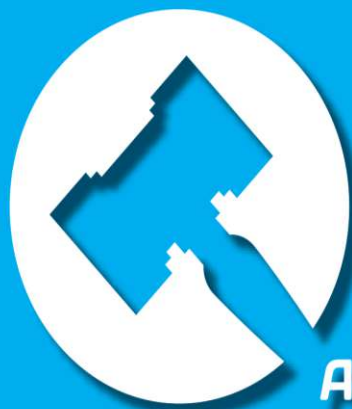




# ian wyles

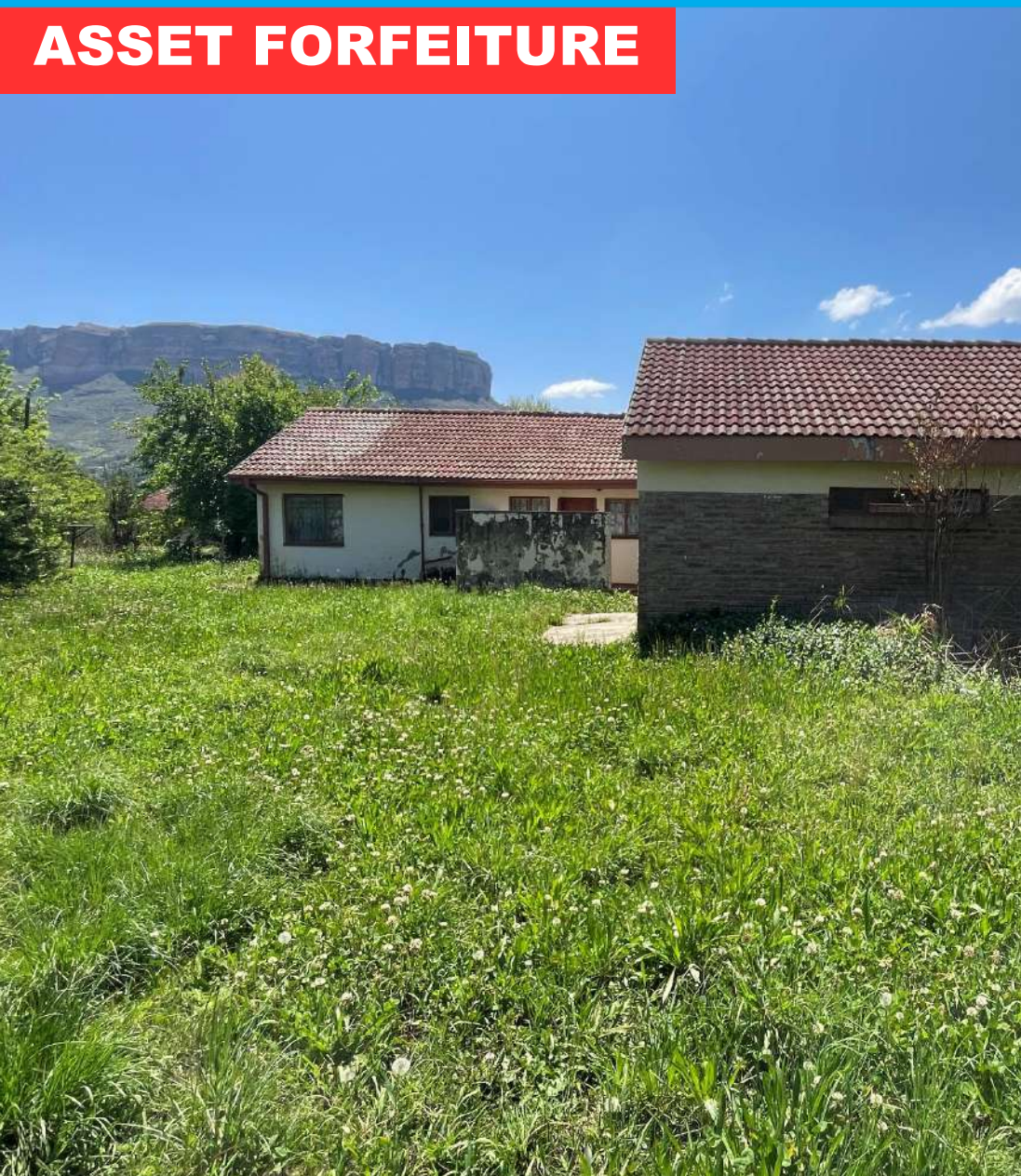
**AUCTIONEERS & APPRAISERS**

**ASSET FORFEITURE**

**6 OCTOBER 2026**

**ON SITE AUCTION**

**TIME: 11 AM**



**National  
Auctioneers  
Association**

**By Appointment**

**CRAIG WOOD**

**083 799 4403**

**031 579 4403**

**[www.ianwyles.co.za](http://www.ianwyles.co.za)**

**LOT 8973 MAKHALA STREET,  
PHUTHADITJHABA -A, FREE STATE**

# 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

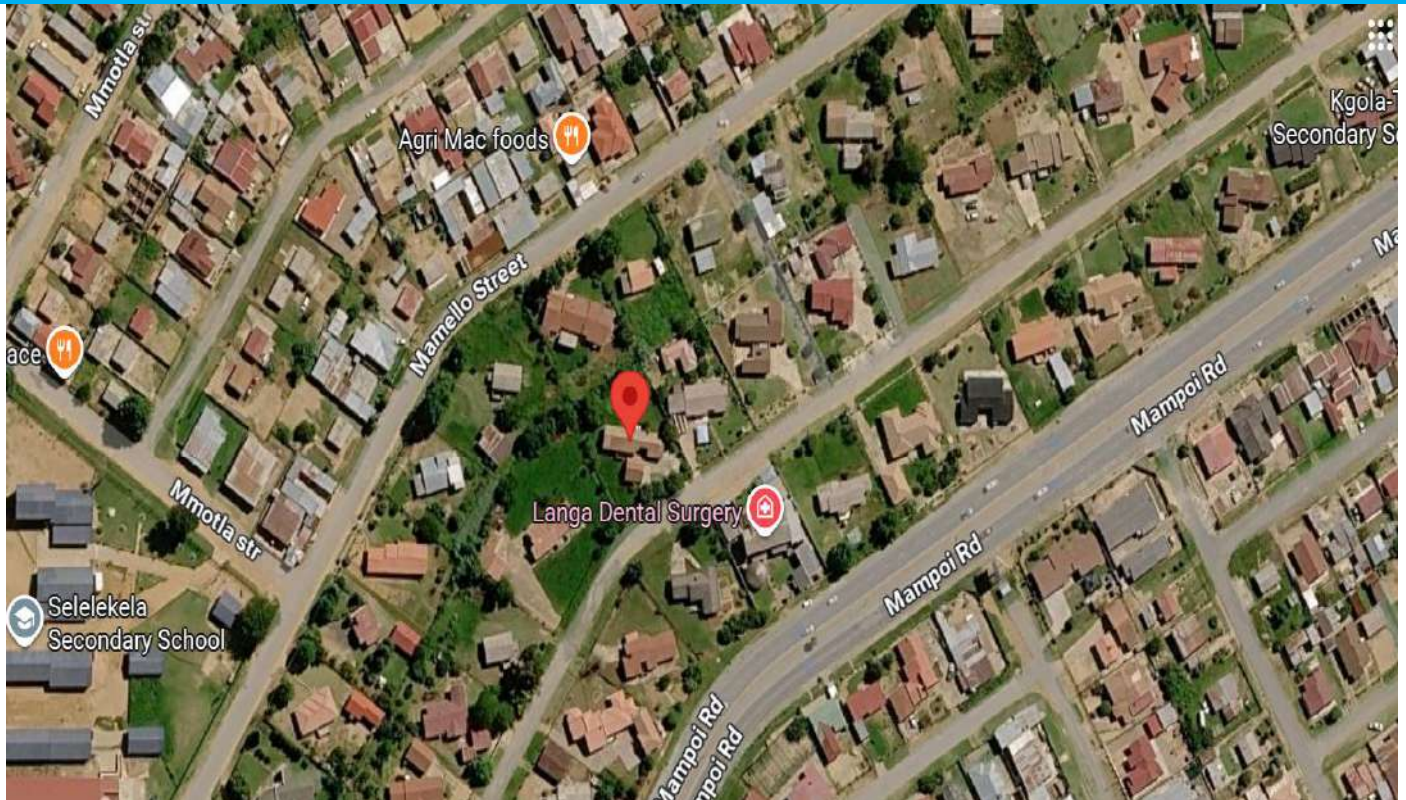
## BANKING DETAILS

|                  |                                                                                                                     |
|------------------|---------------------------------------------------------------------------------------------------------------------|
| 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



Phuthaditaba is a peaceful residential area situated in the Free State, offering a relaxed small-town atmosphere and a convenient lifestyle. The area is characterised by established residential properties, spacious surroundings and a close-knit community environment.

# PROPERTY INFORMATION

|                              |                                                                                                                                                                                     |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| General Property Address     | Erf 8973 Makhala Street, Phuthaditjhaba – A,<br>Free state.                                                                                                                         |
| Title Deed Information       |                                                                                                                                                                                     |
| Title Deed Description       | Erf 8973 Makhala Street, Phuthaditjhaba -A, Maluti A Phofung,<br>Free state                                                                                                         |
| Extent                       | 1325 m <sup>2</sup>                                                                                                                                                                 |
| Title Deed Number            | T9902/2013                                                                                                                                                                          |
| Municipal Information Zoning | Residential                                                                                                                                                                         |
| Monthly Rates                | TBA                                                                                                                                                                                 |
| Lease/ Occupancy             | Property is occupied by a Caretaker.                                                                                                                                                |
| 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

## MAIN RESIDENCE

A single-storey painted and plastered brickwork residence situated beneath a concrete tiled roof.

The accommodation comprises:

- Lounge / Dining Room: Carpeted flooring, pine tongue-and-groove ceiling, fireplace and ceiling fan.
- Kitchen & Scullery: Tiled flooring with fitted oak melamine cupboards and countertops, two-bowl sink, four-plate ceramic hob, under-counter oven and extractor.
- Bedroom 1: Carpeted flooring, seven-door built-in cupboard and tiled en-suite bathroom comprising a bath, toilet and basin.
- Bathroom: Tiled and fitted with a bath, toilet and basin.
- Bedroom 2: Marley tiled flooring and two-door built-in cupboard.
- Bedroom 3: Carpeted flooring.
- Bedroom 4: Carpeted flooring and two-door built-in cupboard.

## OUTBUILDING

A single-storey, plastered and painted building beneath a concrete tiled roof, comprising:

- Double Garage: Open-plan double garage with two manual roll-up doors.

## ADDITIONAL FEATURES

- Fully enclosed boundaries.
- Manual sliding driveway gate.
- Concrete and gravel driveway.
- Double garage providing secure off-street parking.



# GALLERY



