



ASSET FORFEITURE

6 OCTOBER 2026

ON SITE AUCTION

TIME: 10 AM



NAA National
Auctioneer Auctioneers
Association

By Appointment

CRAIG WOOD

083 799 4403

031 579 4403

www.ianwyles.co.za

**31 BOND STREET, PARKRIDGE,
EAST LONDON, EASTERN CAPE**

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 Re31gistration 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



Park Ridge, East London – Area Description

Park Ridge is a well-established residential area in East London, Eastern Cape, offering a convenient suburban lifestyle with easy access to essential amenities and major transport routes. The area is characterised by a mix of established homes, residential properties and quieter streets, making it suitable for families, professionals and property investors.

PROPERTY INFORMATION

General Property Address	31 Bond Street, Parkridge, East London.
Title Deed Information	
Title Deed Description	Erf 27841, East London, Buffalo City Municipality, Eastern Cape.
Extent	354 m ²
Title Deed Number	T14474/2019
Municipal Information Zoning	Residential
Monthly Rates	TBA
Lease/ Occupancy	Property is occupied by a family member.
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

1. MAIN RESIDENCE

A single-storey plastered and painted residential dwelling situated beneath a corrugated fibre-cement sheet roof, with tiled flooring throughout, comprising:

- 4 Bedrooms
- 2 Bathrooms
- Lounge
- Kitchen

2. OUTBUILDING 1

A single-storey plastered and painted outbuilding situated beneath a corrugated fibre-cement sheet roof, with tiled flooring, comprising:

- 2 Bedrooms
- 2 Bathrooms
- Kitchen
- Lounge

This additional dwelling provides excellent potential for extended family accommodation, guest accommodation or future rental use.

3. OUTBUILDING 2

A single-storey plastered and painted outbuilding situated beneath a corrugated steel sheet roof, comprising:

- Double Garage
- Additional Room

The structure provides secure vehicle accommodation together with additional flexible-use space.

4. OCCUPATION

- Currently occupied by the owner's family.
- No known leases are in place.
- The property currently generates no rental income.

5. ADDITIONAL PROPERTY FEATURES

- Automated swing gates at road level providing convenient vehicular access.
- Concreted yard and ample on-site parking.
- Partial electrified fencing.
- Fully walled on all boundaries, providing enhanced privacy and security.



GALLERY





