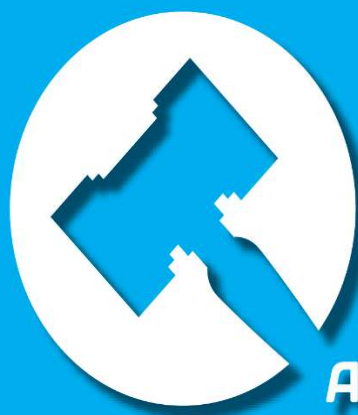




ian wyles

AUCTIONEERS & APPRAISERS

19686 m² COMMERCIAL LAND

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

SLIE DLAMINI

072 543 7743

031 579 4403

www.ianwyles.co.za

**7 ESSER ROAD, MARIANNHILL PARK,
PINETOWN, KWAZULU NATAL.**

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



Situated in the established suburb of Mariannhill Park, Pinetown, this property benefits from a strategic location within a developed residential and commercial environment. The surrounding area features established housing, apartment complexes, commercial premises and vacant land, creating potential opportunities for a range of property uses, subject to the applicable zoning and municipal approvals.

The property enjoys convenient access to major arterial routes, connecting it to Pinetown's commercial hub, Westville and the greater Durban area. Nearby residential developments, shopping facilities, schools and essential amenities further enhance the location's appeal.

With its accessible position and established surrounding infrastructure, 7 Esser Road offers an opportunity for investors, developers or owner-occupiers looking to acquire property in the greater Pinetown area. Prospective purchasers are encouraged to verify the property's zoning, permitted uses, development potential and municipal services before proceeding

PROPERTY INFORMATION

General Property Address	7 Esser Road, Mariannhill Park, Pinetown, eThekwini, KwaZulu-Natal, 3610.
Title Deed Information	
Title Deed Description	Erf 6255 (RE of Erf 6255), Mariannhill Park, Pinetown Ext 59, eThekwini, KwaZulu-Natal.
Extent	19686 m ²
Title Deed Number	T12558/2016
Municipal Information Zoning	Commercial land
Monthly Rates	R 850.00 pm
Lease/ Occupancy	The property is currently Vacant.
VAT Status	The seller is NOT VAT registered. Transfer duty applicable.
General Comments	The subject property is in good 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 COMMERCIAL VACANT LAND FOR SALE

±2 Hectares | Mariannhill, Pinetown

An excellent opportunity to acquire approximately 2 hectares of commercially zoned vacant land in a strategically positioned area of Mariannhill, Pinetown.

Ideally located approximately 50 metres from Bukhulu Truck Stop, Isivuno Containers and the Pinetown Road Traffic Inspectorate, this property offers excellent accessibility and potential for commercial and industrial-related development, subject to the approved plans and applicable municipal requirements.

Key Property Features

- Land Size: Approximately 2 hectares
- Zoning: Commercial
- Approved Building Plans: Available
- Electricity: eThekweni Municipality electricity supply approval in place
- Water: Water supply agreement in place
- Petroleum Licence: Wholesale Licence certificate issued by the Department of Mineral Resources and Energy under the applicable Petroleum Products legislation
- Supporting documentation is available for viewing upon request.
- Excellent Accessibility

The property is conveniently accessed via the M1 main road intersection at the corner of the M1 and Abbot Francis Road, with easy connectivity to the N3 northbound and southbound routes. Westmead is situated directly across the N3 highway, further enhancing the property's strategic position for commercial operations.

An Opportunity for Investors and Developers

With its substantial land size, commercial zoning, supporting documentation and strategic road access, this property presents an attractive opportunity for investors, developers and businesses seeking a well-positioned site in the greater Pinetown area.

GALLERY







