



LIQUIDATION

30 SEPTEMBER 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. <u>Main Residence:</u> Current rental income is R10 750.00, will be vacant by month end. <u>Unit 1</u> : Occupied, No lease, No Rental <u>Unit 2:</u> 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





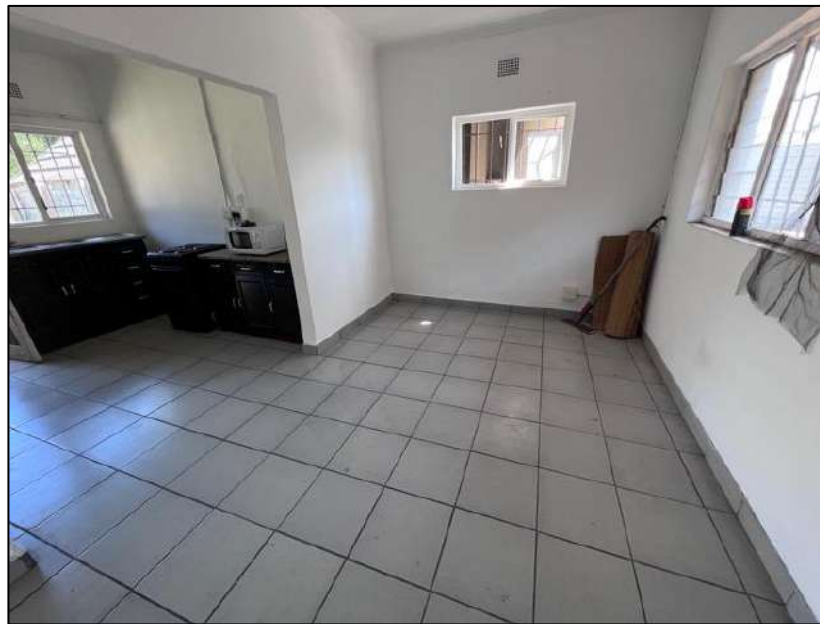
Main Residence



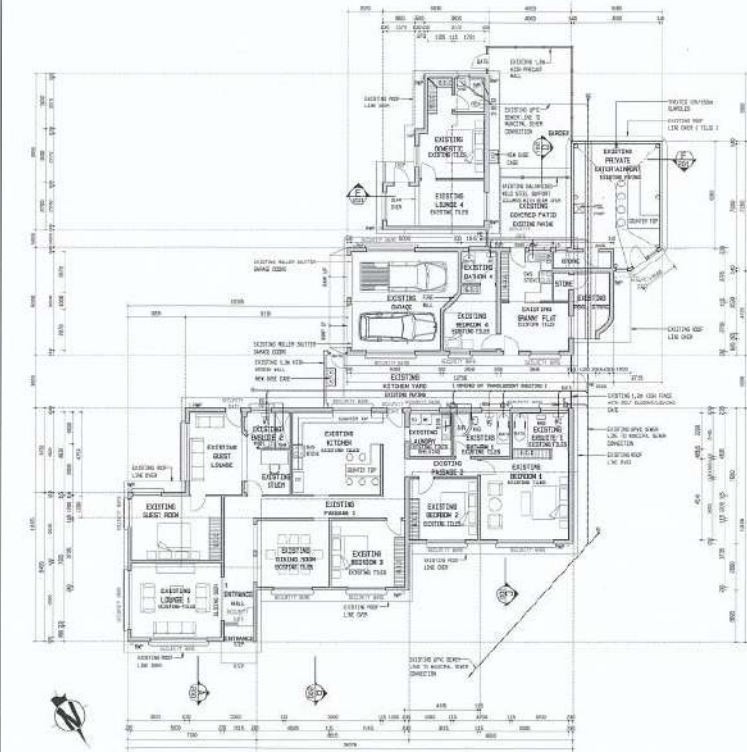
UNIT 1



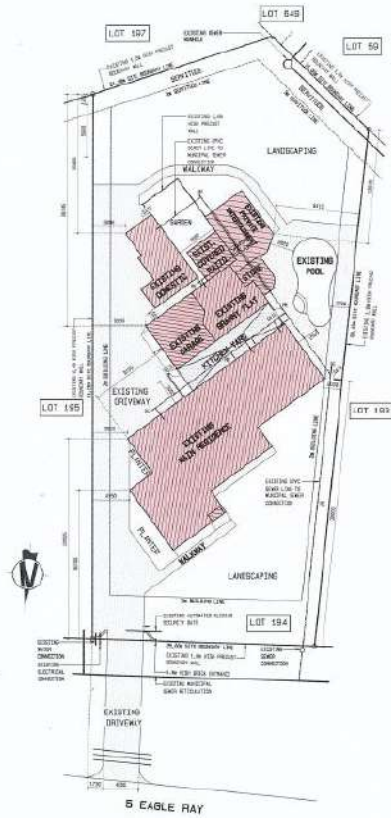
Unit 2:



AREA ANALYSIS- LOT 194			
ZONING - RESIDENTIAL, DULY OBTAINED 1			
OCCUPATION CLASSIFICATION 1-14			
LOT AREA	146,400 sq. ft.	MAXIMUM LOT AREA	146,400 sq. ft.
ALLOWED COVERAGE	100%	MAXIMUM COVERAGE	100%
ALLOWED FLOOR AREA	146,400 sq. ft.	MAXIMUM FLOOR AREA	146,400 sq. ft.
EXISTING BUILDINGS			
BUILDING	FOOTPRINT	FLOOR AREA	BUILDING VOLUME
EXISTING RESIDENCE	146,400 sq. ft.	146,400 sq. ft.	146,400 cu. ft.
EXISTING GARAGE	146,400 sq. ft.	146,400 sq. ft.	146,400 cu. ft.
EXISTING PATIO	146,400 sq. ft.	146,400 sq. ft.	146,400 cu. ft.
EXISTING DRIVEWAY	146,400 sq. ft.	146,400 sq. ft.	146,400 cu. ft.
EXISTING PORCH	146,400 sq. ft.	146,400 sq. ft.	146,400 cu. ft.
TOTAL	146,400 sq. ft.	146,400 sq. ft.	146,400 cu. ft.



MAIN RESIDENCE
FLOOR LAYOUT PLAN
SCALE 1/4"=1'-0"



SITE LAYOUT PLAN
SCALE 1/4"=1'-0"

- NOTES
1. All work to comply with National Building Regulations and Code Book.
 2. All structural work to be carried out to Structural Engineer's design.
 3. All landscaping and retaining walls to be carried out in accordance with the relevant authorities.
 4. Do not scale drawing, only figures and dimensions to be used.
 5. Any discrepancies or errors to be reported immediately.

DESIGN NUMBER	1000
DESIGN SCALE	1/4"=1'-0"
DATE	10/10/10

AS-BUILT RESIDENCE	
CLIENT'S NAME	1. MR. C. KIRK
CLIENT'S CONTACT	2. MR. C. KIRK
STREET ADDRESS	3. 5 EAGLE RAY
CADASTRAL DESCRIPTION	LOT 194

10/10/10	10/10/10
10/10/10	10/10/10
10/10/10	10/10/10

MAIN RESIDENCE	
FLOOR PLAN & SITE PLAN	

10/10/10	10/10/10
10/10/10	10/10/10
10/10/10	10/10/10

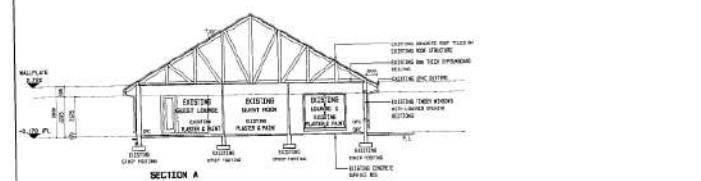
EXISTING MAIN RESIDENCE



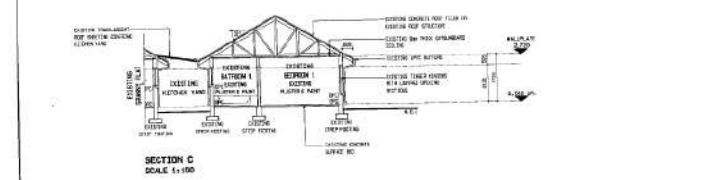
NORTH EAST ELEVATION
SCALE 1:100



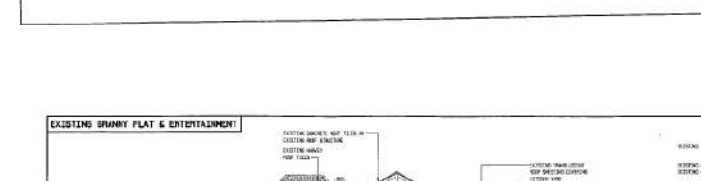
SOUTH WEST ELEVATION
SCALE 1:100



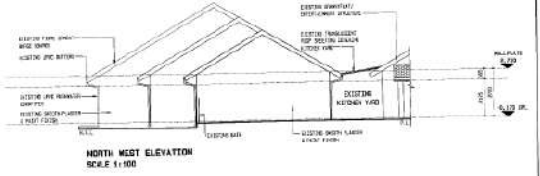
SECTION A
SCALE 1:100



SECTION B
SCALE 1:100



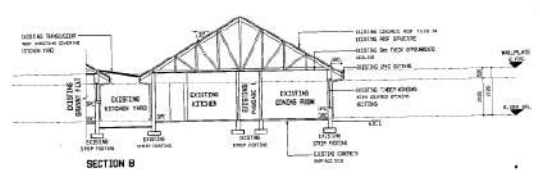
SECTION C
SCALE 1:100



NORTH WEST ELEVATION
SCALE 1:100



SOUTH EAST ELEVATION
SCALE 1:100



SECTION D
SCALE 1:100



SECTION E
SCALE 1:100

NOTES

1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS (NBR) 2011.
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4. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS (NBR) 2011.
5. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS (NBR) 2011.

CLIENT NAME	MR. S. BANERJEE
CLIENT'S CONTACT	MR. S. BANERJEE
STREET ADDRESS	100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761