



AUCTIONEERS



Est. 1892

TongaatHulett®

PROPERTY AUCTION

Development Land: Umhlanga Rocks, KZN

Directly on the N2 // Cornubia Flyover Bridge

Erf Size: 1.5734Ha Usable Area: ±9 317m²

Located within the URTC

Umhlanga Ridge Boulevard Offramp

Umhlanga Ridge Town Centre, Umhlanga, KwaZulu Natal

Portion 262 (of 260) of Erf 2426 Umhlanga Rocks

BUSINESS RESCUE AUCTION

Duly Instructed by the appointed Business Rescue Practitioners of Tongaat-Hulett Developments (Pty) Ltd (In Business Rescue)



BID ONLINE LIVE VIA WEBCAST

Auction Date & Time:

Tuesday, 19 August at 12pm (12h00)

Venue:

Via Online webcast at www.whauctions.com

Auctioneer:

Joshua Pelkowitz

Video Walkthrough:

<https://youtu.be/iCJFvys6jLo>

Joshua Pelkowitz • Cell: 072 536 5482 • Email: joshuap@wh.co.za

(Property Practitioner – Certificate Number 2023332289)

WH Auctioneers Properties (PTY) Ltd

578 16th Road, Randjespark, Midrand

Tel: 0115745700

Registered Firm with PPRA – (Certificate

Number 2023119384)

www.whauctions.com



GUIDELINE FOR THE AUCTION

BIDDING OPTIONS (ONLY FOR REGISTERED BIDDERS, PLEASE SEE PROCEDURE ATTACHED)

Auction Date & Venue: Tuesday, 19 August 2025 at 12pm (12h00) – online via webcast – www.whauctions.com.

Registration: Bidders can register at any time prior to auction on www.whauctions.com. Identity and FICA documents are required in order to register for the auction.

All potential buyers are required to pay a registration fee of **R50 000** in order to bid at the auction. This amount can be paid either by bank guaranteed cheque or EFT into the Auctioneer's trust account.

Once registered each buyer will be issued with a buyer's card reflecting a buyer's number.

Upon signature of the registration documents, all buyers will have acknowledged and accept the Terms and Conditions as set out in the Rules of Auction.

Registration Fee: R50 000.00 (Refundable to unsuccessful bidders)

Buyer's Premium: 6% (Excl. VAT) of the hammer price

Deposit: 16,9% of hammer price

Confirmation period: 14 Business days.

Balance of the purchase price payable within 21 Business days after acceptance of the sale.

The bid price excludes the buyer's premium of **6% (Excl. VAT)** which is payable over and above the purchase price by the highest bidder.

The auctioneers have the right to regulate the bidding at the auction. When the auctioneer knocks down the property to the highest bidder the successful bidder will sign the Conditions of Sale on the day.

A deposit of 16,9% of the purchase price is payable on the fall of the hammer. This percentage is made up of the commission payable by the successful bidder of 6% plus VAT (namely, 6,9%) plus a 10% deposit on the purchase price of the Property.

The deposit is payable by way of electronic transfer (EFT) into the WH Auctioneers Properties' Trust account.

For queries regarding the properties on auction contact:

Joshua Pelkowitz: 072 536 5482

WH Auctioneers offices: 011 574 5700

TERMS OF THE SALE

- The properties are sold Voetstoots and NOT SUBJECT TO VACANT OCCUPATION
- PURCHASER'S commission of 6% plus VAT over and above the bid price
- 16,9% deposit payable by Purchaser on fall of the hammer.
- Offers are non-suspensive and not subject to alteration on pre-approved conditions.
- Offers are on a cash-basis and not subject to finance.
- Purchaser responsible for the compliance certificates where applicable.

**All Outlines are Estimates
based on Information
Received from the Sellers**

The way auctions should be.

WH AUCTIONEERS PROPERTIES (PTY) LTD.

Company Registration Nr.: 2012/202070/07 • VAT Nr.: 4310269388

Directors: S. Winterstein, P. Narainsamy, N. Hunsraj

578 16TH ROAD, RANDJESPAK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

TEL: 011-5745700 • EMAIL: INFO@WH.CO.ZA

WWW.WHAUCTIONS.COM

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GENERAL

Pin Location:	-29.714739, 31.065149
Erf & Suburb & City:	Portion 262 (of 260) of Erf 2426 Umhlanga Rocks
Land Size:	15,734m ² (only ±9,137m ² usable due to servitudes)
Zoning:	Unzoned, with no development rights
Access:	Via right of way through the Manhattan Mews complex
Servitudes:	±42% of the site is subject to a Non-User Servitude in favour of SANRAL for the N2 offramp to URTC.
Rates Clearance:	None due (municipal value R1,000). Rated as open space.

LOCALITY

The Property forms part of a burgeoning new neighbourhood,. This site is located within Umhlanga Ridge Town Centre which is close to the central retail and leisure hubs in Umhlanga Ridge Town Centre.

Within the area is a mix of national hotel groups and corporate head offices that contribute to the lively appeal of the node. Umhlanga Ridge Town Centre forms part of the larger Umhlanga area and is connected to Cornubia, Mt Edgecombe and La Lucia.

A hub of activity, the greater Umhlanga area is currently one of the most developed locations and is pioneering the optimisation of urban mixed-use and residential spaces.

Nearby Amenities

- Gateway Shopping Centre,
- Umhlanga Hospital,
- Gateway Hospital,
- Seattle Coffee
- Reddam Private School
- Upmarket Izinga Estate
- Umhlanga Village
- Umhlanga Beach

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PROPERTY DESCRIPTION

The property comprises a large tract of land in the URTC, adjacent to the Cornubia Flyover Bridge. The site measures 1.5734ha with $\pm 9\,137\text{m}^2$ of developable area. $\pm 42\%$ of the site is subject to a Non-User Servitude in favour of SANRAL for the N2 offramp to URTC.

USAGE CONDITIONS & RESTRICTIONS

- **Land Use Restriction:** unzoned with no development rights
- **Development Rights:** The purchaser shall be required to either acquire their own development rights or negotiate with THD regarding the extension of Special Zone 11.
- **Use restriction:** The site may not be used as a petrol filling station
- Development will require full compliance with environmental, zoning, and planning frameworks
- The property can be sold and transferred to the new Purchaser in its current state

The **Purchaser** (at their cost) will be responsible for:

- Rezoning
- Acquisition of rights
- Servicing and platforming
- Precinct plan amendments and development costs

ASSOCIATION OBLIGATIONS

- **Management Association:** Purchaser must become a member of Parkside Umhlanga Ridge Management Association (RF) NPC
- **Levy Obligations:** Monthly levy and Levy Stabilisation Fund contributions apply; terms are binding on all future owners
- **Design & Environmental Compliance:** Purchaser must adhere to the association's MOI, rules, development manual, and environmental restrictions

NON-USER SERVITUDE

****Note:** The the non-user servitude must be subdivided and transferred to SANRAL. this will be the reposnsibility of the new Purchaser.

DISCLAIMER:

All development land zoning information is per information as supplied and is to the best of the owner's knowledge accurate. It is the responsibility of the purchaser to ensure they have made the relevant investigations with the authorities to confirm what can be developed on-site. Neither WH, nor the Seller warrant confirmation or relaxation of any regulations in terms of the development of the site.

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**ACCESS TO SITE**

Access is gained to the site via right of way through the adjacent Manhattan Mews residential complex



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SITE LAYOUT AND DEVELOPABLE AREA



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**SITE PHOTOGRAPHS**

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Property Condition Report in terms of The Property Practitioners Act 22 of 2019

	YES	NO	N / A
I am aware of the defects in the roof.			X
I am aware of the defects in the electrical systems.			X
I am aware of the defects in the plumbing system, including in the swimming pool.			X
I am aware of the defects in the heating and air conditioning systems, including the air filters and humidifiers.			X
I am aware of the defects in the septic or other sanitary disposal systems.			X
I am aware of any defects to the property and/or in the basement or foundations of the property, including cracks, seepage and bugles. Other such defects include, but are not limited to, flooding, dampness or wet walls and unsafe concentrations of mould or defects in drain tiling or sump pump.			X
I am aware of structural defects in the Property.			X
I am aware of boundary line dispute, encroachments or encumbrances in connection with the Property.			X
I am aware that remodelling and refurbishment have affected the structure of the Property.			X
I am aware that any additions or improvements made to or any erections made on the property, have been done or were made, only after the required consents, permissions and permits to do so were properly obtained.			X
I am aware that a structure on the Property has been earmarked as a historic structure or heritage site.			X

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ADDITIONAL INFORMATION			
The property is currently vacant land			

Signed on Behalf of Seller at _____ on _____ 2025

Signed on Behalf of Agent at _____ on _____ 2025

Signed on Behalf of Purchaser at _____ on _____ 2025

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