



LIQUIDATION

29 OCTOBER 2026

11:00 am

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

Live on ZOOM



**NAA National
Auctioneers
Association**

By Appointment

IAN WYLES

082 490 3517

031 579 4403

www.ianwyles.co.za

**5 EAGLE RAY STREET, MEER EN SEE,
RICHARDS BAY**

AUCTION

AUCTION TERMS & CONDITIONS

- 10% Deposit of the bid price payable by the Purchaser on the fall of the hammer
- 6% 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



The property located at **5 Eagle Ray Street** is situated in Meerensee, a prominent coastal and residential suburb of Richards Bay, KwaZulu-Natal, South Africa.

Meerensee Mall: A key community commercial hub located on Krewelkring. It provides a **Pick n Pay** grocery anchor, banks/ATMs, clothing stores, cellphone repair providers, a pharmacy, and essential everyday specialty retail

Medicross Meerensee: Situated on Anglers Road, offering access to private primary medical services, comprehensive general practitioner (GP) consultations, and family healthcare.

Richards Bay Primary School: A public primary education school situated within Meerensee at 43 Grunter Gully.

PROPERTY INFORMATION

General Property Address	5 Eagle Ray Street, Richards Bay Ext 4, KwaZulu Natal
Title Deed Information	
Title Deed Description	Erf 194, Richards Bay Ext 4, Richards Bay TLC, Kwazulu-Natal
Extent	1818 m ²
Title Deed Number	T13055/2022
Municipal Information Zoning	Residential
Monthly Rates	R2 358.53
Lease/ Occupancy	The property is currently Tenanted. Main Residence: Vacant Unit 1 : Occupied, 10-year lease agreement in place. 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.
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

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

GALLERY





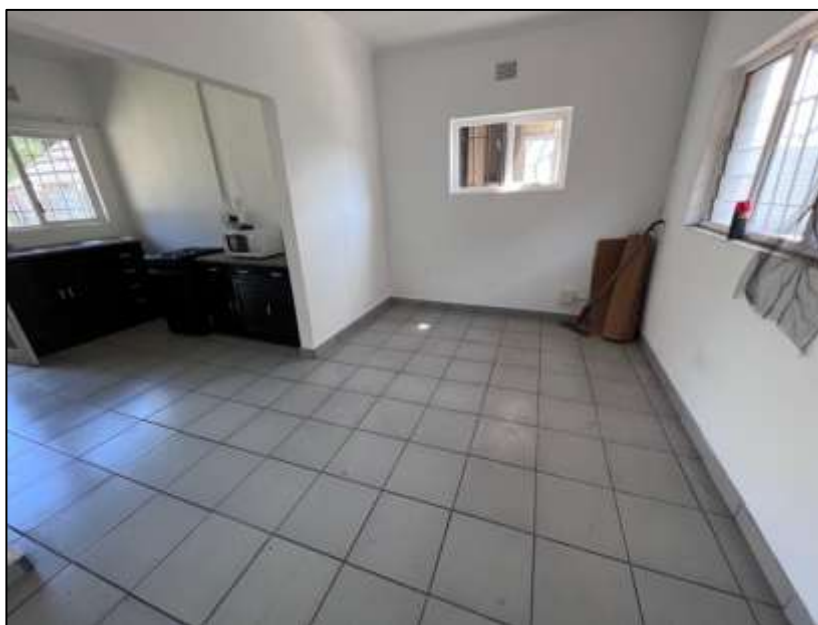
Main Residence



UNIT 1



Unit 2:



MAIN RESTROOM FLOOR PLAN SCALE 1/8" = 1'-0"



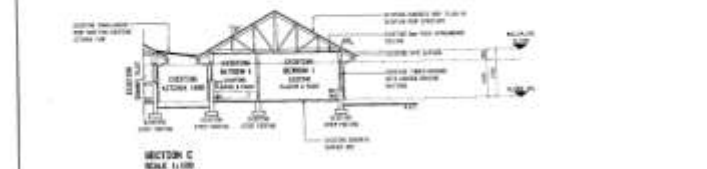
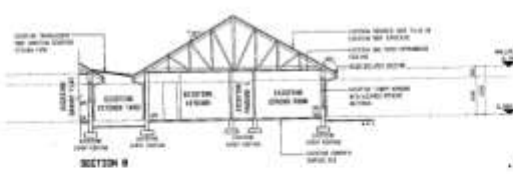
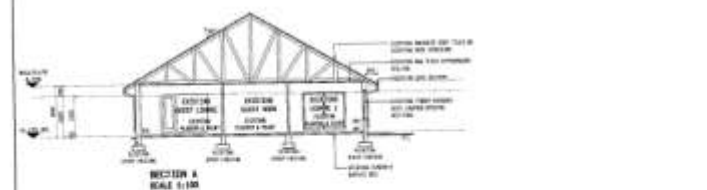
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AS-BUILT RESIDENCE	
CLIENT'S NAME :	Russ S. DAVENPORT 6 WILC STATION
CLIENT'S CONTACT :	INDICATED
CORRECT ADDRESS :	9 CALS WAY
SUBMITAL DESCRIPTION :	LOT 80A RESIDENTIAL

MAJOR RESIDENCE : FLOOR PLAN & SITE PLAN

DATE: 10/10/2010	TIME: 10:00	LOCATION: 100	BY: 100
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EXISTING MAIN RESIDENCE



NOTES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING REGULATIONS AND CODES.
2. ALL CONSTRUCTION WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING REGULATIONS AND CODES.
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DATE	2000
BY	2000
FOR	2000

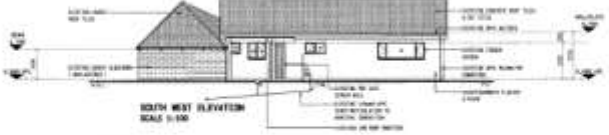
AS-BUILT RESIDENCE
 CLIENT'S NAME : Mrs. S. S. S. S.
 CLIENT'S CONTACT : 0000000000
 STREET ADDRESS : 0000000000
 COUNTRY, OCCUPATION : 0000000000

RAD-3D
 DRAFTING SERVICES

MAIN RESIDENCE :
 SECTIONS & ELEVATIONS.

DATE: 2000
 BY: 2000
 FOR: 2000

EXISTING GARAGE/FLAT & ENTERTAINMENT



NOTES

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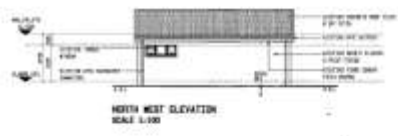
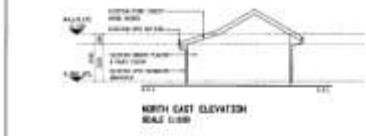
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 STREET ADDRESS : 0000000000
 COUNTRY, OCCUPATION : 0000000000

RAD-3D
 DRAFTING SERVICES

GARAGE/GARAGE/FLAT/ENTERTAINMENT:
 SECTIONS & ELEVATIONS
 CONCRETE
 SECTIONS & ELEVATIONS

DATE: 2000
 BY: 2000
 FOR: 2000

EXISTING CONCRETE



DATE: 2000
 BY: 2000
 FOR: 2000

DATE: 2000
 BY: 2000
 FOR: 2000