



AUCTION ONE
The Property Auctioneering Co

29 E Courtenay Street,
George, 6530
Tel: (044) 012 5004
Cell: (084) 556 6166
Email: greg@auctionone.co.za

BIDDER'S INFORMATION PACK

- Auction Date:** 28 December 2021.
- Auction Time:** 12:00 pm.
- Property Address:** 34 Thornley Road, Leisure Isle, Knysna.
- Viewings:** By Appointment or 1 Hour Prior to Auction
- Auction Venue:** Onsite
- Contact Person:** Greg King - 084 556 6166.

34 THORNLEY ROAD, LEISURE ISLE, KNYSNA.



LAGOON VIEW GOLDEN OLDIE OFFERING DEVELOPMENT POTENTIAL!



PROPERTY DESCRIPTION

Property Address: 34 Thornley Road, Leisure Isle, Knysna
Erf Number: 2026 and 2028
Erf/Stand Size: 1440 sqm

LAGOON VIEW GOLDEN OLDIE OFFERING DEVELOPMENT POTENTIAL!

Leisure Isle is popular for so many reasons, offering a safe secure suburb with excellent surroundings and unrivaled access to the lagoon and views in all directions.

No reason that Leisure Isle is the most sought-after suburb in Knysna!

AuctionOne is proud to present on auction this exceptional property set on a great location, that offers unrivaled opportunity.

The property is situated a mere 50m from the lagoon and offers direct views of the lagoon.

What makes this property exceptional?

- The property consists of two 719sqm stands each with their own title deed. These stands are rectangular in shape. The house is built across both stands. The stands are level.
- Position Position! Situated on the idyllic leisure isle with lagoon views towards the Knysna heads and direct easy access to the water being a mere 50m away.
- Opportunity! Build your dream home across both stands. Combined a stand of this size (1438m²) in leisure isle is rare.
- Opportunity! Demolish the existing home and build a home on each stand. The northern aspect of the stands provides views of the Outeniqua mountain range. While the Southern Aspect of each stand provides lagoon views.

The property and home currently consist of the following:

- Home which needs to be completely gutted and renovated.
- Two separate erf's each measuring 719m². The home is built across both stands
- The double story home offers:
 - 5 Bedrooms (2 on the ground floor and 3 on the second floor)
 - 2 bathrooms (1 on each floor)
 - Open plan lounge dining room with built-in fireplace.
 - Entrance hall with telephone nook
 - Kitchen and large separate scullery /laundry room
 - Double Garage extra length
 - Carport
 - Covered north-facing patio off the lounge
 - Flat garden on both the river view and north side of the house

Opportunity awaits. Don't miss this one.



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CPA REGULATIONS & PRE-REGISTRATION

South African consumers are now amongst the best protected consumers in the world and the purpose of the Act is to promote fair business practice and to protect consumers against deceptive, misleading, unfair or fraudulent conduct. It is compulsory that all Bidders are required to present the following documentation in order to register at our auctions:

1. SA Identity Document;
2. Current utility bill addressed to your physical address;
3. 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 of authority on an official letterhead of that entity, authorising 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 resolutions by the directors, trustees or members of the entity authorizing you to do so;
4. 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 than 3 months;
5. Copy of the Entity's FICA Documents;
6. VAT Registration Documents;
7. Income Tax Reference Number and proof of marital status.

Should you not be able to attend the auction on the day, we welcome you to register as an online bidder:

<https://auctionslive.com/app/bidder-registration/xXDy>

Kindly contact the office at 044 012 5004 should you require further details.

Online bidder registration will be subject to a refundable registration deposit being paid.



AUCTION RULES AND PROCEDURES

1. Auction with Reserve means that the property will be sold to the highest bidder but subject to confirmation by the Seller who has a predetermined period in which to accept or reject the offer.
2. The conduct of the auction is subject to the control of the Auctioneer of the day who has the sole right to regulate the bidding procedure.
3. Auctions commence at the advertised time and will not be delayed to accommodate any persons who arrive late. The Conditions of Sale will be read out at the advertised time.
4. A prospective bidder cannot participate in the bidding process if not registered as a bidder. The registration process includes (i) registration of the prospective bidder's identity, (ii) residential address, (iii) contact details, (iv) full signature on the bidder's roll prior to the commencement of the auction.
5. All registered bidders must (i) thoroughly inspect the property and/or goods and (ii) accept the Conditions of Sale as read out before the bidding starts and must not bid unless he or she has done so.
6. We are selling per rising bid in South African Rand.
7. The Vat status of the Seller will be read out at the auction.
8. Any error by the Auctioneer shall be entitled to be corrected by him/her.
9. A person who attends the auction to bid on behalf of another person, must produce a letter of authority that expressly authorises him/her to bid on behalf of that person. Where a person is bidding on behalf of a company, the letter of authority must appear on the letterhead of the company and must be accompanied by a certified copy of the resolution authorising him or her to bid on behalf of the company.
10. In the event of any dispute between the bidders, the decision of the Auctioneer shall be final and binding.
11. At the auction, after reading of the Conditions of Sale and before the bidding starts, registered bidders will be able to ask questions regarding the auction procedure and/or the property for sale.
12. The Purchaser shall not be held liable for any arrears unless otherwise stipulated in the Sales Contract.
13. Every bid shall constitute an irrevocable offer to purchase the property for the amount bid, which the Seller or the Auctioneer may accept or reject in their absolute discretion. The Seller and the Auctioneer are entitled to withdraw the property from sale prior to acceptance by the Seller immediately on the fall of the hammer. This will be paid into the Seller's nominated Conveyancing attorney's trust account.



AUCTION RULES AND PROCEDURES

14. The highest bidder ("the Purchaser") shall sign the Sales Contract and pay a 7.5% deposit, Auctioneers commission, document fee, and advertising costs immediately on the fall of the hammer. This will be paid into the Seller's nominated Conveyancing attorney's trust account.
15. If no bid equals or exceeds the reserve price, the property may be withdrawn from the auction. The Seller shall be entitled to instruct the auctioneer to accept any lower bid.
16. The Seller has a pre-agreed confirmation period to accept or reject the offer. No bid may be withdrawn after the fall of the hammer until the expiry of the confirmation period. During this time the offer shall be open for acceptance by the Seller or his agent and if the offer is accepted, the sale shall be deemed to be a sale by auction for purposes of the Act.
17. The Purchaser's offer shall remain open for acceptance by the Seller or by the Auctioneer on behalf of the seller, until expiry of the confirmation period. The Purchaser and the Auctioneer acknowledge and agree that this provision is for the benefit of the Seller.
18. The Purchaser's offer shall be deemed to have been accepted only when the Seller or the Auctioneer, whichever may be applicable, has signed the Sales Contract on behalf of the Seller and the Seller shall not be required to notify the Purchaser of the acceptance of its offer prior to expiry of the confirmation period.
19. The Purchaser hereby nominates Highest Bid (Pty) Ltd t/a Auction One Garden Route as its agent for the purpose of receiving and accepting notification of acceptance of this offer.
20. Should the Seller reject the Purchaser's offer, the Auctioneer will instruct the Conveyancing attorney to repay to the purchaser any deposit and commission paid to it in terms of the Sales Contract within a reasonable time.
21. In the event of the sale requiring the consent of any statutory authority or any court of law, then this auction sale is subject to the granting of such consent.
22. Upon signature of the conditions of sale by the purchaser, the purchaser will pay to the Auctioneer over and above the bid price a buyer's premium (commission) equal to 10% (ten per cent) of the bid price or a minimum fee of R30,000 should be bid be less than R300,000 thereon being Auctioneers commission. In addition the purchaser will also pay the advertising costs and document fee the amount which will be made know prior to the start of the auction. The full bid price of the property must be paid upon registration of transfer of the property into the name of the purchaser for which the purchaser will be obliged to deliver a bank guarantee, acceptable to the SELLER, within 14 (Fourteen) days after confirmation of the sale by the SELLER or the Auctioneer.
23. The rules of the auction meet the requirements of the Consumer Protection Act, Act 68 of 2008 ("the Act") to the best of the Auctioneer's knowledge.



AUCTION RULES AND PROCEDURES

24. Section 45 (1) to (4) are brought to the registered bidders' attention:

"Auctions 45. (1) In this section, "auction" includes a sale in execution of or pursuant to a court order, to the extent that the order contemplates that the sale is to be conducted by an auction.

(2) When goods are put up for sale by auction in lots, each lot is, unless there is evidence to the contrary, regarded to be the subject of a separate transaction.

(3) A sale by auction is complete when the auctioneer announces its completion by the fall of the hammer, or in any other customary manner, and until that announcement is made, a bid may be retracted.

(4) Notice must be given in advance that a sale by auction is subject to - (a) a reserved or upset price; or (b) a right to bid by or on behalf of the owner or auctioneer, in which case the owner or auctioneer, or any one person on behalf of the owner or auctioneer, as the case may be, may bid at the auction."

25. Section 55 (1) expressly states that the cooling off period does not apply to goods bought on auction: "Consumer's rights to safe, good quality goods 55. (1) This section does not apply to goods bought at an auction, as contemplated in section 45."

DISCLAIMER: Whilst all reasonable care has been taken to provide accurate information, neither Highest Bid (Pty) Ltd t/a Auction One Garden Route nor the Seller/s 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 an person as a result of errors or omissions in the information provided, whether due to the negligence or otherwise of Highest Bid (Pty) Ltd t/a Auction One Garden Route or the Seller/s or any other person. Bidders must register to bid and provide original proof of identity and residence on registration.



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COMPANY INFORMATION

Auction One Garden Route is headed up by Greg and Claire King who have over 15 successful years of experience in all facets of the property industry. Auction One was established in the Eastern Cape by Justin Rohtbart who has successfully grown and expanded the Auction One reach to the Garden Route area and the rest of South Africa.

When it comes to no nonsense property sales nothing can beat an Auction to get qualified buyers on the spot to compete against each other to get you the best value the market has to offer.

Auctions are suited to commercial, residential, apartments, vacant plots, farms, industrial property as well as high demand properties.



How to find us:

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29 E Courtenay Street, George.

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