

22 June - 23 June 2022



URGENT TIMED INSOLVENCY AUCTION

Prime 13HA Site- Camperdown Rural

With Future Development Potential



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General Auction details

TIMED ONLINE AUCTION DETAILS

Bidding Opens: Wednesday, 22nd June 2022 at 12 noon
Bidding closes: Thursday, 23rd June 2022 from 12 noon (staggered time)
Venue: Bid via our online APP <https://bidlive.maskell.co.za>

REGISTRATION IS REQUIRED BEFORE BIDDING

Online Auction Notes:

- If a lot receives a bid within the last 10 min. it will remain open for an additional 10 min.
- If any further bidding occurs, the extension timer will reset to 10 min.
- If no further bidding activity occurs, the lot closes when the timer runs out.

APP DETAILS

Download our APP "Peter Maskell Auctioneers" - from IOS or the Play Store OR visit <https://bidlive.maskell.co.za>

Should you have any problems registering on our Auction Mobility Online App, please contact our offices or click on the link below:

<https://auctionmobility.zendesk.com/hc/en-us/articles/115002077774-How-do-I-Register-for-an-Auction->



BUYER'S CARD DEPOSIT

R50,000.00 to obtain buyer's card by EFT into the following bank account prior to date of sale

Peter Maskell Auctions CC

Nedbank

Account number : 1343096103

Branch Code : 198765

Ref : your name # Stevenson

DOCUMENTATION REQUIRED FOR AUCTION REGISTRATION

We, at Peter Maskell Auctioneers have a responsibility to both our clients, employees and the public at large to mitigate the spread of COVID-19, and therefore it is **mandatory** to pre-register for all of our auction sales.

This can be done as follows:

Complete and sign the pre-registration documents and email together with the following:

1. Copy of bidder's Identity document
2. Proof of residence
3. Proof of Payment for bidder's card

Email **ALL** completed documents to registrations@maskell.co.za

PURCHASER'S LIABILITIES

- VAT or transfer duty, as applicable, shall be paid in addition to the purchase price;
- The PURCHASER shall at his own cost obtain:
 - ✓ A certificate of compliance with the requirements of the Occupational Health and Safety Act, Act 85 of 1993 and/or Government Regulations No. 2920/1992 to the effect that the electrical installation on the property complies with SABS 0142, or is reasonably safe;
 - ✓ A certificate to the effect that the improvements on the property are free from infestation by timber destroying insects, if specifically required by a financial institution;
 - ✓ A certificate of the occupation of the property (if applicable);
 - ✓ A NHBRC Certificate (if applicable).

Property information

UITKOMST & DOORNRUG, Number 852, Portion 328

REGISTERED PROPERTY DETAILS

Property type	: Farm	Diagram Deed	: T26623/988
Farm number	: 852	Size (registered)	: 13,9026 ha
Portion no.	: 328 (of 316)	Municipality	: eThekwini
Farm name	: Uitkomst & Doornrug	Province	: KwaZulu Natal
Reg. Div.	: FT	Co-ordinates	: -29.753096 / 30.607915

OWNER DETAILS

Person type	: Private Person	Title Deed	: T30092/2016
Purchase Date	: 2016/07/06	Reg. Date	: 2016/10/10

MUNICIPAL INFORMATION

Account no.	: 83603502348	Municipality	: eThekwini
Market Value	: R2,560,000.00	Monthly rates	: R701.44

MAPS



Property details

PROPERTY DESCRIPTION

The property comprises of agricultural land located along Shady Lane approximately 3km from the Cato Ridge off ramp from the N3. The property has no improvements and the railway line runs along the rear boundary.

As per the eThekweni Municipality GIS Website approximately 4.67ha is subject to DMOSS (Durban Metropolitan Open Space System (South Africa)). The Durban Metropolitan Open Space System, currently 94 000 hectares in extent, is a spatial layer of interconnecting open spaces in public, private and traditional authority ownership that seeks to protect the biodiversity and associated ecosystem services of Durban for future generations.

Examples of areas included in D'MOSS are nature reserves (e.g. Paradise Valley, Burman Bush and Kenneth Stainbank Reserve), large rural landscapes in the upper catchments and riverine and coastal corridors. D'MOSS is mapped by the Biodiversity Planning Branch of the Environmental Planning and Climate Protection Department (EPCPD) in consultation with relevant experts.

From a natural resource perspective, D'MOSS includes approximately 2 400 ha of estuarine environment, including sand and mud banks, mangrove and swamp forests; 14 000 ha of forests including dune, coastal and scarp forests; 7 500 ha of wetlands including floodplains, swamp forest and reed beds; 13 000 ha of grassland including the threatened KZN Sandstone Sourveld Grasslands; and 40 000 ha of dry valley thicket.

D'MOSS thus provides a unique opportunity to conserve many of South Africa's threatened ecosystems and species including: the endangered KZN Sandstone Sourveld grasslands; the critically endangered *Brachystelma natalense* (a small herbaceous plant); and the endangered Oribi, Spotted Ground Thrush, and Pickersgill's Reed Frog. If protected and managed, D'MOSS will assist the province and the country in meeting biodiversity conservation targets.

Why is D'MOSS important?

Apart from contributing to the attainment of provincial and national biodiversity conservation targets, D'MOSS provides a range of services to all residents of Durban, including the formation of soil, erosion control, water supply and regulation, climate regulation, cultural and recreational opportunities, raw materials for craft and building, food production, pollination, nutrient cycling and waste treatment.

From a climate adaptation perspective, the biodiversity that is protected within D'MOSS plays an important role. The impacts of sea level rise, for example, can be reduced by ensuring the protection of well vegetated fore-dunes and setting coastal developments back from vulnerable areas. Increased flood events can be moderated by ensuring that wetlands and floodplains are protected and where necessary rehabilitated. Predicted increased temperatures can also be alleviated by D'MOSS as vegetated areas assist with cooling.



D'MOSS also plays a substantial role in climate change mitigation. Research undertaken in 2006 found that D'MOSS stores the equivalent of 24.7 ± 0.6 million tons of carbon dioxide. In addition, it was conservatively calculated that it sequesters between 31 000 and 36 000 tons of carbon dioxide per annum. Wetlands and forest ecosystems store the most carbon, while disturbed woodlands and alien thickets store the least. These more degraded D'MOSS areas offer restoration opportunities using poverty alleviation projects, providing benefits to biodiversity, people and the climate.



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