



RYNCOR PROPERTIES

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PROPERTY GUIDE



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

Erf Size: ± 3 237m²

ONLINE AUCTION STRATING 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: Erf 93 Vear Road, Merrivale, Kwa-Zulu Natal

Transnet Reference Number: MEX0595

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:

Positioned on the corner of Vear Road and Anderson Road in Merrivale, this prime residential property offers excellent accessibility, visibility and multi-dwelling potential. Merrivale, located to the east of Howick, is a well-established residential area with convenient access to key amenities, transport routes and schooling facilities.

The site extends to approximately 3 237m² and is situated within a designated residential zone. The property lies close to Zeederberg Road, ensuring smooth connectivity to surrounding areas. Public transport access is favourable, with taxi and bus routes available within short walking distance.

Coordinates: -29.5166, 30.2389.

The property comprises three residential dwellings, all included in the sale and auctioned as a single unit. Although the parent property measures 1.7852Ha, the section to be subdivided forms approximately 3 019m², making it ideal for continued residential use or future development opportunities.

Highest and Best Use

The property's highest and best use remains residential accommodation, supported by:

- Its existing layout and multiple-dwelling design
- Its long-standing recognition as a residential property within the community
- The area's zoning and surrounding residential neighbourhood
- Parking & Access

Each dwelling benefits from ample on-site parking, with easy entry from Vear Road and Anderson Road. The road network ensures efficient local and regional travel.



Dwelling Summary – Erf 93 Merrivale

Asset No.	Size (m²)	Accommodation Description	Condition & Notes
01AP052U	±126m²	Older railway-style dwelling constructed with “clinker” brickwork, plastered below floor level. Roof consists of a timber structure with corrugated iron sheeting, and steel windows throughout.	Rated average to poor condition based on external inspection. Requires maintenance including: boundary wire fence replacement, repainting of walls and window frames, roof repainting, repair/replacement of some gutters. A self-made timber front fence has been installed by the occupant.
01AP055U	±126m²	Older railway-style dwelling of similar design, constructed with “clinker” brick, plastered below floor level. Roof is timber and corrugated iron, with steel window frames.	Considered average condition externally. Yard is well maintained and boundary fencing acceptable. Overall condition is superior to Unit 01AP052U on the same stand.

 Contact us today to arrange your exclusive viewing!



PHOTOS:

