

AGRICULTURAL

29 OCTOBER 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

CARMEN JESSON

082 212 7755

031 579 4403

www.ianwyles.co.za

**PTN 1 OF FARM LOT 26 MARBURG SETTLEMENT, NO
5463, ET, 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



Marburg is a well-established residential and semi-rural area situated just outside Port Shepstone on the KwaZulu-Natal South Coast. The area offers a combination of convenient access to urban amenities, established residential neighbourhoods and surrounding agricultural and open-land areas.

Located within the broader Port Shepstone area, Marburg benefits from excellent connectivity via the N2 national highway, providing convenient access to surrounding South Coast towns, beaches and commercial centres. Port Shepstone serves as a major regional commercial and service hub, offering shopping centres, schools, medical facilities, government services, restaurants and other essential amenities.

PROPERTY INFORMATION

General Property Address	Ptn 1 of Farm Lot 26 Marburg Settlement, no 5463, ET KWAZULU NATAL
Title Deed Information	
Title Deed Description	5463 (RE of Ptn 1), LOT 26 MARBURG SETTLEMENT, Ray Nkonyeni Non-Urban, Kwazulu-Natal
Extent	3.4094 ha
Title Deed Number	T59012/2005
Municipal Information Zoning	Agriculture
Monthly Rates	TBA
Lease/ Occupancy	The property is currently occupied by the owners.
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

RARE SOUTH COAST PROPERTY OPPORTUNITY

3.4094 Hectares | Marburg Settlement | Near Oslo Beach

AGRICULTURE • HYDROPONICS • DEVELOPMENT • COMMUNITY USE

A unique and versatile property offering exceptional potential on the sought-after South Coast, positioned on the beach side of the highway in an established residential environment.

This substantial 3.4094-hectare property presents an exciting opportunity for an investor, developer, agricultural entrepreneur, church organisation, school, community organisation or private purchaser looking for a strategically positioned property with multiple potential uses.

Property: Lot 26, Portion 1, Marburg Settlement

Erf: 5463

Extent: 3.4094 hectares

Title Deed: T59012/2005

Current Zoning: Agricultural

Location: South Coast, near Oslo Beach

A PROPERTY WITH A DIFFERENCE

What makes this property particularly compelling is its combination of size, location, existing infrastructure and development potential.

Although currently zoned agricultural, the property is situated within a predominantly residential environment and enjoys the significant advantage of being on the beach side of the highway.

This creates an exceptional opportunity for purchasers investigating alternative land uses, subject to the necessary municipal approvals and planning processes.

Potential opportunities could include:

- Residential development
- Church or place of worship
- School or educational facility
- Community or social development
- Retirement or lifestyle development

- Hydroponic farming / commercial agriculture
- Private residential estate
- A combination of agricultural and residential uses, subject to approvals

The property has been identified as having potential for approximately 22 residential homes, subject to the relevant rezoning, subdivision, planning and municipal approvals.

ESTABLISHED HYDROPONIC FARMING INFRASTRUCTURE

Previously operated successfully as a commercial hydroponic farming operation, the property produced flourishing tomato crops in its established growing tunnels.

The existing infrastructure provides an incoming purchaser with the opportunity to recommence hydroponic production without having to start completely from scratch.

Existing hydroponic infrastructure includes:

- 8 hydroponic growing tunnels
- 11 x 5,000-litre water storage tanks
- 1 x 10,000-litre water storage tank
- Computerised irrigation system
- Dedicated fertigation room
- Packing and sorting room
- Staff accommodation
- Three-phase electricity
- Existing agricultural infrastructure

The owners estimate that an investment in the region of R100,000–R200,000 could potentially be required to recommence the hydroponic operation, depending on the condition of the existing equipment and the purchaser's intended scale of production.

A unique handover opportunity

An exceptional added benefit is that the current owners are prepared to assist and train the new purchaser in restarting the hydroponic operation.

This can include practical guidance on:

- Hydroponic growing methods
- Preparation and mixing of nutrient solutions
- Irrigation and fertigation
- Use of the growing tunnels
- Planting procedures
- Crop timing
- Tomato production
- General operation and management of the system

This provides a valuable opportunity for a purchaser who may be interested in entering hydroponic farming but does not have previous practical experience.

TWO EXISTING HOMES

The property also includes two substantial residential dwellings, providing accommodation for owners, managers or staff.

MAIN RESIDENCE

The main residence comprises:

- 3 bedrooms
- Lounge
- Dining area
- Kitchen
- Built-in cupboards
- Security fencing
- Alarm system

GRANNY FLAT / SECOND DWELLING

The additional dwelling comprises:

- 2 bedrooms
- Open-plan lounge and kitchen
- Built-in cupboards
- Security fencing
- Alarm system

The existing accommodation adds considerable practical value for an owner-operator, agricultural enterprise or future development project.

APPROVED AGRICULTURAL BUILDING PLANS

Another significant



GALLERY

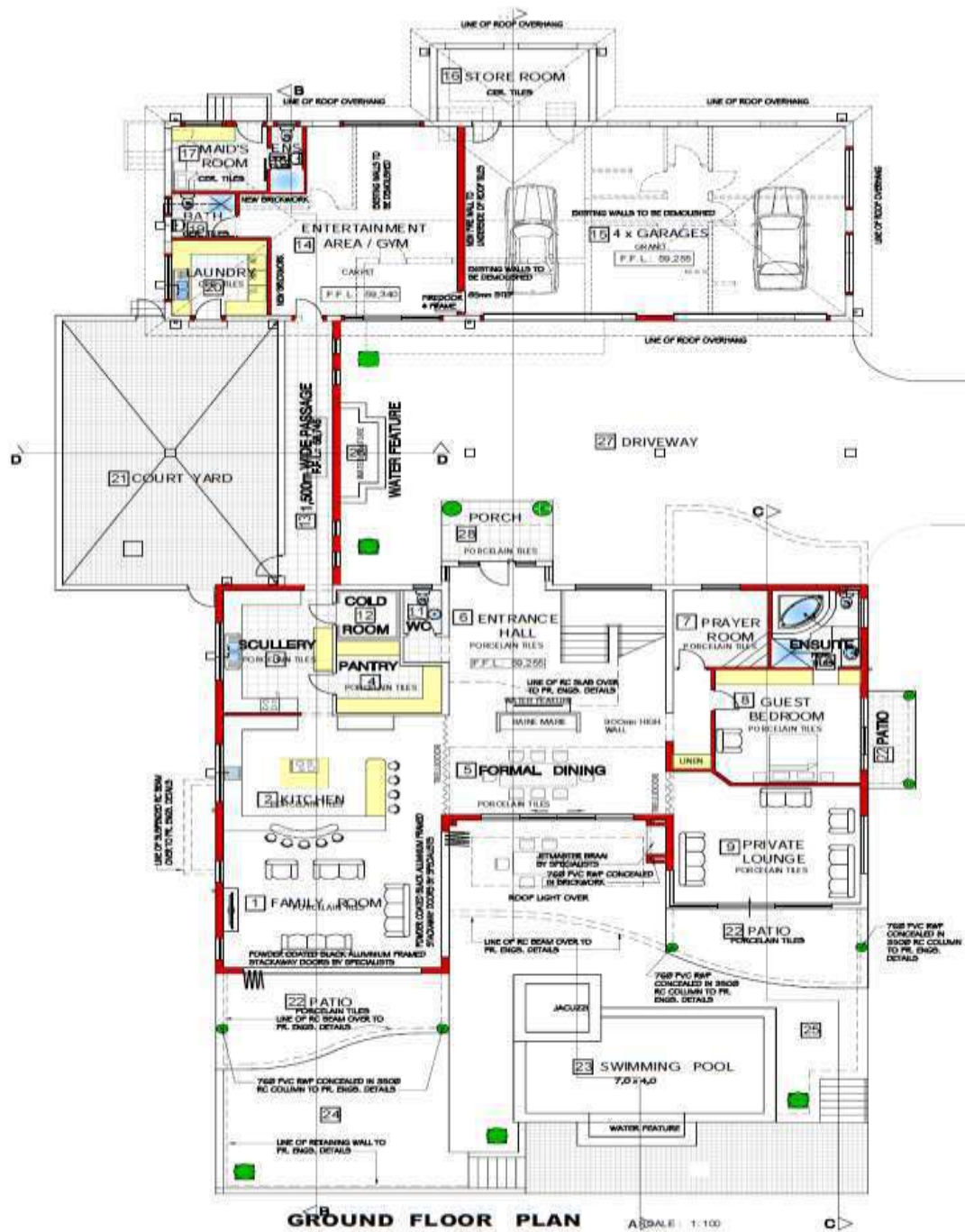


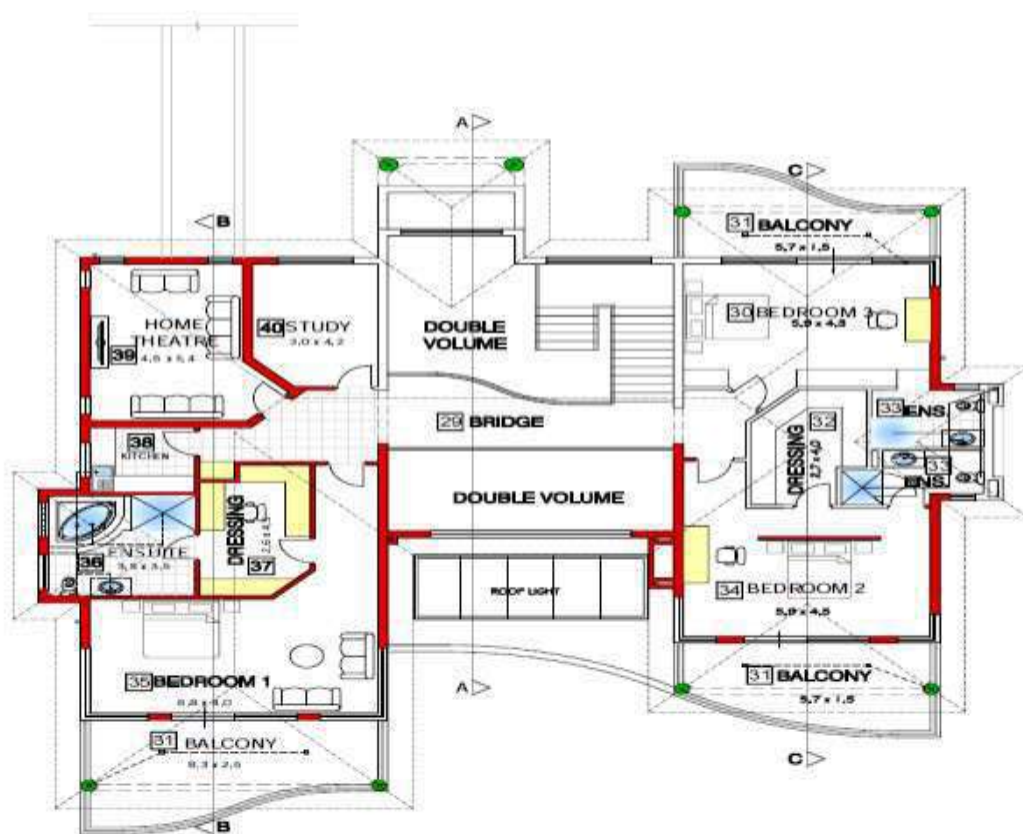






[Future Plans](#)





FIRST FLOOR PLAN SCALE : 1:100

1. *Journal of the American Medical Association*, 1997; 278: 1019-1024.

38. KITCHENETTE
1. A kitchenette is a kitchenette. It is a small kitchen, usually found in a hotel or a small apartment, that is used for preparing and eating food. It typically includes a sink, a stove, and a refrigerator. It is often used by people who are traveling or who are living in a small space.
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- **SHOULD BE PREPARED TO DISCUSS THE PROS AND CONS OF SPECIALISTS. IN GENERAL, HAVE TO BE ATTRACTIVE.**
 - **"GIVE MEETINGS/WORKSHOPS THE SAME TYPE OF FEEDBACK THAT I GET."**
 - **USING THEM TO GET A FEEL FOR THE MARKET AND TO PRESENT IDEAS TO INVESTORS/FITTERS IN THE FUTURE. SHOULD BE DONE BEFORE THE FIRST MEETING.**
 - **CHOOSE A GOOD, ATTRACTIVE, EASY TO REMEMBER AND EASY TO HOLD LOCATION THAT OFFERS VALUE TO A BROAD RANGE OF INVESTORS AND PROVIDES "HIGHER-CLASS"**
 - **PROMOTIONAL/ADVERTISING. ALWAYS BE PREPARED TO HAVE A LINE UP OF INVESTORS - STARTING WITH A FEW, BUT NOT TOO MANY.**
- ### 39. HOME THEATRE
- **NEED TO BE IN A POSITION TO HAVE VISITS OF FAMILIAR CONTACTS (OWNERS, LOCALS) AND HAVE ADEQUATELY AVAILABLE TO THEM. SHOULD BE IN A POSITION TO OFFER THEM A FEELING OF THE MARKET AND TO PRESENT IDEAS TO INVESTORS/FITTERS IN THE FUTURE. SHOULD BE DONE BEFORE THE FIRST MEETING.**
 - **CHOOSE A GOOD, ATTRACTIVE, EASY TO REMEMBER AND EASY TO HOLD LOCATION THAT OFFERS VALUE TO A BROAD RANGE OF INVESTORS AND PROVIDES "HIGHER-CLASS"**
 - **PROMOTIONAL/ADVERTISING. ALWAYS BE PREPARED TO HAVE A LINE UP OF INVESTORS - STARTING WITH A FEW, BUT NOT TOO MANY.**

1. *Adaptation to the environment*

- ALCOA HAS MAINTAINED A COMMITMENT TO THE QUALITY OF THE ENVIRONMENT SINCE 1970. THE FIRST OF SEVERAL STEPS TO ACHIEVE THIS WAS THE ESTABLISHMENT OF AN ENVIRONMENTAL MANAGEMENT SYSTEM IN 1975. THIS SYSTEM WAS THE FIRST OF ITS KIND IN THE ALUMINUM INDUSTRY AND WAS A FORERUNNER OF THE ISO 14000 STANDARDS. SINCE 1975, ALCOA HAS CONTINUED TO IMPROVE ITS ENVIRONMENTAL MANAGEMENT SYSTEM, AND IN 1995, IT WAS THE FIRST COMPANY IN THE WORLD TO BE CERTIFIED TO THE ISO 14001 STANDARD. ALCOA HAS ALSO BEEN A LEADER IN THE DEVELOPMENT OF NEW TECHNOLOGIES TO REDUCE ENVIRONMENTAL IMPACTS. FOR EXAMPLE, ALCOA HAS DEVELOPED A NEW PROCESS FOR PRODUCING ALUMINUM THAT REDUCES CO₂ EMISSIONS BY 10% AND A NEW PROCESS FOR PRODUCING ALUMINUM THAT REDUCES WATER CONSUMPTION BY 50%. ALCOA HAS ALSO BEEN A LEADER IN THE DEVELOPMENT OF NEW TECHNOLOGIES TO REDUCE ENVIRONMENTAL IMPACTS. FOR EXAMPLE, ALCOA HAS DEVELOPED A NEW PROCESS FOR PRODUCING ALUMINUM THAT REDUCES CO₂ EMISSIONS BY 10% AND A NEW PROCESS FOR PRODUCING ALUMINUM THAT REDUCES WATER CONSUMPTION BY 50%.

• **Full Member** (2000-2001)

- [illegible]

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- POLYMER-COATED "BLACK" ALUMINUM PAPER BOARD IS USED TO HOLD 250,000+ IMPRESSIONS PER SQUARE INCH BY SPECIALISTS

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1. 姓名	2. 性别	3. 年龄	4. 职业	5. 学历	6. 民族	7. 籍贯	8. 出生地	9. 婚姻状况	10. 健康状况	11. 宗教信仰	12. 政治面貌	13. 社会关系	14. 其他事项
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