



RESIDENTIAL

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**

By Appointment

ROB GRIFFITHS

073 264 0358

031 579 4403

www.ianwyles.co.za

**16 CANDLE GLOW PLACE,
LA MERCY, KWAZULU NATAL**

A U C T I O N

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

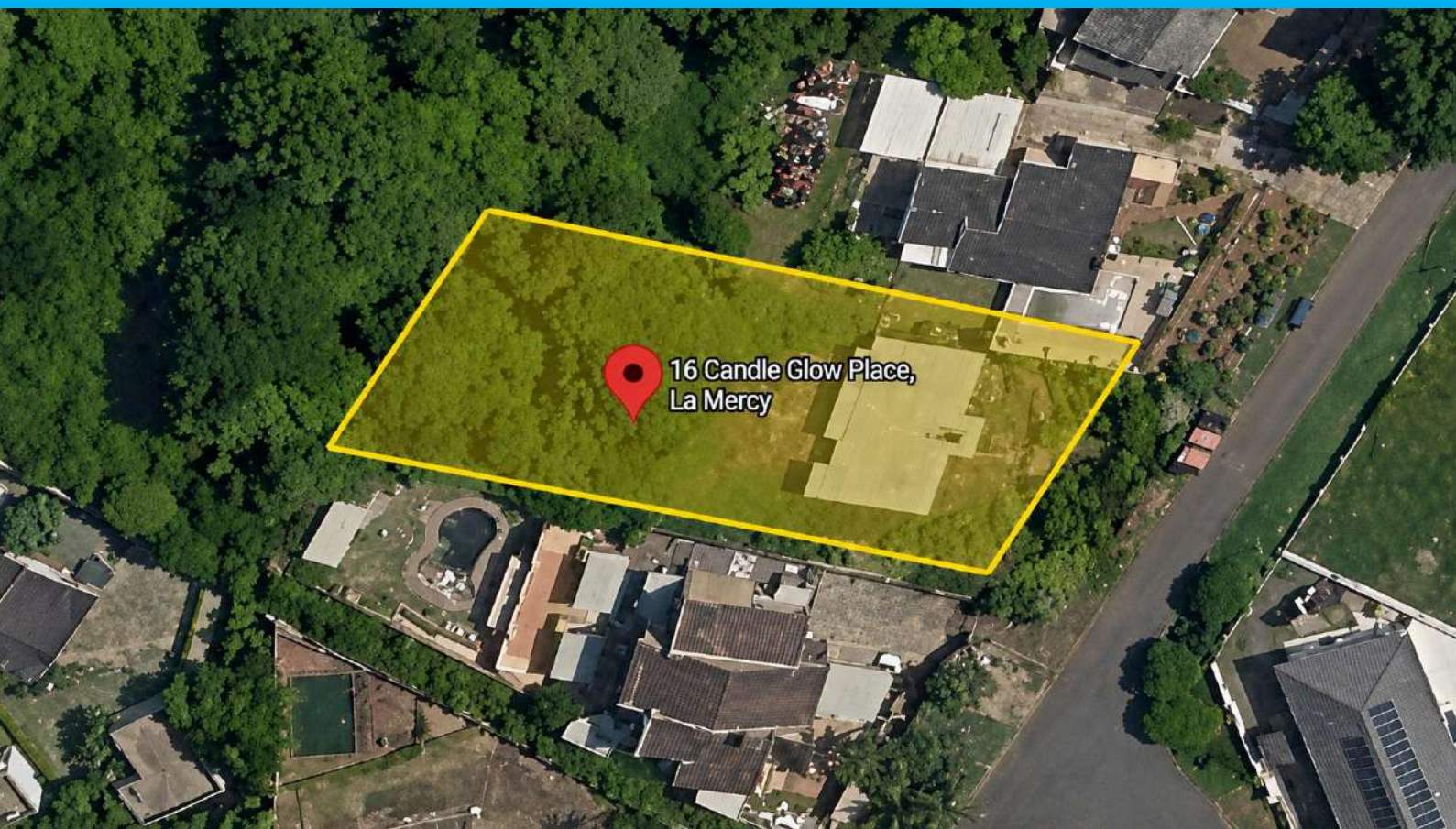
BANKING DETAILS

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



La Mercy is a peaceful coastal suburb on KwaZulu-Natal's North Coast, offering a relaxed seaside lifestyle with convenient access to Durban and surrounding areas.

-  Close to beautiful beaches
-  Peaceful, leafy surroundings
-  Established residential community
-  Approximately 10 minutes from King Shaka International Airport
-  Convenient access to shops and amenities
-  Easy access to the N2, M4 and surrounding coastal towns
-  Close to Umdloti, Umhlanga and Ballito

An appealing location for families, holidaymakers and investors seeking coastal living with excellent connectivity and convenience.

PROPERTY INFORMATION

General Property Address	16 Candle Glow Place, La Mercy KwaZulu Natal.
Title Deed Information	
Title Deed Description	Erf 187 La Mercy, eThekwini, KwaZulu Natal
Extent	1454 m ² land size
Title Deed Number	T17751/2021
Municipal Information Zoning	Residential
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 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 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.



GALLERY





