



**AUCTIONEERS**

# PROPERTY AUCTION

**Large 12 Bedroom, 11 Bathroom House**

**Darling, Western Cape**

**Erf Size: 5 304m<sup>2</sup>**

37 Long Street Darling Western Cape

Erf 3423 Darling Western Cape

## LIQUIDATION AUCTION

**The Planet Art CC (In Provisional Liquidation) Master Ref: C181/2025**



## BID ONLINE VIA WEBCAST

**Auction Date:** Tuesday, 16<sup>th</sup> September 2025 @ 11:00

**Online Bidding:** Webcast Live Bidding

WH Auctioneers Properties (PTY) Ltd

578 16<sup>th</sup> Road, Randjespark, Midrand

Tel: 0115745700

Registered Firm – (Certificate Number

2023119384)

**[www.whauctions.com](http://www.whauctions.com)**

Contact for further info:

**Zain Teegler**

Cell: 067 402 4549

Email: [zaint@wh.co.za](mailto:zaint@wh.co.za)

(FFC Number: 20227142518)

**Daniel Pelkowitz**

Cell: 072 360 7510

Email: [danielp@wh.co.za](mailto:danielp@wh.co.za)

(FFC Number: 20233332288)



## 1. GUIDELINE FOR THE AUCTION

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

**Auction Date & Venue:** Tuesday, 16<sup>th</sup> September 2025 @ 11:00 online via Live Webcast at [www.whauctions.com](http://www.whauctions.com)

**Registration:** Bidders can register at any time prior to auction on [www.whauctions.com](http://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 (Refundable to unsuccessful bidders)

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

**Deposit payable:** 16.9% of bid price on fall of the hammer

**Confirmation period:** 14 Business Days

Balance of the purchase price payable within 21 business days after confirmation of sale.

**A deposit of 16.9% 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 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.

### **For queries regarding the properties on auction contact:**

Zain Teegler: 067 402 4549

Daniel Pelkowitz: 072 360 7510

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 is responsible for certificates of compliance where applicable.

*The way auctions should be.*

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

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

578 16<sup>TH</sup> ROAD, RANDJESPAK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

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

WWW.WHAUCTIONS.COM

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## HOW TO BID ON WEBCAST

Webcast Auctions at [www.whauctions.com](http://www.whauctions.com)

- 1** Create your free account in minutes (once-off). Follow the email link to activate it.
- 2** Login & go to the auction you want to bid on.
- 3** Click on "Register for this Sale" and follow instructions emailed to you thereafter. FICA & a refundable deposit will be.
- 4** Once approved you'll be able to bid online. Your bid amount excludes VAT & Fees. You can place pre-bids or Autobids (to let the system bid for you up to your amount) or you can bid during the auction closing.
- 5** If you have won any lots, you will be notified on the site and an invoice will be mailed to you after the auction. Unsuccessful bidders will receive a refund.

### REGISTERING FOR WEBCAST AUCTIONS

1. Firstly you will need to create an account with us (once-off). You can do this by clicking on the create account link at the top of any page at [whauctions.com](http://whauctions.com).
2. To register for an online auction – login and then either click on the relevant link on the home page or select the auction from the auction calendar, and click on the green 'register for this sale' or 'register' button on any item.
3. We will email you an auction registration form & banking info for the deposit. Complete the form and email back to us along with the other relevant documentation. When you are approved a confirmation email will be sent to the email address you signed up with and you can begin bidding online or wait for the live auction closing.

A refundable deposit will be requested. We will also require documents for FICA purposes. Banking details & auction info will be emailed to you when you register for an auction.



For all auctions conducted by WH Auctioneers, our Rules of Auction comply with section 45 of the CPA, Act 68 of 2008. FICA compliance is mandatory to register for our auctions.

See next page for screenshots of the Webcast bidding screens.

**BID!  
NOW!**  
REGISTER ONLINE

**whauctions.com**

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### BIDDING ON WEBCAST

Once approved, you can bid from any internet enabled device or computer. Bids can be placed on any item on any page where you see the green 'bid' amount button. (See screenshots below). Before the actual live auction closing, lots are open for pre-bidding. You can bid in increments or place Autobids and the system will bid for you up to that amount. During auction closing the Webcast screen will display one lot at a time with a live audio stream from the auctioneer.

Buyers are urged to inspect the items on viewing days before bidding. Bids can not be cancelled.

#### Pre-bidding phase. This is before the live auction closing.

**Place a bid in increments. This is the current bid price + the bid increment.**

**Set an Autobid. This is the maximum amount you want to pay. The system will bid on your behalf up to this amount.**

#### During live auction closing with audio stream from the auctioneer.

**During live auction closing, the Webcast screen layout changes to show only one lot at a time that is being auctioned. The amount shown is the auctioneer's asking price. Click on the button to bid that amount.**

**Your bid status is displayed here after you bid. If outbid, bid again if the asking bid amount is in your budget.**

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## 2. GENERAL

Property Address: 37 Long Street, Darling Western Cape

Erf, Suburb & City: Erf 3423 Darling, Western Cape

## 3. TITLE DEED INFORMATION

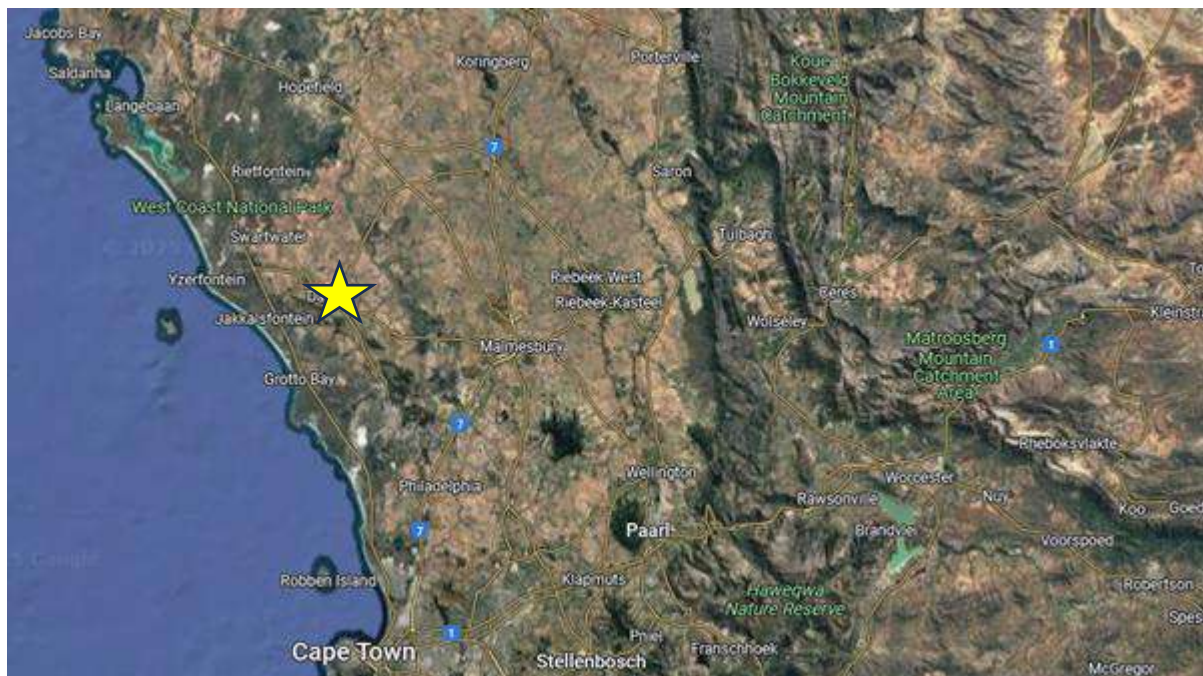
Municipality: Swartland

Erf Size: 5 304m<sup>2</sup>

Title Deed Number: T86277/2000

## 4. LOCALITY

**Darling** is a town in South Africa's Western Cape. It's part of the Cape Floral Region and home to hundreds of species of flowering plants. The Darling Museum, in the 1899 Town Hall, traces local history, including the 19th-century butter industry. Just outside town, West Coast National Park's Langebaan Lagoon attracts migrating birds. Darling is famous for its incredible flower season.



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## 12 Bedroom House – Darling, WC



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## 5. DESCRIPTION OF IMPROVEMENTS

The subject property is a corner plot located in Darling Western Cape and measures 5 304m<sup>2</sup> in extent. The property was formerly used as a guest house and the layout is suitable for similar usage with most rooms being separately lockable and en suite.

The subject property is currently divided into 2 “wings” namely:

The Eastern Wing that consists of 6 ensuite bedrooms, an open plan living, dining and kitchen area that leads onto the stoep. Additional storerooms, subdivided study/bedrooms and a separate bathroom.

The Western wing consists of 6 bedrooms, 4 bathrooms, an open plan living, dining, lounge and kitchen area. It also consists of a subdivided study area, various storerooms, a large hall and stairs leading to dormitories and storage area on the top floor. The property offers a large lock-up garage, storerooms, as well as undercover parking. The floors are wooden throughout with tiled bathrooms. The roof requires repair.

The property breakdown as follow –

- 12 bedrooms (mostly en suite)
- 11 bathrooms
- 2 Dining rooms
- 2 Kitchens
- 2 Lounges
- 2 Studies
- Hall
- 4 Dormitory rooms on the upper level
- 4 Storerooms
- Foyer
- 4 Patios, stoeps
- 3 Fishponds and water features
- Large Garage
- 10 Off street under cover parking's
- Small Dam

### Conditions:

The property is in poor condition and has excessive damage to the roof structure, lots of water ingress and water damage, the ceiling boards in most rooms are damaged, there are possibly some electrical faults with lights not working, there are some bathrooms that have issues, and the walls have cracks in some parts. There are also heritage restrictions in place on the property.

### Disclaimer

***A structural survey of the building has not been undertaken and will not form part of this report. All structural and maintenance information are as per information provided by the owners upon visiting the site. We have not received nor had site of building plans. Neither the Seller nor the Auctioneer warrant the availability of any buildings plans and the property is not being sold subject to the provision of such plans. Neither the Seller nor the Auctioneer warrant vacant occupation.***

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## 6. AREIAL PHOTOGRAPHS



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## 7. SITE PHOTOGRAPHS



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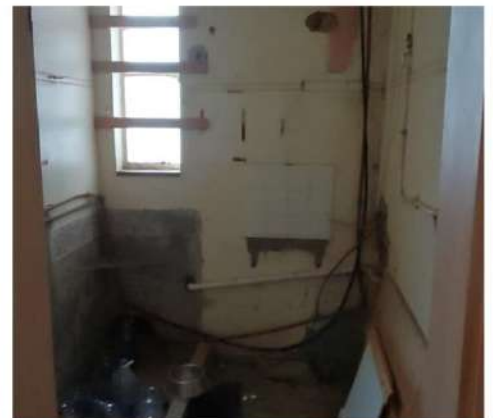
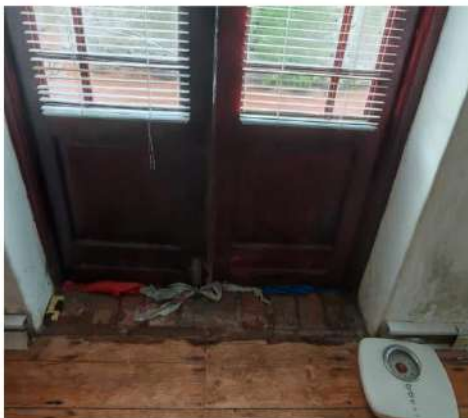
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## 8. DAMAGES



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9. MUNICIPAL ACCOUNT

Swartland Municipality  
Private Bag X52  
Malmesbury  
7299



**SWARTLAND**  
MUNISIPALITEIT/OMASIPALA MUNICIPALITY

ACCOUNT NUMBER  
**2-20-03423-001-7**

VALUATION	OWN PLOT RH	DEPOSIT	LAST RECEIPT	ACCOUNT DATE
4250000	2003423000	450.00	31/07/25	31/07/25
AREA		STREET ADDRESS		
5304		17 LANGPONTAIN STREET		
WARD		SUBURB		
5		DARLING		

THE PLANET ART CC  
PO BOX 16296  
  
VLAEBERG  
8018

OUR VAT Reg No: 4010193411

TAX INVOICE MONTHLY ACCOUNT **220034230017-07-25**

DATE	REFERENCE	DETAIL	WATER QUOTA	VAT	AMOUNT
BALANCE BROUGHT FORWARD					
24/07/25	z/743071B87	RECEIPT			7 218.20
31/07/25	ROUNDING	STATEMENT ROUNDING			-7 218.20
31/07/25	CRHB8922	WATER (20/06/2025-17/07/2025) 7866 - 7819 = 47 K1 27 DAYS		415.24	3 183.58
		01/07/2025			
		3.20 K1 @ 6.8900 =	22.02		
		2.13 K1 @ 11.2000 =	23.86		
		2.67 K1 @ 21.0500 =	56.20		
		2.67 K1 @ 27.0400 =	72.20		
		2.67 K1 @ 39.7200 =	106.05		
		5.33 K1 @ 59.7300 =	318.36		
		9.19 K1 @ 111.3800 =	1023.58		
		01/07/2024			
		2.20 K1 @ 6.4400 =	14.17		
		1.47 K1 @ 10.5800 =	15.55		
		1.83 K1 @ 20.0700 =	36.73		
		1.83 K1 @ 25.7800 =	47.18		
		1.83 K1 @ 37.8600 =	69.28		
		3.67 K1 @ 56.9400 =	208.97		
		6.31 K1 @ 106.1800 =	670.00		
			- 84.19		
31/07/25	TAR: 2010 60702006	NETWORK CHARGES: ELECTRICITY (20/06/2025-17/07/2025) 151864 - 151064 = 800 KWH 27 DAYS		455.21	3 489.97
		01/07/2025			
		26.67 KWH @ 2.0375 =	54.34		
		160.00 KWH @ 2.6199 =	419.18		
		133.33 KWH @ 3.6871 =	491.60		
		154.07 KWH @ 4.3421 =	668.99		
		01/07/2024			
		18.33 KWH @ 1.8076 =	33.13		
		110.00 KWH @ 2.3242 =	255.66		
		91.67 KWH @ 3.2710 =	299.85		
		105.93 KWH @ 3.8521 =	408.05		
			- 403.96		
31/07/25	TAR: 2221 2800	NETWORK CHARGES: REFUSE		30.41	233.15
31/07/25	2571	SEWERAGE		46.82	358.96
31/07/25	INSTALL	RATES INSTALLM			1 984.45
31/07/25	INSTALL	Payable Adj Rates			-1 984.45
31/07/25	INSTALL	Future Rates			1 984.45

**RATES NOTICE**

DESCRIPTION	VALUATION	RATE	VAT	AMOUNT
SITE 1	4 250 000.00	0.005623		23 897.75
RATES REBATE				-84.35

MONTHLY (NO VAT IS RAISED ON RATES)  
1 X R 1 984.45 installment and 11X R 1 984.45 installments for a total of R 23 813.40

TOTAL VAT: **947.68**

SUMMINGS	LEGAL SUITE	AGREEMENTS	APPEALS	CURRENT	PAY ON OR BEFORE	AMOUNT DUE
0.00	0.00	0.00	0.00	9 250.10	29/08/2025	9 250.10

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## 10. CONDITION REPORT

### 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

***A structural survey of the buildings has not been undertaken and will not form part of this report. All structural and maintenance information are as per information provided by the owners upon visiting the site. Neither the Seller nor the Auctioneer warrant the availability of any buildings plans and the property is not being sold subject to the provision or registration of such plans and this will be the responsibility of the Purchaser if required by the local authority.***

The property is in poor condition and has excessive damage to the roof structure, lots of water ingress and water damage, the ceiling boards in most rooms are damaged, there are possibly some electrical faults with lights not working, there are some bathrooms that have issues, and the walls have cracks in some parts. There are also heritage restrictions in place on the property.

\_\_\_\_\_

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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