sheet roof, comprising 2 rooms with concrete flooring.

BID PRICE

Extent	758 m ²
Monthly Rates	R 855.17
Lease / Occupancy	The property is currently occupied by four tenants. Generating R 9 350.00 per month.
VAT Status	The seller is NOT VAT registered. Transfer duty may apply.



SECTIONAL TITLE



477 Bartle Road is an apartment building located in the established, metropolitan-suburban area of Umbilo in Durban, KwaZulu-Natal.

Property Features:

- Kitchen
- 3 Bedrooms
- 2 Bathrooms
- 1 Garage
- 1 Open Parking
- First Floor

**BID PRICE**

Extent	99 m ²
Monthly Rates	R 1200.00
Lease/Occupancy	The property is currently tenanted and generating a rental income of R7 500.00 per month
VAT Status	The seller is NOT VAT registered. Transfer duty applicable.



RESIDENTIAL LAND



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.



BID PRICE

Extent	32272 m ²
Monthly Rates	R400.00
Lease / Occupancy	The Land is currently vacant
VAT Status	The seller is NOT VAT registered. Transfer duty may apply.



LIQUIDATION: RESIDENTIAL LAND



Scan For Auction Booklet

- **Property Highlights:**
- Land extent: 487 m²
- Fully serviced stand
- Property: Erf 139, Portion 39
- Location: San Lameer Estate
- Vacant land ready for development
- Secure estate environment
- Beautiful landscaped and coastal surroundings
- Close to the estate's recreational and leisure amenities



BID PRICE

Extent	487 m ²
Monthly Rates	TBA
Monthly Levies	R 7 192.00 (From 1 October 2026)
Lease / Occupancy	The land is currently vacant.
VAT Status	The seller is NOT VAT registered. Transfer duty may apply.



RESIDENTIAL LAND



Scan For Auction Booklet

Prime Coastal investment opportunity in the south after La Mercy.

- Investors or developers seeking strong returns.
- 1454 m² Developed site
- Approved municipal plans in place
- Foundation and slab already constructed.
- Suitable for multi-unit residential development
- Ideal for guest house and student accommodation
- Located in a high demand coastal area with excellent growth potential.



BID PRICE

Extent	1454 m ²
Monthly Rates	R 11 236,05
Lease / Occupancy	The structure and land are currently vacant.
VAT Status	The seller is NOT VAT registered. Transfer duty may apply.



SECTIONAL TITLE

Property Highlights

- Three modern Bedrooms
- Modern open- plan Kitchen
- Spacious open-plan living and dining area
- Two Bathrooms
- Covered entertainment patio
- Private landscaped garden
- Large glass sliding doors
- Secure under cover parking
- Heated indoor swimming Pool
- Storage Unit
- Well-maintained condition
- Sought-after Umhlanga Ridge location
- Ideal for permanent residence, holiday use or investment
- 24 Hour Security with Cameras.
- JOJO Tanks

**BID PRICE**

Extent	130 m ²
Monthly Rates	R4 984.40 pm
Monthly Levies	R 3 331.14
Lease/Occupancy	The property is occupied by the Owners.
VAT Status	The seller is NOT VAT registered. Transfer duty may apply.



LIQUIDATION



Scan For Auction Booklets



BID PRICE

Main Residence Comprises:

- 3 x Bedrooms
- 2 Bathrooms (MES)
- Fully Fitted Kitchen
- Lounge
- Dining Room
- Double Garage
- Swimming Pool
- Storage Room
- Unit 1 : 1 x Bedroom, 1 x Bathroom Open, plan Kitchen & Lounge
- Unit 2: 1 x Bedroom, 1 x Bathroom, Open plan Kitchen & Lounge
- Unit 3: 1 x Bedroom, 1 x Bathroom, Open plan Kitchen & Lounge

Extent	1818 m ²
Monthly Rates	R2 358.53
Lease/Occupancy	The property is currently Tenanted. Sold With or Without leases. Main Residence: Current rental income is R10 750.00, will be vacant by month end. Unit 1 : Occupied, No lease, No Rental Unit 2: Occupied, will be empty by month end Unit 3: Vacant
VAT Status	The seller is VAT registered. VAT applicable over and above the purchase price.



COMMERCIAL LIQUIDATION



This well-positioned **double-storey commercial** property offers excellent investment potential in a prominent commercial node. The ground floor features three versatile retail, storage or warehouse units, office space and ablutions. The upper level comprises a spacious open-plan bar, restaurant and entertainment area, supported by offices, a commercial kitchen, scullery, cold room and ablutions.



With its flexible layout and multiple potential uses, the property is ideal for investors, owner-occupiers, or businesses seeking a versatile commercial premises.

BID PRICE

Extents	1616 m ²
Rates	R 22 867.32
Lease / Occupancy	The Property is currently occupied by tenants, Sold With or Without leases.
VAT Status	The seller is NOT VAT registered. Transfer Duty Applicable.

UPCOMING PROPERTIES

THURSDAY, 29 OCTOBER 2026



18 RUTHERFORD STREET, SOUTH BEACH

COMMERCIAL LIQUIDATION

TRIPLE-STORY RESIDENTIAL INVESTMENT PROPERTY 39 ROOMS | 74-OCCUPANT CAPACITY | MULTIPLE INCOME STREAMS

- 31 x Double Rooms
- 6 x Single Rooms
- 3 x Three-Sleeper Rooms
- 1 x Study Area
- 4 x Kitchens

HIGH-INCOME POTENTIAL

- **Extent : 391 m²**
- **Monthly Rates : R28 591.77**

CONTACT ANDREW | 082 601 9278



UNIT 19 SS HURLINGHAM, 478 CURRIE ROAD

PENTHOUSE

Enjoy comfortable living in this spacious 2.5 bedroom apartment in the sought-after, upmarket Essenswood area perfectly positioned close to shopping centres and other amenities. This apartment offers ample living space, with well-sized bedrooms and a versatile half bedroom that can be used as a study, home office or nursery. The huge patio/entertainment area is perfect for family functions and offers the most magnificent panoramic views. The apartment includes two under-cover parking bays with drive-in access through automated gates. This well maintained and secure complex provides a peaceful and appealing environment ideal for a investor or a growing family.

- **Extent : 227 m²**
- **Monthly Rates : R2 490.00**
- **Monthly Levies : R7 639.66**
- **Rental Income : R7 500.00**

CONTACT ANDREW | 082 601 9278



6 NICOLLS ROAD, RENNIES BEACH, PORT EDWARD

RESIDENTIAL

INVESTMENT OPPORTUNITY – COASTAL PARADISE

- This expansive 2-hectare coastal smallholding near Port Edward offers excellent potential as a self-catering guest house, conference venue, agricultural enterprise or income-generating investment.

MAIN RESIDENCE / GUEST HOUSE

- Spacious open-plan, fully equipped kitchen
- Comfortable lounge area
- Two dining rooms
- 30-seater conference room with ensuite bathroom
- Conference room can potentially be converted into dormitory-style accommodation
- Two bedrooms conveniently positioned near the conference room and second dining room
- Four additional guest bedrooms with built-in cupboards
- Shared bathroom servicing three guest bedrooms
- One ensuite bedroom with:
- Direct access to covered veranda
- Splash pool access
- **Extent : 2235 m²**
- **Monthly Rates : R400.00**

CONTACT ANDREW | 082 601 9278

UPCOMING PROPERTIES

THURSDAY, 29 OCTOBER 2026



337 IPHAHLA ROAD, AMANZIMTOTI

COMMERCIAL PROPERTY

Sold as a fully operational going concern, this remarkable property combines luxury coastal living with a proven income-generating investment.

Property Features: 10 stylish, air-conditioned guest suites
3 self-catering units, Reception area and office, Fully equipped kitchen, Indoor and outdoor dining areas, Conference and entertainment venue with rooftop deck, Ocean-facing entertainment deck and splash pool, Secure off-street parking
Staff accommodation with bathrooms, CCTV and alarm system, Backup water supply and solar geysers, Established staff complement included, Excellent occupancy history and loyal clientele, Sold fully furnished and equipped

- **Extent : 1860 m²**
- **Monthly Rates : R15 500**

CONTACT ANDREW | 082 601 9278



113 GLADYS MAZIBUKO ROAD, ESSENWOOD

SECTIONAL TITLE

- 2 spacious bedrooms with ample built-in cupboards
- Large, modern bathroom with excellent cupboard space
- Stylish open-plan lounge and dining area
- Beautiful contemporary kitchen with a large scullery and quality finishes
- Air-conditioning and ceiling fans in the lounge and main bedroom
- 1 lock-up garage
- **Extent : 1970 m²**
- **Monthly Rates : R1 520.00**
- **Monthly Levies : R2 300.00**
- **Rental Income : R14 000.00**

CONTACT ANDREW | 082 601 9278



2A HERRWOOD DRIVE, UMHLANGA ROCKS

RESIDENTIAL

- Property Features:
- 5 x bedrooms & 5 x bathrooms
- Main bedroom with walk-in closet, dressing area, en-suite bathroom, pyjama lounge & balcony
- Bedrooms 2 & 3 with en-suite bathrooms, private studies/offices & TV lounges
- Bedrooms 4 & 5 with en-suite bathrooms
- Additional multi-purpose room – ideal for a gym, playroom, hobby or music room
- lounge with built-in aquarium
- TV lounge & dining room, laundry & ironing room
- Swimming pool & built-in braai area
- 5 lock-up garages
- **Extent : 1302 m²**
- **Monthly Rates : R9 504.00**

CONTACT ANDREW | 082 601 9278



UPCOMING AUCTIONS

ONLINE TIMED VEHICLE AUCTION	Extended Till 21 September 2026 at 2pm
LIVE ONSITE PROPERTY AUCTION	6 October 2026 Bethlehem & Puthaitjaba
LIVE ONSITE PROPERTY AUCTION	8 October 2026 East London
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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