

# Property Report



**Client:** Seeff Mid South Coast  
**User:** Karen Wilkes  
**Tracking #:** Blueprint\_Prop:20230526121207  
**Report Date:** 2023/05/26  
**Report #:** 56769426

## Property Details

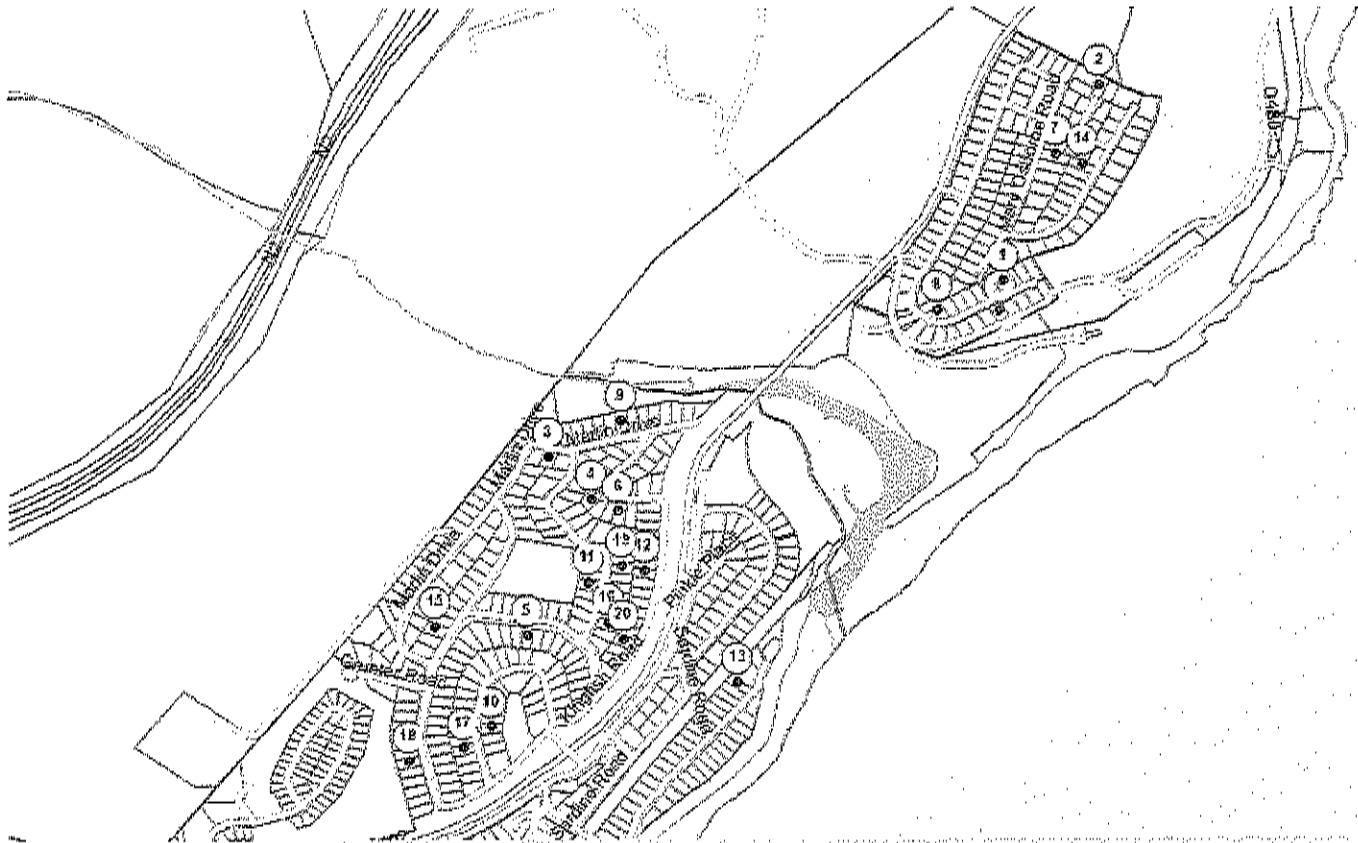
<b>Property Type:</b>	FREEHOLD	<b>Legal Description:</b>	Erf 59 KELSO NOT AVAILABLE KWAZULU NATAL
<b>Province:</b>	KWAZULU NATAL	<b>Municipality:</b>	Umdoni
<b>Township:</b>	KELSO	<b>Erf #:</b>	59
<b>Portion #:</b>	0		
<b>Estate:</b>	Abrams Crest	<b>Street:</b>	Not Available
<b>Suburb:</b>	KELSO		
<b>Street #:</b>	Not Available	<b>Last Sales Price:</b>	R 580 000 (Possibly Land Only)
<b>Last Sales Date:</b>	20061121	<b>Coordinates (Lat Long):</b>	<a href="#">Google Maps: -30.3623, 30.7113</a>   <a href="#">Street View</a>
<b>Land Size (Registered):</b>	1151 m <sup>2</sup>	<b>SG Code:</b>	N0ET0700000005900000
<b>Land Size (Cadastral):</b>	1154 m <sup>2</sup>		
<b>Estimate Size Under Roof:</b>	Not Available		

## Owner Details

Owner Name	ID / Registration Number	Title Deed No	Share	Marital Status
MCCLEARY FAMILY TRUST-TRUSTEES	IT 2122/95	T367/2008		Not Available

## Imagery





	Street Address	Township	Erf   Portion	Sales Date	Reg Date	Sales Price	Size	R/m2	Distance	Ca
1	KELSO	KELSO	51   0	20220530	20221117	R 1 600 000	1100 m <sup>2</sup>	R 1 455	71	✓
2	KELSO	KELSO	26   0	20220427	20220615	R 1 900 000	1126 m <sup>2</sup>	R 1 687	564	✓
3	40 MARLIN DRIVE PENNINGTON	PENNINGTON	939   0	20221010	20230123	R 1 800 000	1012 m <sup>2</sup>	R 1 779	986	✓
4	45 KINGFISH ROAD PENNINGTON	PENNINGTON	899   0	20220104	20220329	R 1 600 000	1155 m <sup>2</sup>	R 1 385	946	✓
5	50 BARRACOUTA BEND PENNINGTON	PENNINGTON	997   0	20230214	20230419	R 800 000	1012 m <sup>2</sup>	R 593	1232	✓
6	39 KINGFISH ROAD PENNINGTON	PENNINGTON	862   0	20220603	20221013	R 1 369 500	1224 m <sup>2</sup>	R 1 119	912	✓
7	KELSO	KELSO	145   0	20210921	20211221	R 1 980 000	1424 m <sup>2</sup>	R 1 390	384	✓
8	KELSO	KELSO	99   0	20210917	20220222	R 2 950 000	1157 m <sup>2</sup>	R 2 550	127	✓
9	63 MARLIN DRIVE PENNINGTON	PENNINGTON	839   0	20211207	20220401	R 1 450 000	1311 m <sup>2</sup>	R 1 106	817	✓
10	10 GARRICK CRESCENT PENNINGTON	PENNINGTON	1056   0	20220706	20221010	R 1 800 000	1016 m <sup>2</sup>	R 1 772	1426	✓
11	9 BREAM ROAD PENNINGTON	PENNINGTON	917   0	20220205	20220527	R 1 850 000	1012 m <sup>2</sup>	R 1 828	1057	✓
12	21 KINGFISH ROAD PENNINGTON	PENNINGTON	871   0	20211229	20220613	R 750 000	1012 m <sup>2</sup>	R 741	951	✓
13	51 SALMON DRIVE PENNINGTON	PENNINGTON	670   0	20221003	20221031	R 3 000 000	1015 m <sup>2</sup>	R 2 956	1023	✓
14	KELSO	KELSO	131   0	20201001	20210305	R 1 750 000	1254 m <sup>2</sup>	R 1 396	386	✓
15	33 BARRACOUTA BEND PENNINGTON	PENNINGTON	950   0	20211125	20220601	R 1 750 000	1192 m <sup>2</sup>	R 1 466	1371	✓
16	6 BREAM ROAD PENNINGTON	PENNINGTON	884   0	20220106	20220426	R 995 000	1012 m <sup>2</sup>	R 983	1086	✓
17	9 GARRICK CRESCENT PENNINGTON	PENNINGTON	1024   0	20220409	20220610	R 1 850 000	1012 m <sup>2</sup>	R 1 828	1502	✓
18	11 BARRACOUTA BEND PENNINGTON	PENNINGTON	1066   0	20220906	20221107	R 1 300 000	1116 m <sup>2</sup>	R 1 165	1606	✓
19	16 BREAM ROAD PENNINGTON	PENNINGTON	890   0	20210429	20210617	R 1 625 000	1019 m <sup>2</sup>	R 1 595	978	✓
20	7 KINGFISH ROAD PENNINGTON	PENNINGTON	876   0	20220121	20220808	R 2 200 000	1012 m <sup>2</sup>	R 2 174	1089	✓

Offer to purchase



Comparable Average Sales Price: R 1 705 975

### Municipal Valuation

Municipal Valuation: R 151 000  
Rating Period: 2017/2018  
Usage Category: VACANT

Year of Valuation: 2016  
Estimated Monthly Rates: R 315  
Usage: UNKNOWN

### Sales In Execution and Properties In Possession

No data for Sales In Execution and Properties In Possession

### Bond Details

No bonds registered on the selected property

### Other Endorsements

Endorsement Number	Document Type	Particulars
I-4377/2007C	Interdicts (Caveats)	SIMPKINS & ASSOCIATES INTERNATI

### Servitudes

Servitude Type	Tag Value	Geometry	Area/Line
Unclassified Urban	65/2007	6667 m <sup>2</sup>	Area

### Transfer History

Buyer Name	Seller Name	Reg Date	Purchase Date	Purchase Price	Title Deed No
TRUST	CC	20080108	20081121	R 550 000	T367/2008

Transfer Summary on 14/03/2015

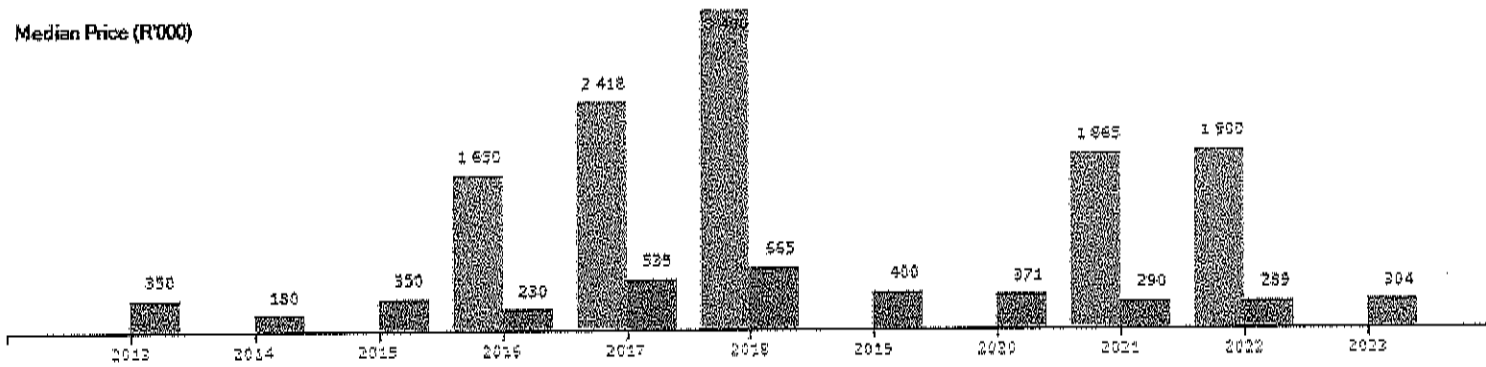
Max Transfer in the Suburb: R 303 600    Min Transfer in Suburb: R 303 600    Total Transfers: 1

### Street Transfer History

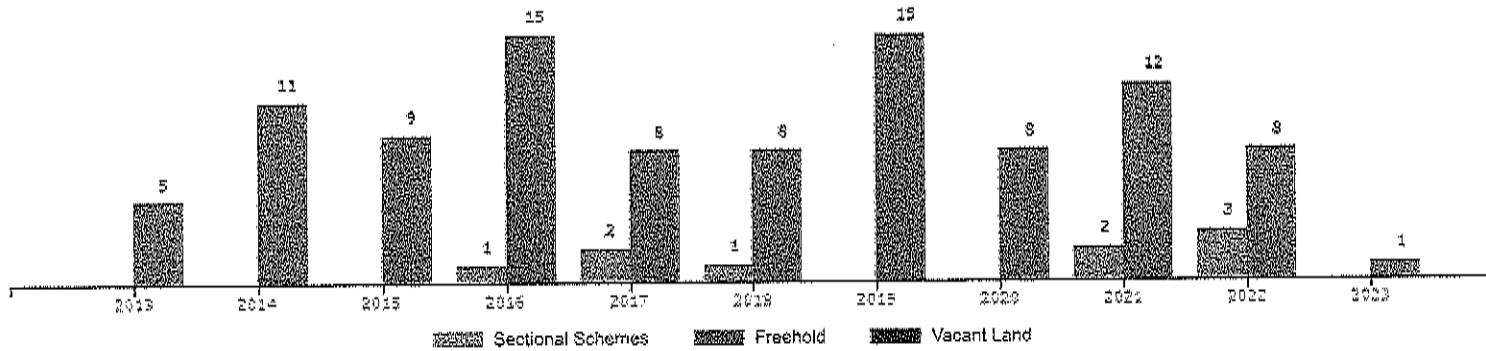
No transfers were returned for the selected property's street, or no street details exist.



Median Price (R'000)



Number of Transfers



Sectional Schemes Freehold Vacant Land

Amenities



Amenity

- Pennington Public Beach
- Rocky Bay Beach
- Rocky Shores Beach
- Total - Park Rynle - Stevens Road
- Dr BI Eriksson
- Umdoni Christian School
- Espatia Convenience Centre

Type

Distance (km)

Beach	3.02 km
Beach	3.93 km
Beach	4.78 km
FillingStation	4.68 km
Hospital/Clinic	3.01 km
School	0.31 km
ShoppingCentre	2.87 km

Disclaimer

Please note that Lightstone obtains data from a broad range of 3rd party sources and-despite the application of proprietary data cleaning processes-cannot guarantee the accuracy of the information provided in this report. It is expressly recorded that information provided in this report is not intended to constitute legal, financial, accounting, tax, investment, consulting or other professional advice. This report does not contain any confidential information relating to the property owner or any owners residing in the suburb. All Owner details, bond, home loan and prop registration information in the reports is from the Deeds office where information on all property registrations, property transfers as well as all registered bonds/ home loans are kept. This is p domain information and accessible by any person.

This report was purchased by Karen Wilkes who is the Responsible Party under POPIA for the use of any personal information herein. [Here's our Privacy Policy.](#)



# OPEN MANDATE



Negotiated by .....

....., a Licensee of Seeff Property Services (Pty) Ltd, and holder of a valid Fidelity Fund Certificate, (hereinafter referred to as "Seeff").

I/We THE MCCLEARY FAMILY TRUST being

\* the registered owner/s, or

\* duly authorised by BRIAN MCCLEARY (TRUSTEE)

.....being the registered owner  
\* (DELETE WHICHEVER IS NOT APPLICABLE)

of the Property known as ERF 59, ABRAHAM'S CREST, KELSO, KZN.

(the Property), hereby instruct Seeff to procure a willing and able Purchaser for the Property, or for the \* **legal entity** being the registered owner of the property for the sum of

R 400 000 = 00

( Four hundred thousand Rand )

or such lesser amount as mutually agreed upon between the Purchaser and myself which shall include Value Added Tax (VAT) if applicable, and where a sale is concluded pursuant to this mandate, to monitor this sale through to transfer.

1. Brokerage calculated at 7.5% of the purchase price, plus VAT thereon, shall become due and payable by the Seller to SEEFF on registration of transfer of the property or transfer of the shares or member's interest, as the case may be, to the Purchaser.
2. SEEFF has the open mandate in respect of the property until 31st August 2013 and they will also be entitled to the commission plus VAT as set out above, if any buyer introduced by SEEFF during this open mandate period subsequently purchases the property described above.
3. Seeff will also be entitled to brokerage in accordance with their **\*standard rental tariff** plus VAT thereon, should the Seller enter into a lease agreement in respect of the property with a party introduced during the period of the mandate.
4. The representative of SEEFF and any prospective purchaser/s shall have access to view the property at all reasonable times.
5. I / We hereby grant permission to erect a "FOR SALE" sign on the property during the currency of this mandate and a "SOLD" sign on the property for a period of 90 days after it has been sold through SEEFF.

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\*\*Delete if not applicable  
2022/11/14



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- 6. I / We warrant that there are no defects in the Property, other than those that appear on the **Immovable Property Condition Report**, completed and signed by me and annexed hereto.
- 7. The **Fixtures and Fittings Declaration** annexed to this mandate has been completed and signed by me. The listed items are either included, excluded or not applicable in the sale of the Property as stipulated therein.
- 8. I / We understand that the **Immovable Property Condition Report** and the **Fixtures and Fittings Declaration**, form part of this mandate.
- 9. Other conditions, information or defects:  
.....  
N/A - ONLY LANDS  
.....  
.....  
.....

**DATA PRIVACY**

- 10. I/We agree to Seeff sending my/our personal information contained in this mandate ("the Data") to third parties required to complete the sale and subsequent transfer of the Property. Such third parties will include but not be limited to prospective purchasers, other estate agents, property advertising websites and aggregated property portals, attorneys, financial institutions, mortgage originators and compliance certificate issuing companies, bodies corporate and/or homeowners' associations and municipalities for contact purposes to allow the sale and subsequent transfer of the Property to take place, all in accordance with applicable law.
- 11. Seeff shall continually take the appropriate, reasonable technical and organisational measures to prevent loss of, damage to or unauthorised destruction of Data; and unlawful access to or processing of the Data.

**DIRECT MARKETING**

- 12. I/We agree to Seeff using my/our personal information contained in this mandate ("the Data") to:
  - 12.1 Send me marketing via email or SMS and
  - 12.2 Other news relating to Seeff.

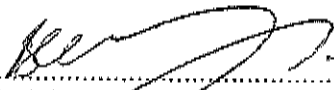


13. CANCELLATION OF MANDATE

The Seller may cancel this mandate at any time during its currency by giving Seeff, 20 (twenty) business days written notice to such effect, in accordance with the provisions of the Consumer Protection Act 68 of 2008. In such an event, Seeff may impose a reasonable penalty with regards to the services rendered to the Seller up to the date of cancellation in respect of this mandate. If the Seller is a juristic person this mandate may not be cancelled.

SELLER 1

Name: BRIAN MCLEARY.  
ID Number: 6312215003 081  
Physical Address: 18 COAL MEAS, 56 MARINE DRIVE, UMHLANGBA BEACH.  
Email Address: brian@pacible.co.za  
Telephone Number: 0832815021  
Signed by the SELLER at PINEGOWN (place) on this 26TH  
day of MAY 2023

  
SELLER

SELLER 2

Name: .....  
ID Number: .....  
Physical Address: .....  
Email Address: .....  
Telephone Number: .....  
Signed by the SELLER at ..... (place) on this .....  
day of ..... 20.....

SELLER 2





14. **SEEFF**

**\*\*14.1** This mandate has been negotiated by .....  
(full names of the Property Practitioner), who hereby warrants the validity of their Fidelity Fund certificate as at the date of signature of this mandate, or;

**\*\*14.2** This mandate has been negotiated by .....  
(full names of Candidate Property Practitioner) who is acting under the active supervision and control of .....  
(full names of the Property Practitioner), both of whom warrant the validity of their Fidelity Fund Certificates as at the date of signature of this mandate.

.....  
**Property Practitioner**

Accepted for Seeff: ..... Date: .....

*Explanation of words in bold italics:*

**\*Legal entity** means a company or close corporation and includes a trust, so that if for example, the property is owned by a company and the shares in a company are sold to the purchaser, rather than the property itself, Seeff will be entitled to its full brokerage.

**\*Standard rental tariff** means the rental tariff used by the rental division and specific branch of Seeff with whom you are contracting. Rental tariffs may vary from branch to branch. We encourage you to confirm with your Seeff agent what the tariff is for the branch you are mandating.





**SEEFF MIDSOUTH COAST**  
**Pennington Branch**  
 Shop 33 Pennington Mall, Impathle Road, Pennington 4184  
 [O] 039 975 1255 [F] 086 518 7505  
 [E] pennington@seeff.com



26 MAY 2023

Mr Brian McCleary  
 Abrams Crest  
 Kelso 4184

Dear Brian

**MARKET VALUATION STAND #59 KELSO, ABRAMS CREST**

Thank you for giving us the opportunity to provide you with a probable market value of your piece of land.

Taking into consideration the following factors;

- Locality
- Condition of Property
- Sale of comparable properties
- Properties currently for sale in the area

We believe a fair market value currently would be between R 380 000.00 to R 400 000.00.

We would like to bring to your attention that this is not a sworn valuation by a registered Valuer, but is our estimation based on current market conditions and could change depending on when you decide to sell.

Should you require any further information please do not hesitate to contact me.

Yours Sincerely

**XOLILE MKHIZE**

Non-Principal Property Practitioner

**KAREN WILKES**

Candidate Property Practitioner

\*We do not have a certificate of expertise in buying and selling property, we understand it is more than just a market value. Thank you for giving us the opportunity to write this chapter with you. Karen Wilkes

Sent Friday 26/5/2023