



**Public Auction of Erf 735, 9 Sparrow Drive, Aston Bay
Friday, 18 October 2019 @ 12:00**

Property Description: Erf 735, 9 Sparrow Drive, Aston Bay

Size of stand	570 m ²
Size of dwelling	±545 m ²

Municipal information:

Rates & Taxes	±R 2682 pm
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Improvements:

The property is favourably situated on the beachfront in the first row from the sea.

Construction:

- Face Brick Exterior
- Aluminium windows and door frames
- Tile Roof

Comprises:

- Open plan tiled lounge / dining room
- Tiled kitchen with built in cupboards
- Scullery with double basin and built in cupboards
- Study with built in cupboards
- 3 x carpeted bedrooms with built in cupboards
- 1 x tiled en-suite bathroom comprising shower, bath, wash basin and toilet
- 1 x tiled family bathroom comprising shower, bath, double basin and toilet
- Tiled guest toilet
- Enclosed braai area

Additional features:

- Flatlet with open plan lounge / kitchen, 2 x bedrooms and 1 x bathroom
- Swimming Pool
- Double garage
- Tandem garage (not on registered plans)
- Store Room
- Domestic quarters with shower, toilet and wash basin



Summary of Conditions of Sale

The Highest bidder / purchaser shall be bound to the following conditions of sale:

- 10% Deposit payable into the auctioneer's trust account on day of auction
- 6% + VAT buyers commission payable on the day of the auction
- The purchaser shall within 30 days of acceptance of this offer furnish the Seller's Conveyancers with an acceptable guarantee for payment of the balance of the purchase price.
- Transfer duty payable
- All costs in respect of giving and taking of Transfer (Seller will appoint conveyancer)
- The conveyancer is irrevocably authorised to settle any arrears from the deposit held by the auctioneers in terms of clause 4.1 of the conditions of sale.
- Possession and occupation shall be given and taken on THE DATE OF WRITTEN ACCEPTANCE.
- Occupational Interest: The PURCHASER will pay interest on the balance of the purchase price from DATE OF ACCEPTANCE to date of registration of transfer calculated at the rate of 1% (one percentum) per month, or the maximum rate permitted by law, both days inclusive. The interest will be payable monthly in advance before or on the first day of each and every month, the first payment to be made on the first day of the month following the DATE OF ACCEPTANCE. Payment of the interest will be effected to the CONVEYANCER
- The sale is subject to a confirmation period of 14 days expiry on 1 November 2019 @ 12:00 noon. The confirmation period included a period for higher offers ending on 28 October 2019 @ 12:00 noon. The seller will accept / decline the offer by 1 November 2019 @ 12:00. The seller reserves the right to accept or decline the offer at any point in time during this period.
- The highest bidder is held bound by his bid until 12 noon on 1st November 2019
- This property is being sold subject to confirmation by the seller.
- The property is purchased and sold "voetstoots" and the seller shall not be liable for any defects, patent, latent or otherwise in the property nor for any damage occasioned to or suffered by the purchaser by reason of such defect. The Purchaser confirms that he or she has effected the necessary enquiries with local authority regarding compliance or non-compliance of improvements located on the property in respect of statutory requirements.
- Encroachment on Erf 736:
 - 1) The SELLER herewith discloses that there is a boundary wall encroachment on the neighbouring Erf 736, Aston Bay. Please see attached plan by Maarschalk and Partners Inc.
 - 2) It is also recorded that the tandem garage roof adjoining Erf 736; does not reflect on the building plan to be viewed on the auction and auctioneer's website.
 - 3) Kindly find attached an e-mail from the owner of Erf 736 for perusal of all registered bidders.
- The auctioneer or his agent shall be entitled to bid up at the auction on behalf of the seller or as proxy for a registered bidder.
- FICA documents required for registration (ID & proof of residential address)

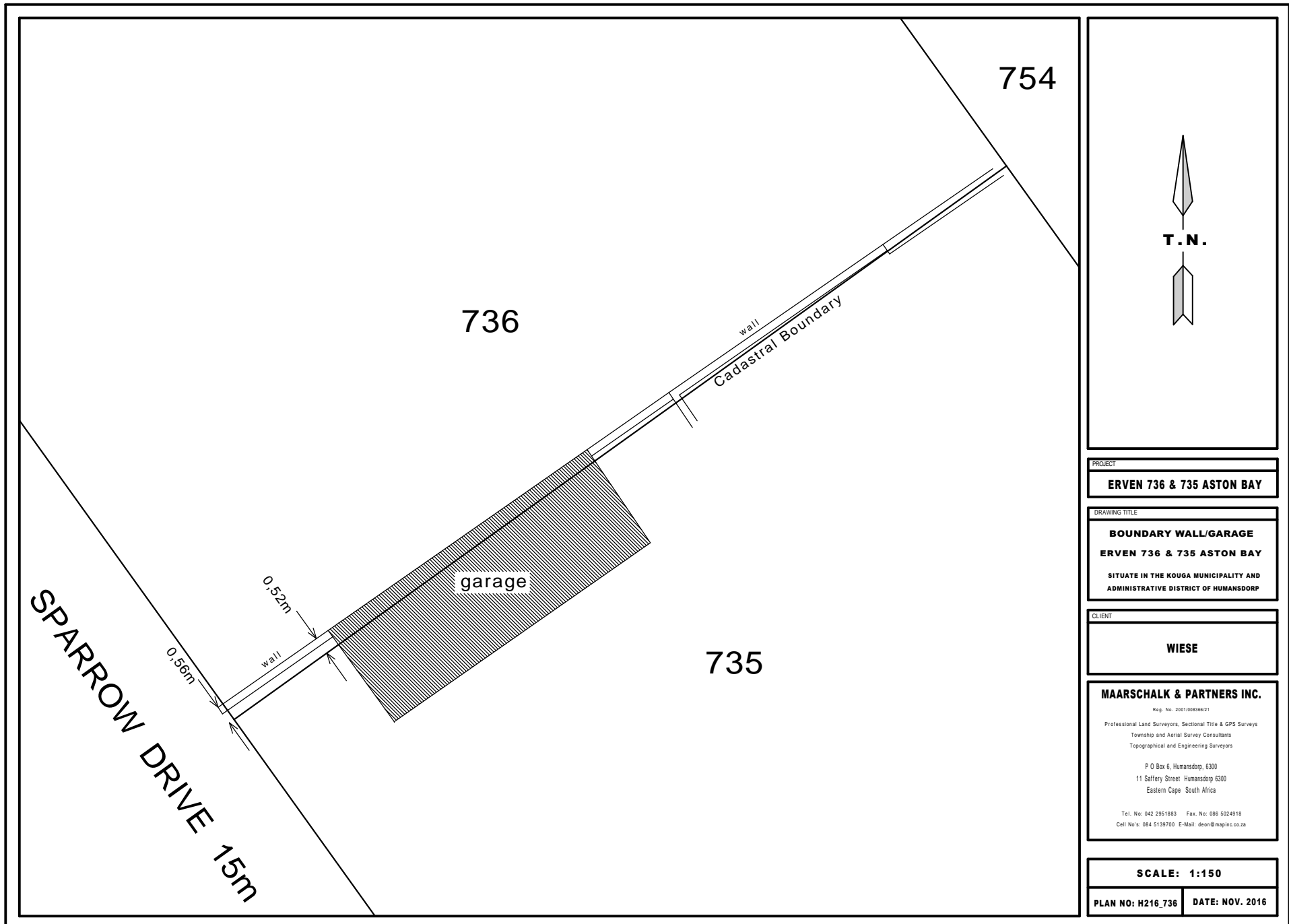
ENQUIRIES: 066 247 1374

AUCTIONEER: Frederick Bekker

Note: Should you have enquiries on how to sell your property or movable assets on auction. Kindly contact Frederick Bekker @ 066 247 1374 or fred@bekkergroup.co.za

Thank you for attending our auction.

Frederick Bekker
(Professional Auctioneer, Professional Property Valuer, Sworn Appraiser)



754

736

735

SPARROW DRIVE 15m

garage

wall
Cadastral Boundary

0.52m

0.56m

PROJECT
ERVEN 736 & 735 ASTON BAY

DRAWING TITLE
BOUNDARY WALL/GARAGE
ERVEN 736 & 735 ASTON BAY
SITUATE IN THE KOUGA MUNICIPALITY AND
ADMINISTRATIVE DISTRICT OF HUMANSDORP

CLIENT
WIESE

MAARSCHALK & PARTNERS INC.
Reg. No. 2001/00836/21
Professional Land Surveyors, Sectional Title & GPS Surveys
Township and Aerial Survey Consultants
Topographical and Engineering Surveyors
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Eastern Cape South Africa
Tel. No: 042 2951883 Fax: No: 086 5024918
Cell No's: 084 5139700 E-Mail: deon@mapinc.co.za

SCALE: 1:150
PLAN NO: H216_736 **DATE: NOV. 2016**

Sparrow weg 9 Astonbaai

Lucas Wiese <lucasw@telkomsa.net>
To: Fred Bekker <fred@bekkergroup.co.za>

Sun, Oct 13, 2019 at 11:27 AM

Goeiemôre Mnr Bekker

Aangeheg die plan van die twee erwe wat die oorskryding toon deur die Landmeters Maarschalk en Venote.

Volgens advies wat ek ingewin het sal dit geen doel dien om die proses nou voor die veiling aan die gang te sit nie, die advies is dat die eiendom verkoop word met die voorwaarde dat die oorskryding aangespreek word.

Mnr vd Walt het die eiendom so gekoop, hy was nie bewus van die oorskryding, soos onder verduidelik, tot ons bouproses begin het en die fout met die mates aan die lig gekom het nie.

Die grensmuur is onooglik en laat vog deur, ek het probeer om dit netjies te maak deur dit aan ons kant te pleister en verf maar die vog maak blase, my voorkeur is dat die muur afgebreek word en dat 'n netjiese muur gebou word wat ook vogbestand is.

Aan ons kant met dieselfde rooi siersteen waarmee ons woning gebou is, uit die aard van die saak sal die koste van so nuwe muur gedeel word, die koste van die afbreek sal noodwendig vir die eienaar van no 9 wees.

Groete

Lucas Wiese