



RYNCOR PROPERTIES

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ONLINE AUCTION – BIDDING ENDS 30 JANUARY 2026 AT 12:00

RESIDENTIAL DEVELOPMENT OPPORTUNITY – MULTIPLE SUBDIVISIONS IN MKUZE, KZN

Land Size: ± 4 1053ha

ONLINE AUCTION STARTING DATE: Monday, 01 December 2025

ONLINE AUCTION ENDING DATE: Friday, 30 January 2026 @ 12:00

VIEWING: Only by Appointment

CONTACT: Graeme Warrack – Cell: 068 253 6164 or Tel: (012) 546 8409 / 11

ADDRESS: 1 Fish Eagle Road, Erf 54 & Erf 52, Mkuze, KwaZulu-Natal

Transnet Reference Number: EGX0479A – EGX0504A

R20,000.00 Refundable Registration Fee (STRICTLY NO CASH)

Bank: ABSA, Branch: Pretoria North, Branch code: 632005, Account Number: 4066462915

Graeme Warrack
(068) 253 6164 | info@ryncor.com

HOW IT WORKS

OBTAIN INFORMATION

- Visit our website to view the desired property.
- Communicate any questions you may have with us.
- Schedule a viewing appointment.

SUBMIT ONLINE OFFER

- Register, create a profile and place your offers on our website.
- Or download the offer to purchase from our website and email it to info@ryncor.com.

CONFIRMATION

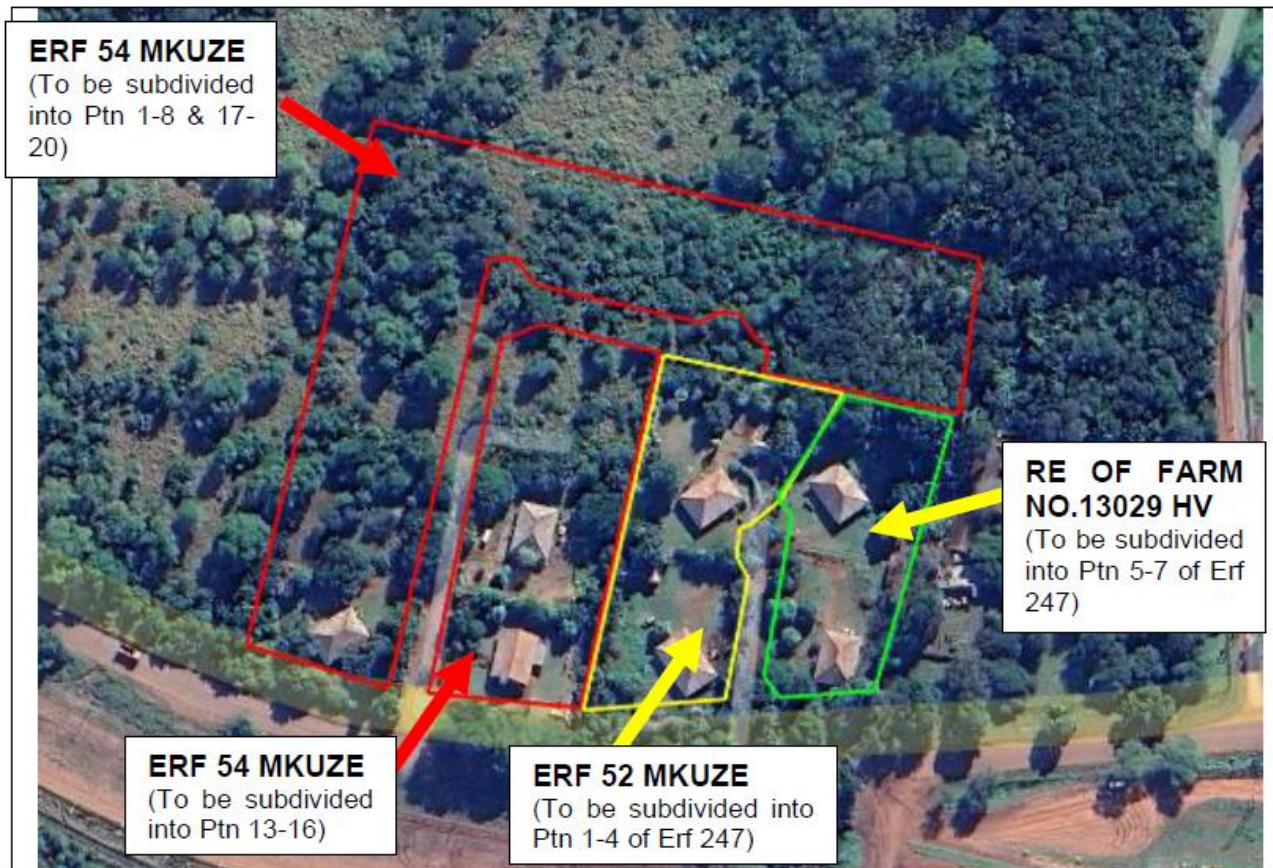
- The sale is subject to confirmation by the seller.
- A 10% deposit is paid into the Ryncor Properties trust account.
- If the offer is accepted, guarantees are paid within 30 business days.

REGISTRATION OF TRANSFER

- Congratulations on acquiring your new property.



AERIAL PHOTO:



PROPERTY INFORMATION:

**Erf 54 & Erf 52, Mkuze, KwaZulu-Natal
and the Remaining Extent of Farm Ebuhleni No. 13029, Registration Division HV,
KwaZulu-Natal**

1. Location & Access

The subject properties are situated along Fish Eagle Road, Mkuze, KwaZulu-Natal, approximately 500 metres west of Ghost Mountain Inn & Safaris. They are located on the right-hand side when travelling west from the hotel. Road access in the immediate area is poor and requires maintenance.

Several of the erven do not have formal street access, and certain portions are currently inaccessible without crossing other properties.

Public transport availability in the area is limited, with only a few bus services serving this node.

2. Property Extents (Mother Erf Sizes)

Property	Extent (m ²)	Extent (ha)
Erf 54 Mkuze	24,451.00 m ²	2.4451 ha
Erf 52 Mkuze	6,552.00 m ²	0.6552 ha
R/E Farm Ebuhleni No. 13029 HV	3,664.00 m ²	0.3664 ha

Note: Purchaser to complete subdivision as proposed.



3. Subdivision Proposals

Original Property	Proposed Portions
Erf 54, Mkuze	Portion 1–8 & 13–20
Erf 52, Mkuze	Portion 1–4 of Erf 247
R/E of Farm Ebuhleni 13029 HV	Portion 5–7 of Erf 247

4. Current Use & Improvements

The properties are predominantly overgrown vacant land, requiring clearing of trees, weeds, and dense bush.

Although initially recorded as hosting seven dwellings, site inspection confirmed nine residential dwellings located on various proposed portions.

Residential Improvements Identified

Portion	Property	Building Extent (m ²)	Plan Ref.
Portion 1	Erf 54	234 m ²	01EE817A
Portion 15	Erf 54	172 m ²	01EE815A
Portion 16	Erf 54	234 m ²	01EE816A
Portion 1	Erf 247	172 m ²	01EE811A
Portion 3	Erf 247	234 m ²	01EE812A
Portion 5	Erf 247	172 m ²	01EE813A
Portion 6	Erf 247	62 m ²	EGX0502A (<i>Dwelling not indicated on Transnet plans</i>)
Portion 2	Erf 247	62 m ²	EGX0498A (<i>Dwelling not indicated on Transnet plans</i>)
Portion 7	Erf 247	172 m ²	01EE814A

✦ Total recorded building area: 1,514.00 m²

5. Vacant Land Portions

The following 14 proposed subdivisions are undeveloped:

- Portions 2–8, 13, 14, 17–20 of Erf 54 Mkuze
- Portion 4 of Erf 247 Mkuze

These erven consist entirely of overgrown bush and do not provide direct street access.

6. Conclusion

This portfolio offers a mixture of residential and undeveloped erf portions, located within the Mkuze area along Fish Eagle Road. While strategically positioned near a well-known hotel and tourism hub, the properties currently require formalised access, land clearing, and subdivision completion. The opportunity is suitable for developers, municipal housing projects, or investors seeking structured residential development potential.

☎ Contact us today to arrange your exclusive viewing!



PHOTOS:



PHOTOS:



PHOTOS:



PHOTOS:

