



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers

MORRIS CHAPMAN PROPERTIES CC (IN LIQUIDATION)
MASTER'S REFERENCE NUMBER D000104/2024

PROPERTY PROSPECTUS

404 SYDNEY ROAD, CONGELLA, DURBAN
(ERF 8224 -176 sqm AND ERF 8233 - 1946 sqm TOTAL 2122 SQM)
KWA-ZULU NATAL



TIMED ON LINE AUCTION:

STARTS MONDAY 3 FEBRUARY AT 10H00
ENDS FRIDAY 7 FEBRUARY 2025 AT 10H00

<https://www.parkvillageauctions.co.za/catalogue.onsite.php?sid=1734>

Registration ON LINE – R25 000.00 Refundable
Registration Deposit payable BY EFT
(Banking Details attached)

VIEWING BY APPOINTMENT
CONTACT: KEITH 0823126244

Unit Number 10, Cedar Park Industrial Estate,
21 Quarry Park Place, Riverhorse Valley, Durban, 4001
Tel: (031) 512-5005 Fax: (031) 512-5008



CONTENTS

1. Disclaimer	2
2. Conditions of Sale	3
3. Property Description.....	4
a. The Stand	
b. The Improvements	
c. Municipal Information	
4. Attachments	

DISCLAIMER

Whilst all reasonable care has been taken to provide accurate information, neither Park Village Auctions nor the Seller/s guarantee the accuracy of the information and neither will be held liable for any loss or damages resulting from any errors or omissions in the information herein provided, whether due to the negligence or otherwise of Park Village Auctions or the Sellers or any other person.



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CONDITIONS OF SALE

- Deposit:** 15% of the Purchase Price payable on signature
- Commission:** Buyer's commission of Six (6%) plus VAT payable on signature
- Confirmation Period:** Fourteen (14) Business Days from date of signature
- Occupation:** Occupation is on the registration of transfer of the property into the Purchaser's name
- Risk, Control & Insurance:** The sole risk and control and benefit in and to the property shall, unless otherwise agreed in writing and signed by both parties, pass to the Purchaser ***on the registration of transfer of the property into the Purchaser's name*** and from that date, the Purchaser shall be liable for all imposts levied on the property, inclusive of and without limiting the generality hereof, all municipal rates and taxes, licences and other official and/or municipal and consumable charges.
- Transfer Duty / VAT:** VAT is Payable on the Purchase amount

PROPERTY DESCRIPTION

DESCRIPTION:

A columned, open plan industrial building previously used as a panel beating workshop with offices. The workshop area is large and has off road access via a single volume shutter door. Also comprising a kitchen area, boardroom area, storerooms, male and female ablutions, male and female change rooms, a single volume roller shutter door leads to the rear yard area / rail way line.

LOCATION:

The property is located on Sydney Road, within the Congella industrial area, located South West of Durban Central Business District GPS co-ordinates;

-29.874044 / 30.996672

REGISTERED EXTENT:

Erf 8224:	176 m ²
Erf 8233:	1946 m ²
Total:	2122 m ²

RATES AND TAXES:

Account Number: 83264238502
Monthly Charges: R20 096.46
Municipal Value: R5 420 000.00

ZONING:

General Industry

WINDEED

SEARCH CRITERIA

Search Date	2024/11/26 13:29	Street Name	sydney
Reference	-	Street Type	ROAD
Report Print Date	2024/11/26 13:29	Suburb	congella
Street Number	404		

REGISTERED PROPERTY DETAILS

Property Type	ERF	Diagram Deed Number	T7268/944
Erf Number	8224	Registered Size	176.0000SQM
Portion Number	0	Municipality	ETHEKWINI
Township	DURBAN	Province	KWAZULU NATAL
Registration Division	FU	Coordinates (Lat/Long)	-29.874044 / 30.996672
Deed Office	PIETERMARITZBURG		

OWNER INFORMATION (1)

MORRIS CHAPMAN PROP CC		Owner 1 of 1	
Person Type	COMPANY	Title Deed	T4326/1973
Name	MORRIS CHAPMAN PROP CC	Purchase Date	-
Registration Number	CK87/13396/23	Purchase Price (R)	-
Share (%)	-	Registration Date	1973/03/21

SEARCH CRITERIA

Search Date	2024/11/26 13:28	Street Name	sydney
Reference	-	Street Type	ROAD
Report Print Date	2024/11/26 13:28	Suburb	congella
Street Number	404		

REGISTERED PROPERTY DETAILS

Property Type	ERF	Diagram Deed Number	T7268/944
Erf Number	8233	Registered Size	1946.0000 SQM
Portion Number	0	Municipality	ETHEKWINI
Township	DURBAN	Province	KWAZULU NATAL
Registration Division	FU	Coordinates (Lat/Long)	-29.874283 / 30.996350
Deed Office	PIETERMARITZBURG		

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MORRIS CHAPMAN PROP CC		Owner 1 of 1	
Person Type	COMPANY	Title Deed	T4326/1973
Name	MORRIS CHAPMAN PROP CC	Purchase Date	-
Registration Number	CK87/13396/23	Purchase Price (R)	-
Share (%)	-	Registration Date	1973/03/21

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BANKING DETAILS

REF: "NAME" – 1734

A 2% CASH HANDLING fee will be charged on all Cash Deposits

TRUST ACCOUNT : PARK VILLAGE PROPERTIES

FIRST NATIONAL BANK : 62799508084

BRANCH CODE: 250655

Please email proof of deposit to: lindam@parkvillage.co.za



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