



AUCTION INFORMATION PACK

**24 IZINGA DRIVE
IZINGA, UMHLANGA**

BIDDING OPENS WEDNESDAY 30 SEPTEMBER 2026 | 12H00

BIDDING CLOSES THURSDAY 1 OCTOBER 2026 | 12H00

PRIME IZINGA DEVELOPMENT ERF

Substantial freehold site with supplied residential concept



ONLINE BIDDING

30 SEPTEMBER TO 1 OCTOBER 2026

AUCTION DETAILS

BIDDING OPENS

Wednesday, 30 September 2026 at 12h00

BIDDING CLOSES

Thursday, 1 October 2026 at 12h00

AUCTION FORMAT

Timed online auction

VIEWING

By appointment with the auctioneer

HIGHLIGHTS

- Approximately 4,393 m² registered extent
- Established Izinga address near Umhlanga
- Sloping site with broad open outlooks
- Residential development concept supplied
- Site and artist impressions included in this pack
- Freehold property within eThekweni Municipality

HOW TO REGISTER

Register through the OnlineAuctions.africa auction page. Submit the required FICA documents and proof of payment before bidding access can be approved.

[CLICK HERE TO REGISTER AND BID ONLINE](#)

REFUNDABLE REGISTRATION DEPOSIT

R25 000

Payable by EFT | Winning bidder: 10% deposit on the fall of the hammer

PROPERTY PARTICULARS

Registered information from the supplied property report

SUBJECT PROPERTY

Portion 118 of Erf 3440, Umhlanga Rocks, known as 24 Izinga Drive, Izinga, KwaZulu-Natal.

PROPERTY TYPE

Freehold

MUNICIPALITY

eThekweni

SUBURB

Izinga

REGISTERED DETAILS

REGISTERED EXTENT

4,393 m²

CADASTRAL EXTENT

Approximately 4,400 m²

TITLE DEED

T31320/2017

OWNERSHIP RECORD

REGISTERED OWNER

Thashdemikin Proprietary Limited

REGISTRATION NUMBER

2015/284996/07

LAST RECORDED TRANSFER

Registered 9 October 2017



LOCATION

ADDRESS

24 Izinga Drive

COORDINATES

-29.707019, 31.073358

MUNICIPAL VALUATION

R11,750,000 (2021 record)

BOND INFORMATION

No bond displayed in supplied report

DEVELOPMENT OPPORTUNITY

A substantial site in the established Izinga residential node



SUBSTANTIAL SLOPING SITE WITH OPEN OUTLOOKS

Existing vegetation and topography should be independently assessed

THE OPPORTUNITY

The property comprises a sizeable freehold erf in Izinga, positioned close to Umhlanga and major commercial, retail and transport connections. Its extent and setting offer a notable residential development proposition, subject to all applicable rights and approvals.

NEARBY AMENITIES

- Umhlanga Rocks - approximately 2.64 km
- SAPS Umhlanga Rocks - approximately 1.40 km
- Atholton Primary School - approximately 1.63 km
- Cornubia Mall - approximately 2.04 km
- Gateway service stations - approximately 2.0 km

IMPORTANT DEVELOPMENT NOTE

The supplied plans, unit counts and artist impressions are conceptual marketing material only. No representation is made in this booklet that the concept is approved or achievable. Purchasers must independently verify zoning, development rights, environmental and geotechnical matters, bulk services, access, building controls, approvals and all associated costs.

EXISTING SITE

Selected photographs supplied for the auction pack



Existing neighbouring structure and slope



Site outlook



Open central portion



Upper site area



Sloping terrain



Outlook towards surrounding development

RESIDENTIAL CONCEPT

Illustrative scheme supplied with the property information



PORTION 118 LABELLED CONCEPT

- 9 units indicated at approximately 240 m² per unit
- 2 units indicated as incorporating apartments
- 6 apartments indicated at approximately 100 m² per unit

BROADER 112 / 118 STUDY

The supplied sketch proposal depicts a broader layout marked for Portions 112 and 118. Only the auction property described in the registered particulars should be assumed to form part of the sale unless the signed Conditions of Sale expressly state otherwise.

CONCEPTUAL ONLY - PURCHASER VERIFICATION REQUIRED

All dimensions, yields, boundaries and designs remain subject to professional investigation and statutory approval.

SKETCH PROPOSAL OPTIONS

Two concept layouts supplied for information



Concept plan A - supplied sketch proposal



Concept plan B - supplied sketch proposal

Plans are indicative only and are not represented as approved.

ILLUSTRATIVE ARCHITECTURE

Development imagery supplied for marketing purposes



Internal approach



Apartment elevation



Residential facade



Courtyard elevation

ARTIST IMPRESSIONS - CONCEPTUAL AND SUBJECT TO CHANGE

BIDDER INFORMATION

Summary for convenient reference

TIMED ONLINE AUCTION

OPENS WEDNESDAY 30 SEPTEMBER 2026 AT 12H00

CLOSES THURSDAY 1 OCTOBER 2026 AT 12H00

BEFORE BIDDING

- Register on the OnlineAuctions.africa auction page.
- Submit the required FICA documents.
- Pay the R25,000 refundable registration deposit by EFT.
- Read and accept the complete Rules of Auction and Conditions of Sale.
- Inspect the property and independently verify the development opportunity.

SALE SUMMARY

- Winning bidder: 10% deposit on the fall of the hammer.
- The signed Conditions of Sale govern confirmation, commission, guarantees, transfer, occupation and risk.
- The seller is not obliged to accept the highest or any bid.
- Full auction terms take precedence over this summary.

AUCTION CONTACT

Paul Holdt

082 220 1312

paul@vansauctions.co.za

www.vansauctions.co.za

REGISTER AND BID ONLINE

Click this panel to open the auction page



VIEWING BY APPOINTMENT

Paul Holdt | 082 220 1312

paul@vansauctions.co.za | www.vansauctions.co.za

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