

# ECDC LIVE PROPERTY AUCTION

07 JULY 2022 | 11H00  
THE BUTTERWORTH  
COUNTRY CLUB

 [www.in2assets.com](http://www.in2assets.com)

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INVEST **PRO**  
PASSIONATE ABOUT PROPERTY



**DISCLAIMER:** Whilst all reasonable care has been taken to provide accurate information, In2assets Properties (Pty) Ltd does not 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 the negligence or otherwise of In2assets Properties (Pty) Ltd or the Sellers or any other person. In terms of the POPI Act, our contact details have been stated in this document. By responding to such, you hereby opt in for future marketing communication via email, mobile and WhatsApp. Email [optout@in2assets.com](mailto:optout@in2assets.com) to be removed from all future communication.

# IN2ASSETS AUCTIONS

## PUBLIC AUCTIONS

### HOW DOES IT WORK?

Physical auctions provides an exciting live event to bidders and viewers alike

To participate in this physical auction, all bidders will have to register and comply with all FICA regulations

- If you are unable to attend the auction, you may opt to bid via an online Zoom livestream
- You will be able to submit your bid with a wave of your hand which the Auctioneer will see
- Spectators are welcome to view the auction online

## REGISTRATION REQUIREMENTS

It is compulsory that all Bidders are required to present the following documentation in order to register at our auctions (without which registration cannot take place):

2. SA Identity Document;
3. Utility bill addressed to your physical address (not older than 3 months);  
In the event of you bidding on behalf of a company, trust or close corporation in your capacity as director, trustee or member respectively, you are required to submit a letter on the Entity's official letterhead authorizing you to bid, sign all necessary documents and effect transfer on behalf of the Entity which must be accompanied by a certified copy of the resolution by the directors,
4. trustees or members of the entity authorizing you to do so.  
A special Power of Attorney is required should you be bidding on behalf of another person which must expressly authorize you to bid on behalf of that person and must include a certified copy of that person's SA Identity Document and proof of that person's residential address not being older
5. than 3 months.
6. Copy of Entity's FICA Documents
7. Vat Registration Certificate  
Income Tax Reference Number and proof of marital status

We would like to offer you an opportunity to register prior to the auction in order to avoid the time-consuming registration process as we endeavour to make this process as hassle-free and efficient as possible.

Email us: [registrations@in2assets.com](mailto:registrations@in2assets.com)

## BANKING DETAILS

**REGISTRATION FEE:** R 25 000-00 (Refundable registration deposit - Strictly by EFT)

EFT Payments, our trust account banking details are as follows:

<b>ACCOUNT NAME:</b>	<b>IN2ASSETS LEGAL (PTY) LTD</b>
<b>BANK:</b>	<b>NEDBANK LIMITED</b>
<b>ACCOUNT TYPE:</b>	<b>CURRENT ACCOUNT</b>
<b>BRANCH:</b>	<b>BUSINESS BANKING KZN</b>
<b>ACCOUNT NUMBER:</b>	<b>1098693795</b>
<b>BRANCH CODE:</b>	<b>198765</b>



**AUCT-001678**

## 3 BEDROOM HOUSE IN PEDDIE

📍 Cnr of Prospect & Market Street, Peddie

### PROPERTY DESCRIPTION

**Title Deed Description:** ERF 465 Peddie

**Title Deed Number:** T50339/1981

**Extent:** ± 727 m<sup>2</sup>

### PROPERTY FEATURES

- ✓ 3 Bedrooms
- ✓ Bathroom
- ✓ Kitchen
- ✓ Lounge
- ✓ Double garage



### TERMS & CONDITIONS

- 10% deposit payable by the Purchaser on the fall of the hammer
- 8% Auctioneers Commission Plus 15% Vat payable by the Purchaser on the fall of the hammer
- 30 Day Confirmation period
- 45 Day Guarantee Period
- Possession on Registration of Transfer
- Electrical, Entomologist, Gas Compliance Certificates for the PURCHASER'S account
- We are unable to obtain copies of the building plans for the properties. Any costs pertaining to obtaining approved copies will be for the purchaser's account
- Neither the SELLER nor the AUCTIONEER guarantee any vacant occupation.

### ADDITIONAL INFORMATION

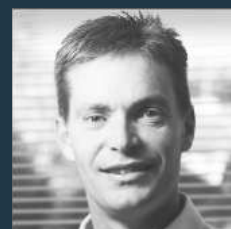
We have not been able to gain access into the respective property. The information pertaining to the property has been obtained from the Valuation report dated 2020. We are unable to verify and confirm the accuracy in respect of the accommodation details. Neither the SELLER nor In2Assets will be liable for any misinterpretation or discrepancies with the information provided.

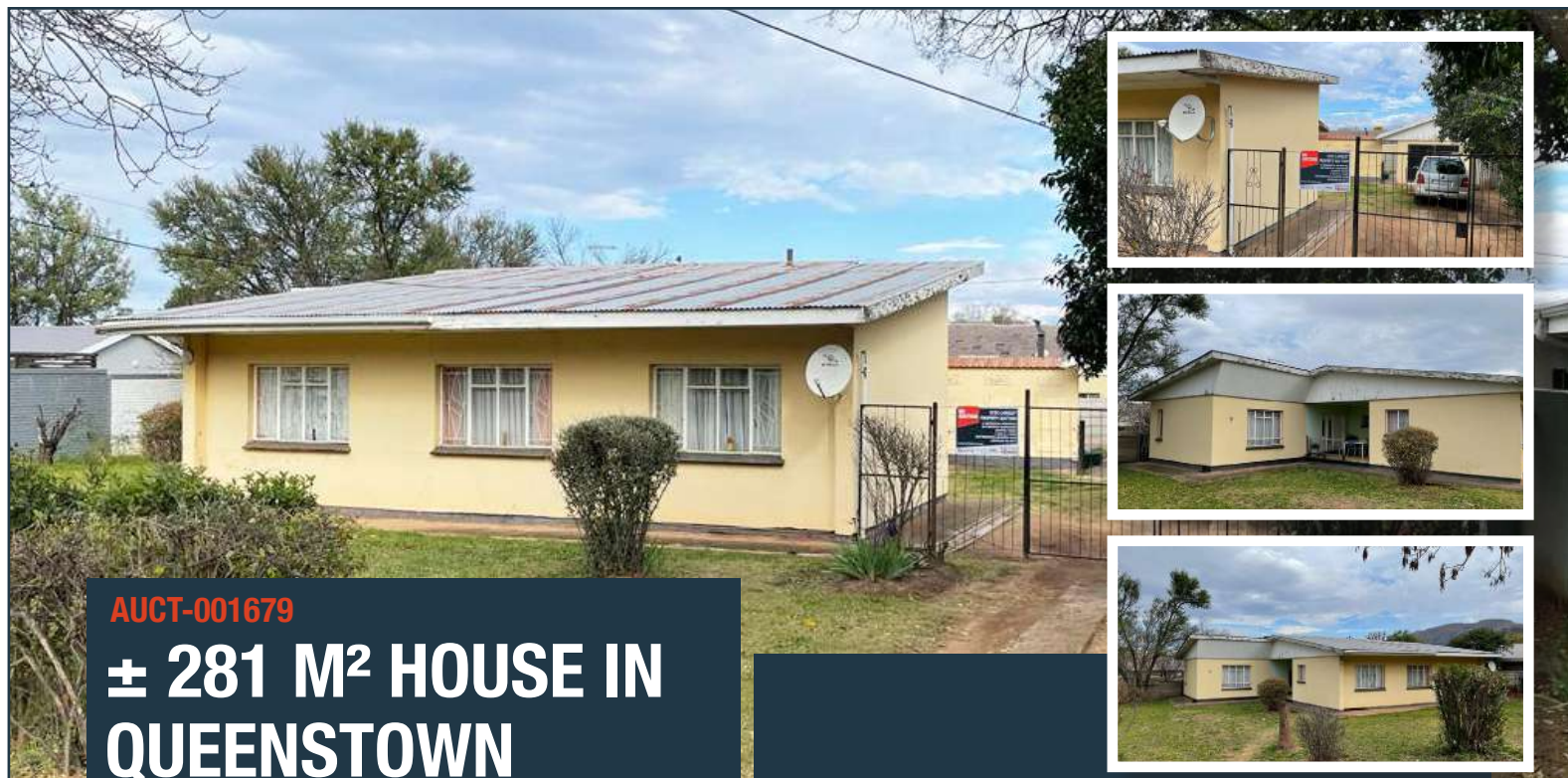
### CONTACT INFORMATION

**Justin Taylor**

**083 391 0215**

**justin@investpro.co.za**





**AUCT-001679**

## ± 281 M<sup>2</sup> HOUSE IN QUEENSTOWN

📍 9 Winterberg Street, Queenstown

### PROPERTY DESCRIPTION

**Title Deed Description:** ERF 2532  
Queenstown

**Title Deed Number:** T41220/2013

**Extent:** ± 1 190 m<sup>2</sup>

### PROPERTY FEATURES

- ✓ Main building: ± 221 m<sup>2</sup>
- ✓ Outbuilding: ± 60 m<sup>2</sup>



### TERMS & CONDITIONS

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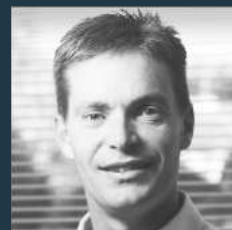
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### CONTACT INFORMATION

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**justin@investpro.co.za**





**AUCT-001680**

## 3 BEDROOM HOUSE IN BUTTERWORTH

📍 12 Henley Street, Butterworth

### PROPERTY DESCRIPTION

**Title Deed Description:** ERF 1000  
Butterworth Extension 7  
**Title Deed Number:** T670/1992  
**Extent:** ± 1 117 m<sup>2</sup>

### PROPERTY FEATURES

- ✓ 3 Bedrooms incl master ensuite
- ✓ Bathroom
- ✓ Lounge | Dining room | Kitchen
- ✓ Laundry | Double garage
- ✓ Additional 1 Bedroom flatlet attached



### TERMS & CONDITIONS

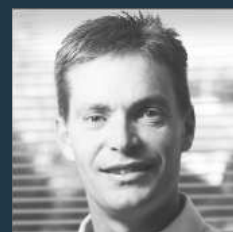
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[justin@investpro.co.za](mailto:justin@investpro.co.za)





**AUCT-001681**

## 3 BEDROOM HOUSE IN BUTTERWORTH

📍 53 Restom Avenue, Butterworth

### PROPERTY DESCRIPTION

**Title Deed Description:** ERF 818  
Butterworth Extension 6  
**Title Deed Number:** T449/1991  
**Extent:** ± 1 337 m<sup>2</sup>

### PROPERTY FEATURES

- ✓ Dwelling: ± 138 m<sup>2</sup>
- ✓ 3 Bedrooms | 2 Bathrooms
- ✓ Lounge | Dining room | Kitchen
- ✓ Single Garage
- ✓ Domestic quarters



### TERMS & CONDITIONS

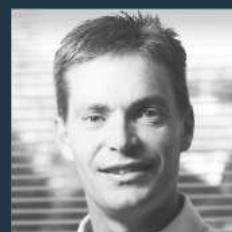
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**AUCT-001682**

## 3 BEDROOM HOUSE IN BUTTERWORTH

📍 41 Carnegie Street, Butterworth

### PROPERTY DESCRIPTION

**Title Deed Description:** ERF 79

**Butterworth Extension 2**

**Title Deed Number:** T35224/1971

**Extent:** ± 1 305 m<sup>2</sup>

### PROPERTY FEATURES

- ✓ 3 Bedrooms with BIC
- ✓ 1 Bathroom
- ✓ Kitchen | Lounge | Dining room
- ✓ Separate toilet & shower
- ✓ Single Garage



### TERMS & CONDITIONS

- 10% deposit payable by the Purchaser on the fall of the hammer
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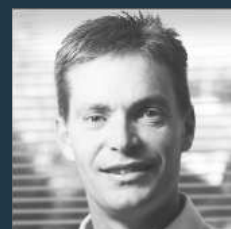
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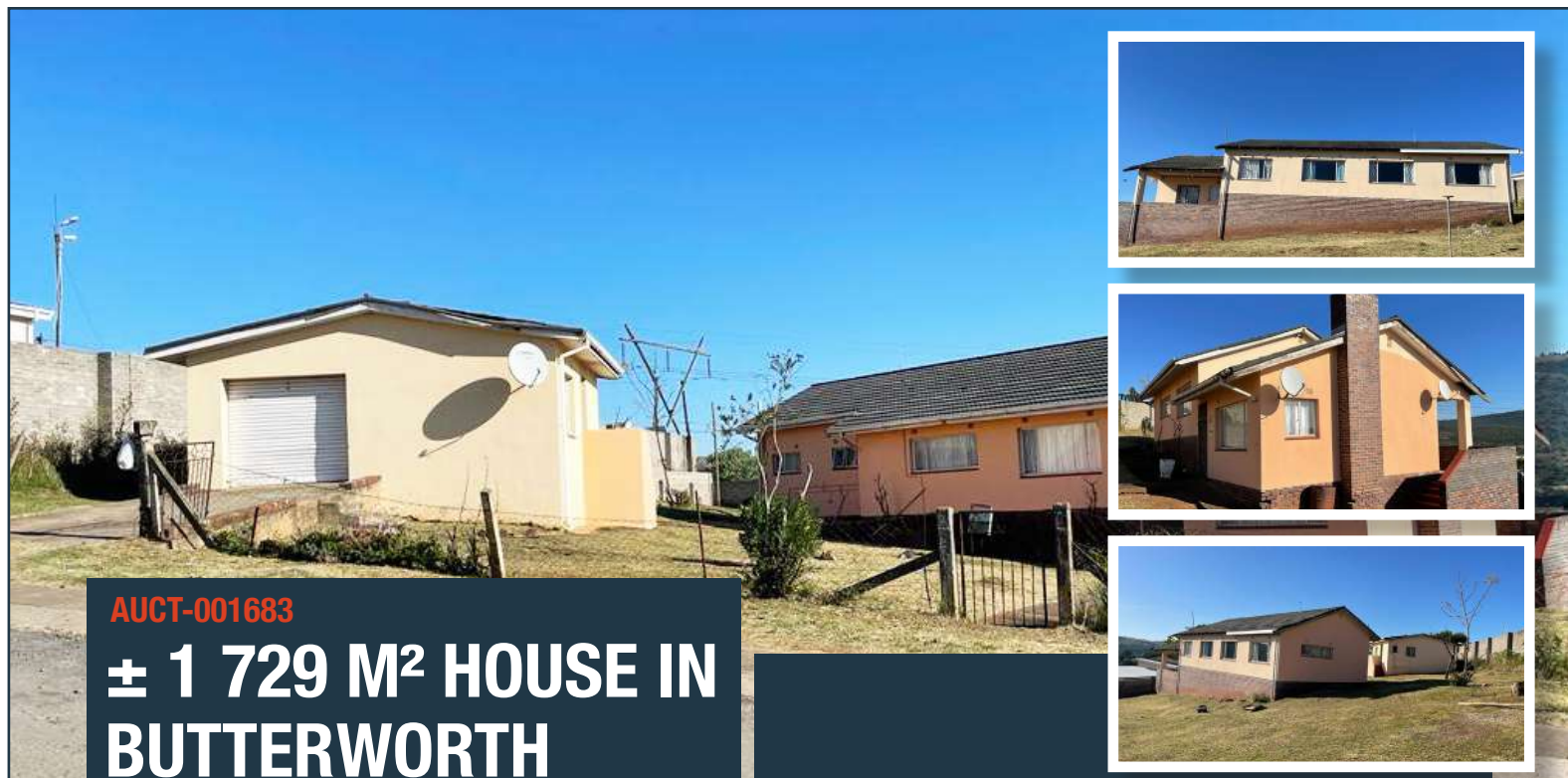
### CONTACT INFORMATION

**Justin Taylor**

**083 391 0215**

**justin@investpro.co.za**





**AUCT-001683**

## ± 1 729 M<sup>2</sup> HOUSE IN BUTTERWORTH

📍 65 Ries Avenue, Butterworth

### PROPERTY DESCRIPTION

**Title Deed Description:** ERF 775

**Butterworth Extension 6**

**Title Deed Number:** T449/1991

**Extent:** ± 1 729 m<sup>2</sup>

### PROPERTY FEATURES

- ✓ **GBA:** ± 245 m<sup>2</sup>
- ✓ **3 Bedrooms | Bathroom**
- ✓ **Kitchen**
- ✓ **Lounge**
- ✓ **Garage**



### TERMS & CONDITIONS

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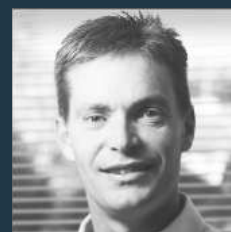
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**justin@investpro.co.za**





**AUCT-001684**

## 3 BEDROOM HOUSE IN BUTTERWORTH

📍 30 Ries Avenue, Butterworth

### PROPERTY DESCRIPTION

**Title Deed Description:** ERF 846  
Butterworth Extension 6  
**Title Deed Number:** T449/1991  
**Extent:** ± 1 062 m<sup>2</sup>

### PROPERTY FEATURES

- ✓ 3 Bedrooms
- ✓ Kitchen | Lounge | Dining room
- ✓ Study
- ✓ Bathroom
- ✓ Garage



### TERMS & CONDITIONS

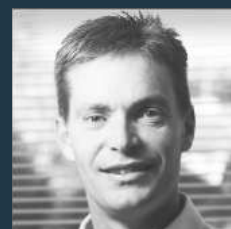
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- Electrical, Entomologist, Gas Compliance Certificates for the PURCHASER'S account
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### ADDITIONAL INFORMATION

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### CONTACT INFORMATION

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**083 391 0215**  
**justin@investpro.co.za**





**AUCT-001685**

## 2 x VACANT STANDS IN BUTTERWORTH

📍 Maritz Street, Tanga, Butterworth

### PROPERTY DESCRIPTION

**Property 1 Title Deed Description:**  
ERF 6520 Butterworth Extension 24  
**Property 1 Extent::** ± 413 m<sup>2</sup>

**Property 2 Title Deed Description:**  
ERF 6521 Butterworth Extension 24  
**Property 2 Extent::** ± 413 m<sup>2</sup>

**Title Deed Number:** T444/1993  
**Total Combined Extent:** ± 826 m<sup>2</sup>

### TERMS & CONDITIONS

- 10% deposit payable by the Purchaser on the fall of the hammer
- 8% Auctioneers Commission Plus 15% Vat payable by the Purchaser on the fall of the hammer
- 30 Day Confirmation period
- 45 Day Guarantee Period
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### ADDITIONAL INFORMATION

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### CONTACT INFORMATION

**Justin Taylor**  
**083 391 0215**  
**justin@investpro.co.za**





**AUCT-001686**

## ± 1 645 M<sup>2</sup> HOUSE IN BUTTERWORTH

📍 40 Carnegie Street, Butterworth

### PROPERTY DESCRIPTION

**Title Deed Description:** ERF 77

**Butterworth Extension 2**

**Title Deed Number:** T35223/1971

**Extent:** ± 1 645 m<sup>2</sup>

### PROPERTY FEATURES

- ✓ Dwelling: ± 179 m<sup>2</sup>
- ✓ Garage: ± 46 m<sup>2</sup>
- ✓ GBA: ± 225 m<sup>2</sup>
- ✓ 3 Bedrooms | 2 Bathrooms
- ✓ Outbuilding



### TERMS & CONDITIONS

- 10% deposit payable by the Purchaser on the fall of the hammer
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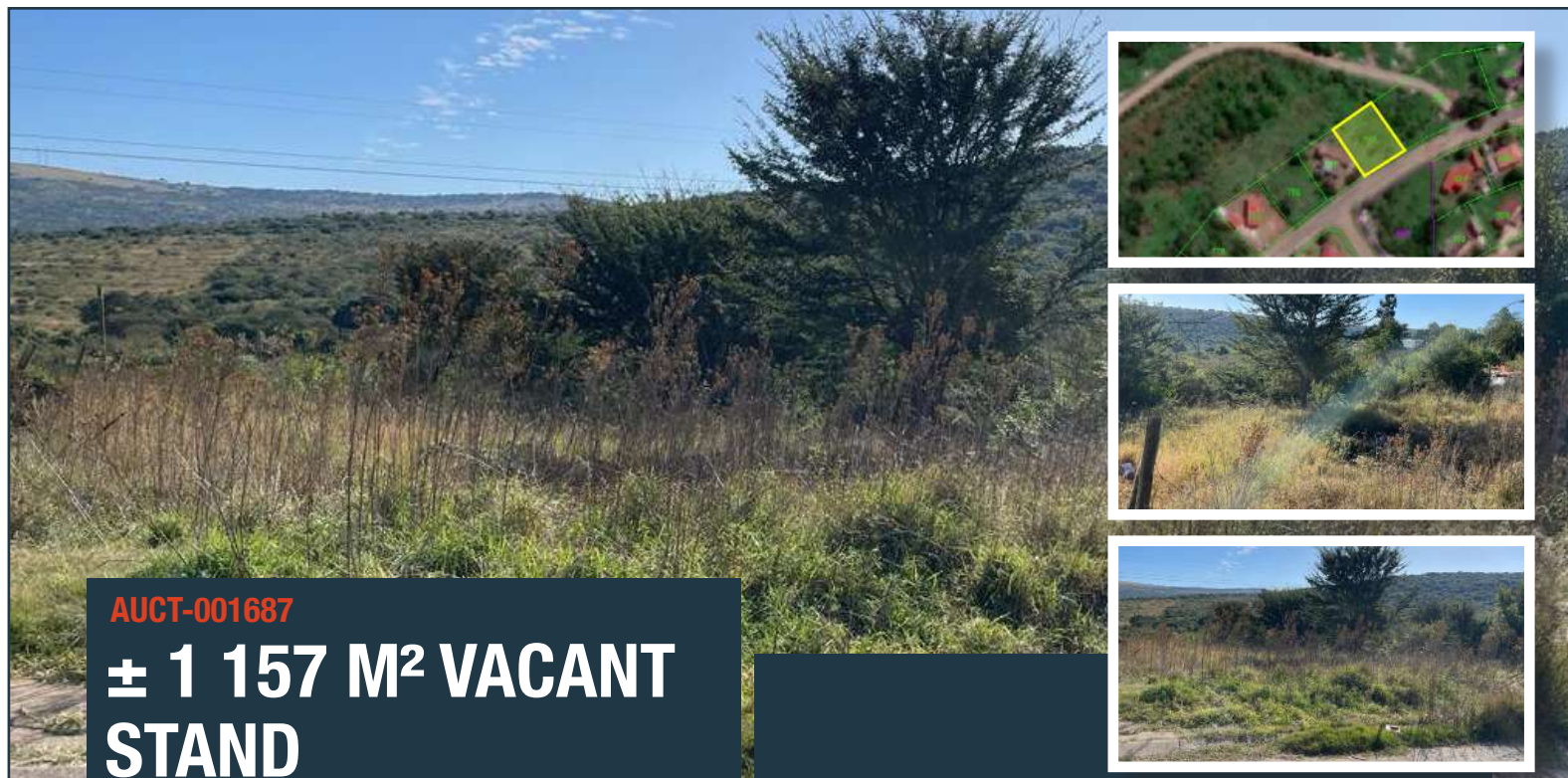
### CONTACT INFORMATION

**Justin Taylor**

**083 391 0215**

**justin@investpro.co.za**





**AUCT-001687**

# ± 1 157 M<sup>2</sup> VACANT STAND

**Ries Avenue, Butterworth**

## PROPERTY DESCRIPTION

**Title Deed Description: ERF 782  
Butterworth Extension 6**

**Title Deed Number: T449/1991**

**Extent: ± 1 157 m<sup>2</sup>**

## TERMS & CONDITIONS

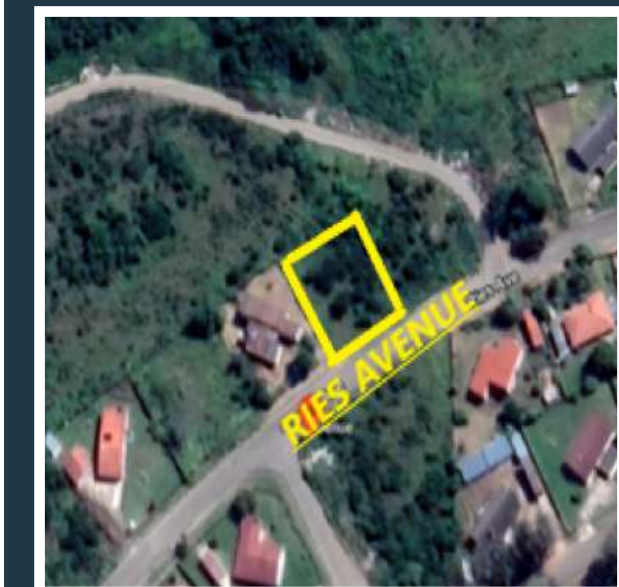
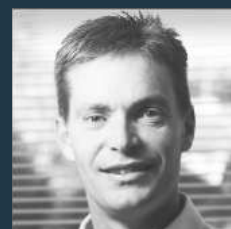
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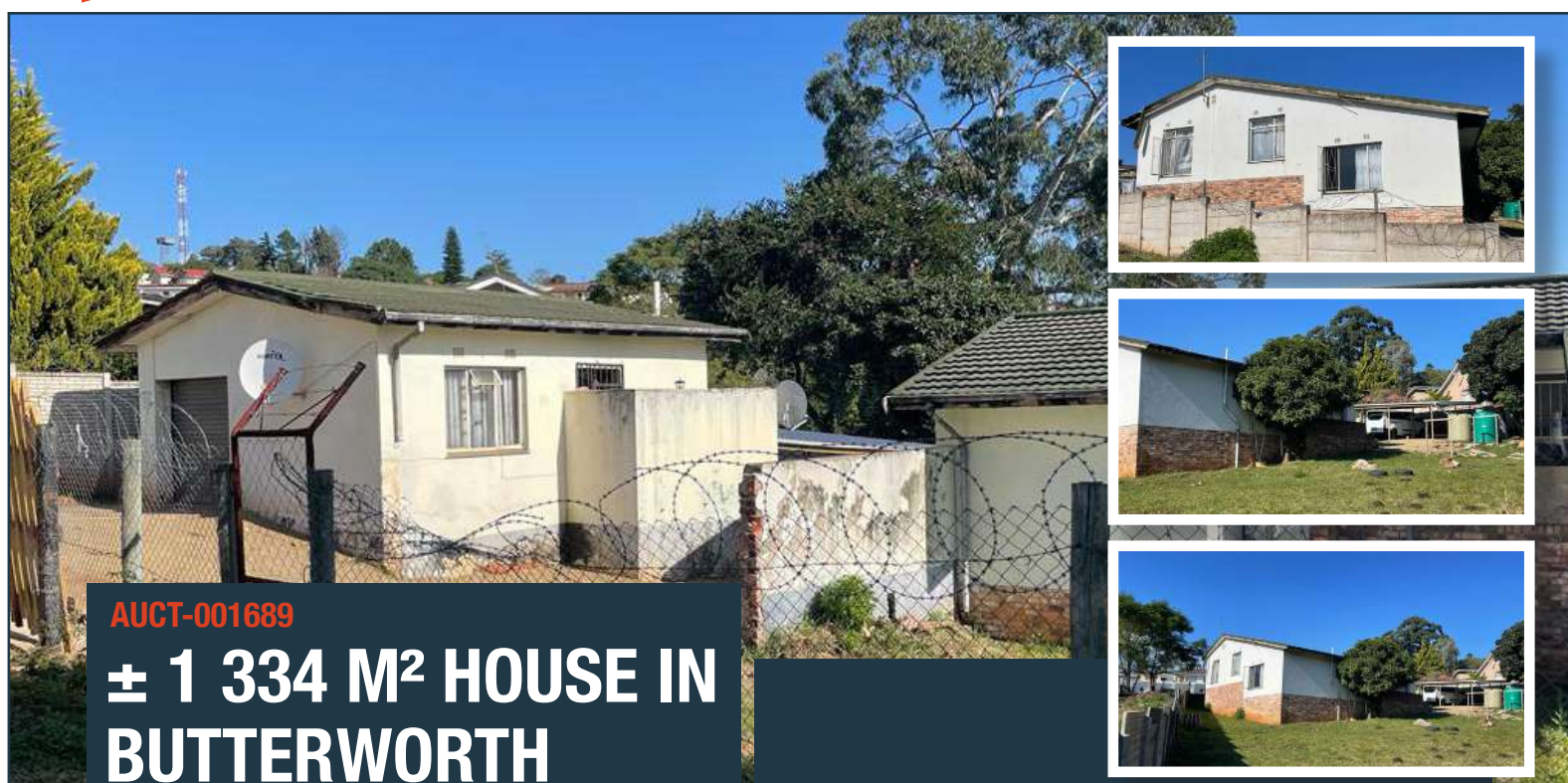
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## CONTACT INFORMATION

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**justin@investpro.co.za**







**AUCT-001689**

## ± 1 334 M<sup>2</sup> HOUSE IN BUTTERWORTH

📍 2 Louw Avenue, Butterworth

### PROPERTY DESCRIPTION

**Title Deed Description:** ERF 935  
Butterworth Extension 6  
**Title Deed Number:** T449/1991  
**Extent:** ± 1 344 m<sup>2</sup>

### PROPERTY FEATURES

- ✓ Dwelling: ± 96 m<sup>2</sup>
- ✓ Garage: ± 47 m<sup>2</sup>
- ✓ Outbuilding



### TERMS & CONDITIONS

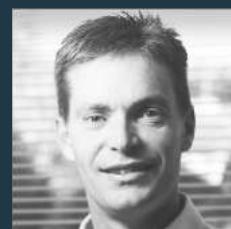
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### CONTACT INFORMATION

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**justin@investpro.co.za**





**AUCT-001690**

## 2 X VACANT STANDS IN BUTTERWORTH

📍 Erf 6498 & 6499, Ext 24, Butterworth

### PROPERTY DESCRIPTION

**Property 1 Title Deed Description:**  
**ERF 6498 Butterworth Extension 24**  
**Property 1 Extent:: ± 392 m<sup>2</sup>**

**Property 2 Title Deed Description:**  
**ERF 6499 Butterworth Extension 24**  
**Property 2 Extent:: ± 392 m<sup>2</sup>**

**Title Deed Number: T444/1993**  
**Total Combined Extent: ± 784 m<sup>2</sup>**

### TERMS & CONDITIONS

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### CONTACT INFORMATION

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**083 391 0215**  
**justin@investpro.co.za**





**AUCT-001692**

## 4 BEDROOM HOUSE IN BUTTERWORTH

📍 8 Ries Avenue, Butterworth

### PROPERTY DESCRIPTION

**Title Deed Description:** ERF 867  
Butterworth Extension 6  
**Title Deed Number:** T449/1991  
**Extent:** ± 1 050 m<sup>2</sup>

### PROPERTY FEATURES

- ✓ 4 Bedrooms
- ✓ 2 Bathrooms
- ✓ Lounge | Dining room
- ✓ Kitchen
- ✓ Double garage



### TERMS & CONDITIONS

- 10% deposit payable by the Purchaser on the fall of the hammer
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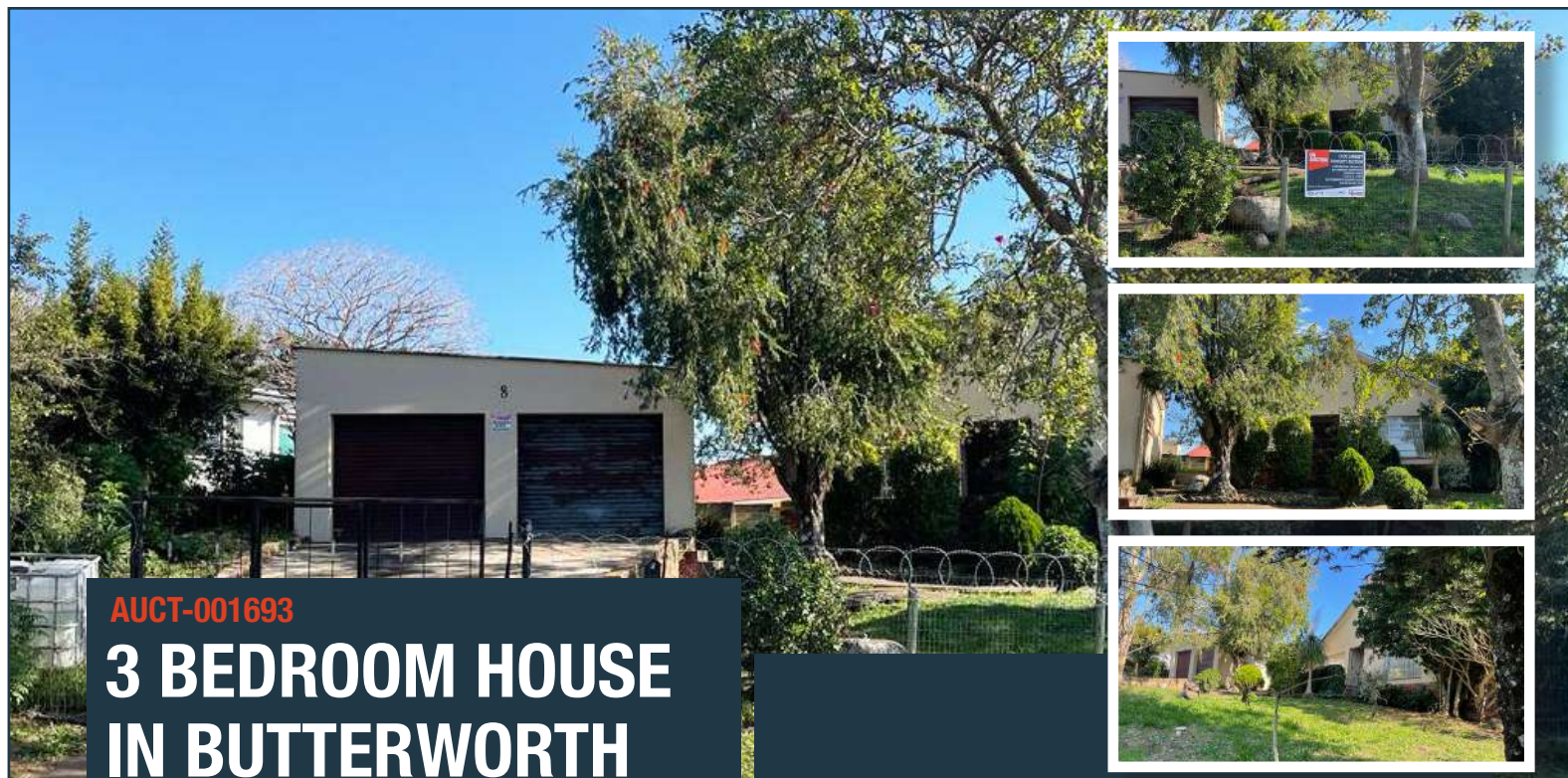
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**justin@investpro.co.za**





**AUCT-001693**

## 3 BEDROOM HOUSE IN BUTTERWORTH

📍 8 Restom Avenue, Butterworth

### PROPERTY DESCRIPTION

**Title Deed Description:** ERF 898

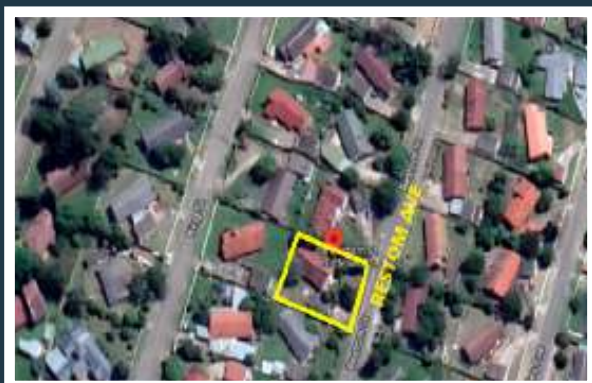
Butterworth Extension 6

**Title Deed Number:** T449/1991

**Extent:** ± 1 050 m<sup>2</sup>

### PROPERTY FEATURES

- ✓ 3 Bedrooms
- ✓ Kitchen
- ✓ 2 Bathrooms
- ✓ Double garage



### TERMS & CONDITIONS

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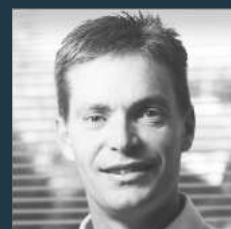
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**justin@investpro.co.za**





**AUCT-001708**

# SINGLE RESIDENTIAL HOUSE

📍 41 Ries Avenue, Butterworth

## PROPERTY DESCRIPTION

**Title Deed Description:** ERF 787  
Butterworth Extension 6  
**Title Deed Number:** T449/1991  
**Extent:** ± 1 260 m<sup>2</sup>

## PROPERTY FEATURES

- ✓ Main Dwelling GBA: ± 145 m<sup>2</sup>
- ✓ Garage: ± 49 m<sup>2</sup>



## TERMS & CONDITIONS

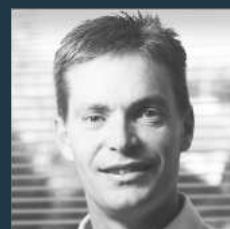
- 10% deposit payable by the Purchaser on the fall of the hammer
- 8% Auctioneers Commission Plus 15% Vat payable by the Purchaser on the fall of the hammer
- 30 Day Confirmation period
- 45 Day Guarantee Period
- Possession on Registration of Transfer
- Electrical, Entomologist, Gas Compliance Certificates for the PURCHASER'S account
- We are unable to obtain copies of the building plans for the properties. Any costs pertaining to obtaining approved copies will be for the purchaser's account
- Neither the SELLER nor the AUCTIONEER guarantee any vacant occupation.

## ADDITIONAL INFORMATION

We have not been able to gain access into the respective property. The information pertaining to the property has been obtained from the Valuation report dated 2021. We are unable to verify and confirm the accuracy in respect of the accommodation details. Neither the SELLER nor In2Assets will be liable for any misinterpretation or discrepancies with the information provided.

## CONTACT INFORMATION

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**justin@investpro.co.za**





**AUCT-001694**

## ± 380 M<sup>2</sup> VACANT LAND IN ROSEWOOD

📍 Rosewood Street, Hillcrest, Mthatha

### PROPERTY DESCRIPTION

**Title Deed Description:** ERF 13755  
Mthatha Extension 13  
**Title Deed Number:** G116/1991  
**Extent:** ± 380 m<sup>2</sup>

### PROPERTY FEATURES

Situated in one of the established residential areas know as Hillcrest.

The vacant land is located ± 2km from the CBD



### TERMS & CONDITIONS

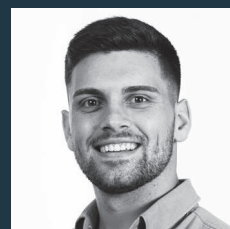
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### CONTACT INFORMATION

**Brad Taylor**  
**071 346 0159**  
**brad@investpro.co.za**





**AUCT-001696**

## 4 BEDROOM HOUSE IN MTHATHA

📍 14 Orchid Street, Mthatha

### PROPERTY DESCRIPTION

**Title Deed Description:** ERF 2473  
Mthatha Extension 8  
**Title Deed Number:** T2084/2003  
**Extent:** ± 1 454 m<sup>2</sup>

### PROPERTY FEATURES

- ✓ 4 Bedrooms | Bathroom
- ✓ Lounge
- ✓ Dining room
- ✓ Kitchen
- ✓ Double garage



### TERMS & CONDITIONS

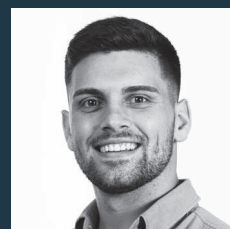
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- We are unable to obtain copies of the building plans for the properties. Any costs pertaining to obtaining approved copies will be for the purchaser's account
- Neither the SELLER nor the AUCTIONEER guarantee any vacant occupation.

### ADDITIONAL INFORMATION

We have not been able to gain access into the respective property. The information pertaining to the property has been obtained from the Valuation report dated 2022. We are unable to verify and confirm the accuracy in respect of the accommodation details. Neither the SELLER nor In2Assets will be liable for any misinterpretation or discrepancies with the information provided.

### CONTACT INFORMATION

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**brad@investpro.co.za**





**AUCT-001695**

## RESIDENTIAL VACANT STANDS ON YELLOWWOOD STREET

📍 Erf 13787 - 13798 Mthatha Ext 13

### PROPERTY DESCRIPTION

#### Title Deed Descriptions & Extents:

ERF 13787 Mthatha Ext 13 – 358 m<sup>2</sup>  
 ERF 13788 Mthatha Ext 13 – 311 m<sup>2</sup>  
 ERF 13789 Mthatha Ext 13 – 406 m<sup>2</sup>  
 ERF 13790 Mthatha Ext 13 – 375 m<sup>2</sup>  
 ERF 13791 Mthatha Ext 13 – 375 m<sup>2</sup>  
 ERF 13792 Mthatha Ext 13 – 375 m<sup>2</sup>  
 ERF 13793 Mthatha Ext 13 – 375 m<sup>2</sup>  
 ERF 13794 Mthatha Ext 13 – 375 m<sup>2</sup>  
 ERF 13795 Mthatha Ext 13 – 375 m<sup>2</sup>  
 ERF 13796 Mthatha Ext 13 – 375 m<sup>2</sup>  
 ERF 13797 Mthatha Ext 13 – 375 m<sup>2</sup>  
 ERF 13798 Mthatha Ext 13 – 375 m<sup>2</sup>

**Title Deed Number: G116/1991**

**Total Combined Extent: 4 450 m<sup>2</sup>**

### PROPERTY FEATURES

- ✓ Consists of 12 vacant stands
- ✓ Sold individually or combined

### TERMS & CONDITIONS

- 10% deposit payable by the Purchaser on the fall of the hammer
- 8% Auctioneers Commission Plus 15% Vat payable by the Purchaser on the fall of the hammer
- 30 Day Confirmation period
- 45 Day Guarantee Period
- Possession on Registration of Transfer
- Neither the SELLER nor the AUCTIONEER guarantee any vacant occupation.

### ADDITIONAL INFORMATION

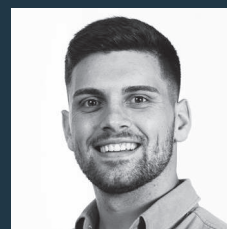
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### CONTACT INFORMATION

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# HAVE YOU CONSIDERED SELLING YOUR PROPERTY BY AUCTION?

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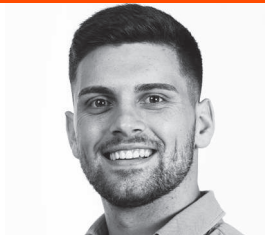
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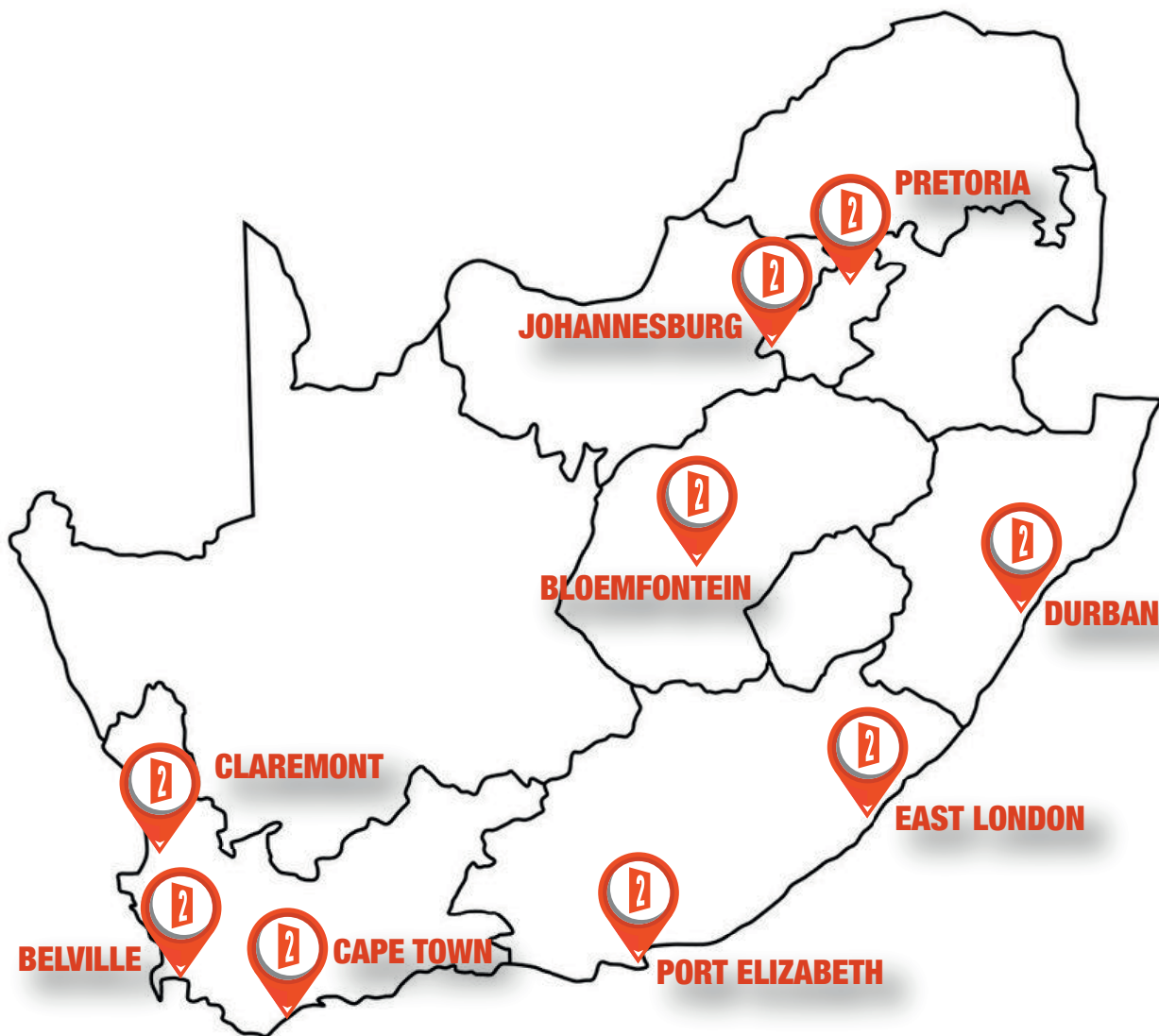
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## **BELVILLE**

Unit 13 Canal Edge One,  
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Carl Cronje Drive,  
Belville

## **DURBAN**

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41 Richefond Circle,  
Ridgeside Office Park  
Umhlanga Ridge

## **EAST LONDON**

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Vincent

## **CLAREMONT**

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Draper Street,  
Claremont

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Lynnwood Glen

## **BLOEMFONTEIN**

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Westdene

## **PORT ELIZABETH**

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## **JOHANNESBURG**

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## **CAPE TOWN**

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