

INFORMATION PACK

FOR

MODERN 3 BED HOUSE KNYSNA - WESTERN CAPE

ADDRESS:

16B CONCORDIA ROAD, LELIESKLOOF, KNYSNA



AUCTION DATE:

Wednesday, 25 February 2026

AUCTION VENUE:

Online Auction from 10h00 (www.bideasyonline.co.za)

On-Site Auction & Telephonic @ 11h00

CONTACT:

Pieter Nel 084 8800 165 / pieter@bideasy.co.za

VIEWING:

By Appointment Only

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TERMS AND CONDITIONS:

- **R50,000.00 REFUNDABLE ONLINE DEPOSIT AND FICA DOCUMENTS TO REGISTER.**
- **5% DEPOSIT PAYABLE ON THE FALL OF THE HAMMER.**
- **10% BUYERS COMMISSION PLUS VAT PAYABLE ON THE FALL OF THE HAMMER.**

BANKING DETAILS FOR REGISTRATION DEPOSIT:

BIDEASY AUCTIONS (PTY) LTD

BANK: FNB

ACCOUNT: 62364475270

BRANCH CODE: 250655

REF: F1366 (SURNAME/COMPANY NAME)

SEND PROOF OF PAYMENT TO: pieter@bideasy.co.za / 084 8800 165

Rules of Auction and Conditions of Sale published on www.bideasy.co.za

1. DISCLAIMER

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The Rules of Auction and Conditions of Sale/ Deed of Sale contain the FICA registration requirements if you intend to bid on behalf of another person or an entity. The above lots are all subject to a reserve price and the sale by auction is subject to a right to bid by or on behalf of the owner or auctioneer. All Terms & Conditions apply. BidEasy reserves right to remove / add assets / lots without notice before or on auction day.

2. PROPERTY SUMMARY

PHYSICAL ADDRESS	16B CONCORDIA ROAD, LELIESKLOOF, KNYSNA
LEGAL DESCRIPTION	PORTION 0 OF ERF 15391, KNYSNA, WESTERN CAPE – KNYSNA RD
ZONING	RESIDENTIAL
TITLE DEED	T1846/2011
LOCAL AUTHORITY	KNYSNA MUNICIPALITY
EXTENT	700m ²
DEPOSIT TO BE PAID	5% (FIVE PERCENT) ON THE FALL OF THE HAMMER
BUYERS COMMISSION	10% (TEN PERCENT) PLUS VAT ON THE FALL OF THE HAMMER
CONFIRMATION PERIOD	7 DAYS
COC OUTSTANDING RATES & TAXES	SELLER
OCCUPATION	ON REGISTRATION OF TRANSFER
VAT REGISTERED	SELLER IS REGISTERED FOR VAT
REFUNDABLE ONLINE REGISTRATION FEE	R50,000.00

3. PROPERTY DESCRIPTION

This well-positioned 3-bedroom home is located in Upper Grey Street, Knysna, offering a private and peaceful setting within an established residential area. **The property is situated approximately 1 km from Knysna's main road and about 2.5 km from the popular Knysna Waterfront.**

Knysna forms part of the highly sought-after Garden Route, renowned for its natural beauty, coastal forests, lagoons, and relaxed lifestyle that continue to attract both permanent residents and holiday homeowners.

Limited supply and sustained demand for well-located freehold homes in established Knysna suburbs, particularly near the town centre and waterfront, **support strong long-term value**. This scarcity, reinforced by Knysna's appeal as a lifestyle and tourism destination, enhances the area's ongoing **investment attractiveness**.

The area offers quiet suburban living with easy access to Knysna Mall, WoodMill Lane Shopping Centre, Life Knysna Private Hospital, nearby restaurants and cafés, as well as reputable schools including Knysna Primary School, Oakhill School, Knysna High School, and St George's Primary School. The Knysna Waterfront is located within a short driving distance.

Set on a spacious ± 700 m² erf, the property enjoys a secluded position surrounded by neighbouring homes, with a nearby security complex and three adjoining residential properties, contributing to a secure and tranquil environment.

The home features an open-plan kitchen and lounge designed for comfortable everyday living. The layout offers 3 bedrooms, including a large bedroom on the ground floor, an additional smaller bedroom, and a spacious loft-bedroom upstairs. The property is serviced by 2 bathrooms. The house was repainted within the last year, enhancing its overall appeal.

Outdoor living is complemented by a newly installed deck with a built-in braai area, ideal for entertaining, as well as a private garden. In addition, there is a relatively large external room currently used for storage and tools, offering potential for alternative use.

The Erf provides ample space for parking up to 4 vehicles. A portion of the property offers potential for the construction of a bachelor flat, subject to municipal approval, presenting an opportunity for future expansion or additional income generation.

The main entrance faces north; however, access from the southern side is more convenient with an access agreement in place with the neighbouring property at a monthly fee.

The property currently generates a rental income of R15,000 per month, which is market-related, making it suitable for both owner-occupiers and investors.

Rates & Taxes: ± R900.00

This Property Offers

- 3 Bedrooms (Loft-style upper bedroom)
- 2 Bathrooms
- Open-plan kitchen and lounge
- Deck with built-in braai
- Garden
- External storage/utility room
- Parking for up to 4 vehicles

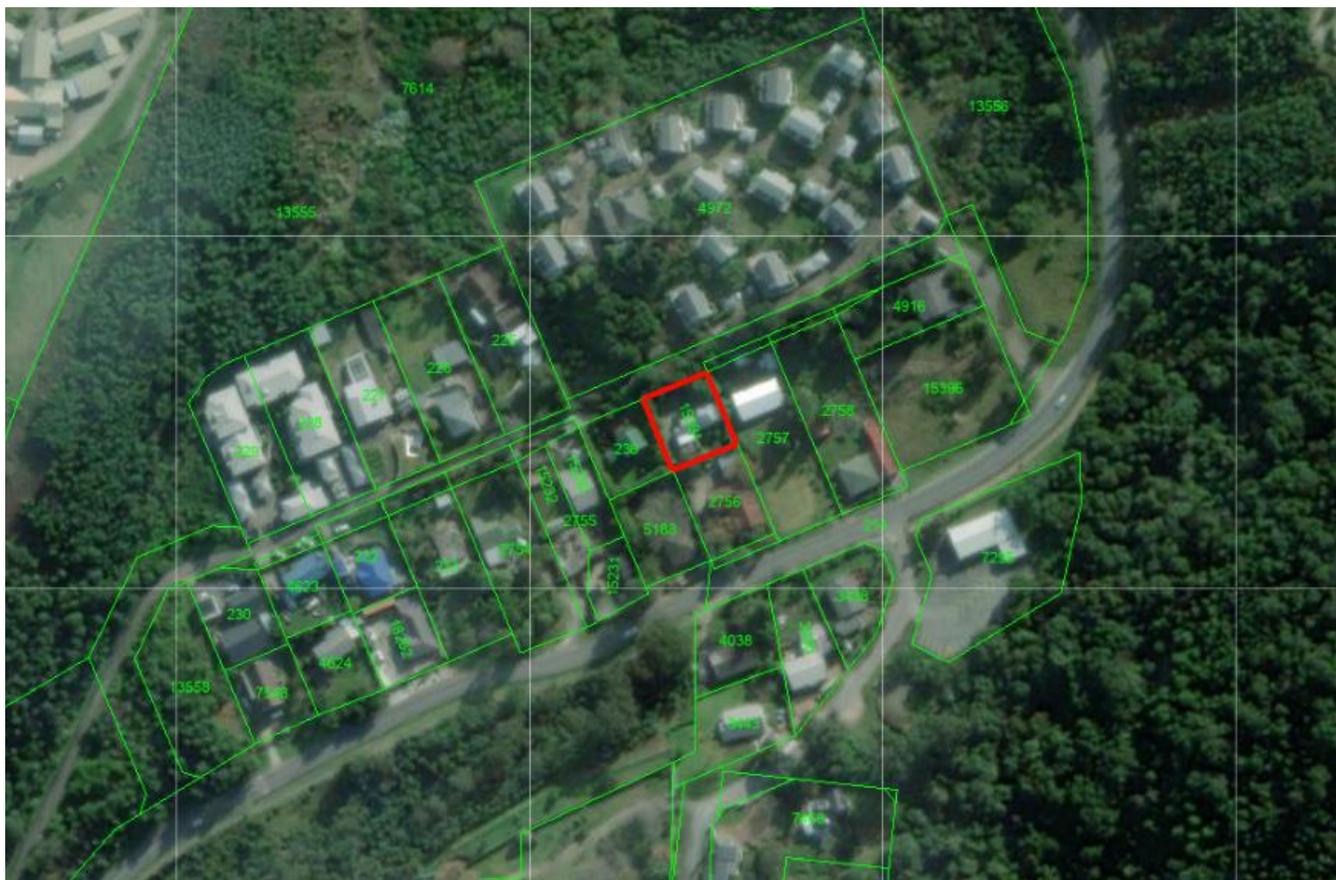
4. PROPERTY IMAGES







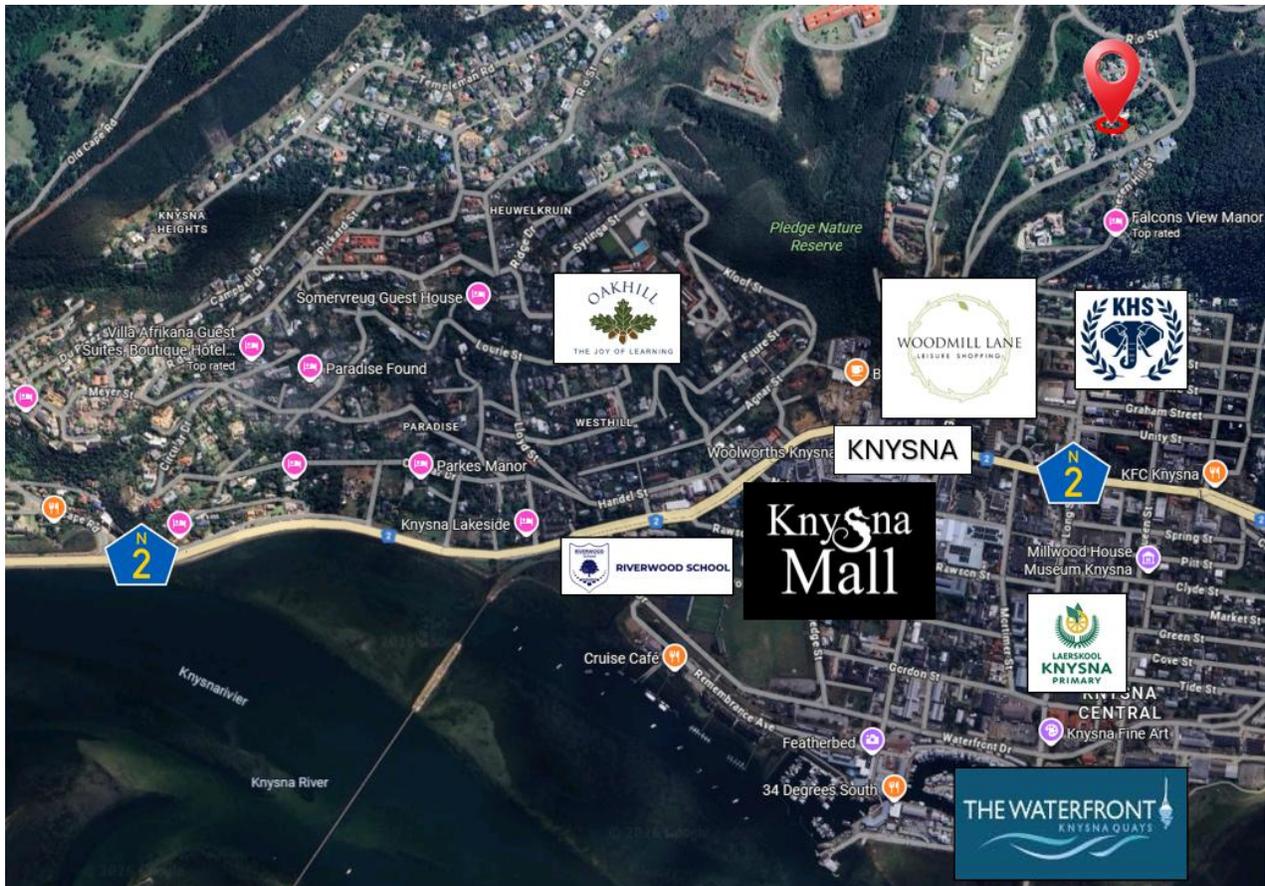
5. CSG AERIAL



6. MAP



GPS Coordinates 34°01'45.7"S 23°02'59.8"E
 -34.029362, 23.049939



7. COPY OF SG DIAGRAM

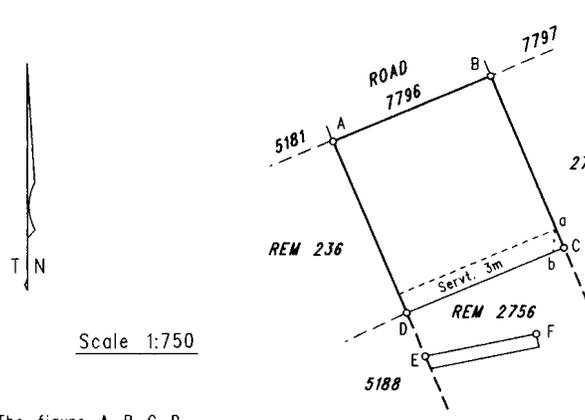
OFFICE COPY

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES System W.G.23		S.G. No. 2417/2006	
		Y	X		
	CONSTANTS	+	0, 00	+3700000, 00	
AB	25, 16	247 13 30	A	-4 595, 05	+66 911, 48
BC	27, 80	337 10 30	B	-4 618, 25	+66 901, 74
CD	25, 16	67 06 10	C	-4 629, 03	+66 927, 37
DA	27, 86	157 11 20	D	-4 605, 85	+66 937, 16
Servitude Data					
DE	7, 03	337 11 20	E	-4 608, 58	+66 943, 64
EF	16, 70	258 33 20	F	-4 624, 95	+66 940, 33
		3323/139	Δ	-5 314, 05	+66 995, 40
		3322/235	Δ	+ 233, 56	+70 240, 17

Approved
[Signature]
for
Surveyor General
2006-05-19

DESCRIPTION OF BEACONS
A,B,C,D,E .. 12mm Iron peg
F .. 10mm Hole in concrete

SERVITUDE NOTES
1) The line CD represents the south eastern boundary of a servitude 3m wide
2) The line EF represents the northern boundary of a servitude 2m wide over the remainder



Scale 1:750

The figure A B C D represents 700 square metres of land being Erf 15391 (a ptn. of Erf 2756) KNYSNA Situate in the Municipality and Administrative District of KNYSNA Province of the Western Cape

Surveyed by me in March 2006
Professional Land Surveyor
P.G.Tarboton Reg. No. 0605

EXEMPT FROM PROVISIONS OF ACT 70 OF 1970 SECTION / (e)	APPROVED IN TERMS OF SECT. 25 OF ORD. 151985 REF. 2756 KNYSNA DATE 2006-02-27	This diagram is annexed to No. 13224/2007 dated i.f.o. Registrar of Deeds	The original diagram is No. 10715-1955 Annexed to D/T No. 1958. .1716	File No.S/4587/21.Vol.3 S.R. No.974/2006 Comp. AM-1AA/X32 (702) LPI C0390005
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S

ERF 15391 KNYSNA

8. COPY OF TITLE DEED

A. VIR AKTEBESORGER SE GEBRUIK/FOR CONVEYANCER'S USE:

(a) Gelêktydiges met ander registrasiekantore/die tittels: Simult with other registries/sectional titles:

Kode	Firma/Firm	Eiendom/Property	Kantoor/Office
1			
2			
3			
4			

(b) Kliënt afskrifte van aktes permanent in Aktekantoor gelêsser: Client copies of deed filled permanently in Deeds Office:

Aid in nommer van skrifte Nature and number of deed	Cover No. Omslag Nr.	Paras van ondersoekers Initials of Examiners

(c) Notas/Notes:

B. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE:

Interdike nageproef deur Instruments checked by	Datum Date	Opmerrings Remarks	Paras Initials
(1) Dorp goedgekeur (opgraafmets) Township approved (proclaim)			
(2) Begrotingsplan Employment plan			
(3) Begroting Employment			
(4) Voorwaardes Conditions			
(5) Mikro Micro			
(6) Algemene plan General Plan			
(7) Titeelakte Title Deed			
(8) Verhoor teen oorsprietel Bonds against township title			
(9) Datum nageproef Date checked			

Kantoor instruksies/Office instructions:

Seksi/Section: *[Handwritten signature]*

I 11957/2009 AT

B 3901/2007

UITVOERING/EXECUTION

Datum van indiening/Date of lodgment

Rol No./Role No. []

A. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE:

LODGED
15 NOV 2007
INGEDIEN
14 JAN 2011

Ondersoekers/Examiners	Kantoor/ Rooms	Skakeling/ Linking	Prent/ Stamp	Passers/Pass
E.L.R. STEVENSON TANGO 1219				
S. LALLA 1174				

B. VIR AKTEBESORGER SE GEBRUIK/FOR CONVEYANCER'S USE:

Aard van Akte/Nature of Deed: *TRANSFER*

SHARON DE COUVE

Mrs HOSYNE

de KOUVE

Skakeling/
Linking: *2 + 2*

Titeelakte, ens. diens/TITLE deeds, etc. with-in: *T 3226/2007*

EXAMINER'S NOTES INSIDE

No. in stel/set	Kode Code	Naam van Partye/Names of Parties	Naam van Firma/Name of Firm
1	457(6)		
2	T	<i>SHARON / HOSYNE</i>	<i>COUVE SHARON & HOSYNE</i>
3			
4			
5			
6			
7			
8			
9			
10			

REGISTRASIE VERSOEK DEUR:
REGISTRATION REQUESTED BY:
DATUM:
DATE:

080004262964

For Information Only

①

① First name of registered owner (BENK) differs from name of registered deeds (BANK). See doc. 5 filed herein.
 Error in registered deed(s) to be amended to B(X)S.

F.I.R. STEVENS 1120 -

② Further to MR amend all docs. herein if necessary.

Done

③ Nota ^{11/12/2015} of Bonds

I hereby certify that the correct name of the registered owner in the Mortgage Exemption Certificate should read Ben Nathan Kaufman
 J. P. Amie

105

Cohen Shevel & Fourie
40 McIntyre Road
Parow
7500

Prepared by me


CONVEYANCER
DP FOURIE

DATA / CAPTURE
23 MAR 2011
NCAPALLINDA

FEE
R.....70/00

T 001846/11

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

DANIEL PIERRE FOURIE

appeared before me, REGISTRAR OF DEEDS at Cape Town, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at KNYSNA on 3 DECEMBER 2010 granted to him by

The Sheriff of the High Court of South Africa
(Western Cape High Court, Cape Town)

DATA / VERIFY
04 APR 2011
MURIE LORRAINE

GhostConvey 12.8.7.1

AND the said Appearer declared that

WHEREAS in the matter wherein

FIRSTRAND BANK LIMITED
Registration Number 1929/001225/06

was the Plaintiff and

DEAN NATHAN KAUFMAN
Identity Number 830121 5222 088
Unmarried

was the Defendant and the property herein described is registered in the name of the said

DEAN NATHAN KAUFMAN

and the said Sheriff of the High Court of South Africa (Western Cape High Court, Cape Town), acting by virtue of a Writ, issued by the Registrar of the High Court of South Africa (Western Cape High Court, Cape Town) at Cape Town on 28 October 2009 under Case Number 13844/2009, caused to be attached and to be sold by Public Auction on 5 October 2010 for the sum of R40 000,00 (FORTY THOUSAND RAND) the hereinafter mentioned property to the hereinafter mentioned transferee/s.

NOW THEREFORE he, the said Appearer in his capacity aforesaid, did by virtue of these presents, cede and transfer to and on behalf of

PETER WILLIAM HEYNS
Identity Number
Married out of community of property

her Heirs, Executors, Administrators or Assigns,

ERF 15391 KNYSNA in the Municipality and Division of Knysna
Province of the Western Cape

IN EXTENT 700 (SEVEN HUNDRED) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer No T3224/2007 with Diagram No S.G 2417/2006 annexed and held by Deed of Transfer No T3226/2007.

- A. SUBJECT to the conditions referred to in Certificate of Consolidated Title No T1716/1958.
- B. SUBJECT FURTHER to the following condition No 4 of the Annexure to Deed of Transfer No T1290/1904, marked "A"
 4. "the lot is sold subject to all laws and regulations now or which may hereafter be in force within this colony of this Municipality."

GhostConvey 12.8.7.1



- C. SUBJECT FURTHER to a Servitude in favour of the Municipality of Knysna 3m wide on the south-eastern border of the hereinafter mentioned property beside the line C D as depicted on Diagram No SG 2417/2006, which servitude was imposed as a condition of the subdivision of Erf 2756 Knysna by the Administrator of the Cape Province in terms of Section 25 of Ordinance No 15 of 1985, as contained in Deed of Transfer No T3226/2007.
- D. SUBJECT FURTHER to the following conditions contained in Deed of Transfer No T3226/2007 imposed by virtue of Section 25 of Ordinance No 15 of 1985, reading as follows:
- (a) The owner of this erf shall without compensation, be obliged to allow gas mains, electricity, telephone and television cables and/or wires and main and/or other waterpipes and the sewage and drainage including stormwater of any other erf or erven to be conveyed across this erf, and surface installations such as mini-substations, meter kiosks and service pillars to be installed thereon if considered necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above.
 - (b) The owner of this erf shall be obliged, without compensation, to receive such material or permit such excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.



GhostConvey 12.8.7.1

WHEREFORE the said Appearer, renouncing all right and title which the said

DEAN NATHAN KAUFMAN

heretofore had to the premises, did in consequence also acknowledge him to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

PETER WILLIAM HEYNS, Married as aforesaid

her Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R40 000,00 (FORTY THOUSAND RAND) and that transfer duty was exempt on the amount of R79 507,56 (SEVENTY NINE THOUSAND FIVE HUNDRED AND SEVEN RAND AND FIFTY SIX CENTS) being the purchase price of R40 000,00 (FORTY THOUSAND RAND) plus Arrear rates in the sum of R37 922,62 (THIRTY SEVEN THOUSAND NINE HUNDRED AND TWENTY TWO RAND AND SIXTY TWO CENTS) plus Advertising costs in the sum of R1 584,94 (ONE THOUSAND FIVE HUNDRED AND EIGHTY FOUR RAND AND NINETY FOUR CENTS).

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at Cape Town on

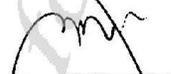
18th January

2011



q.q.

In my presence



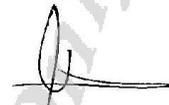
REGISTRAR OF DEEDS

105

Cohen Shevel & Fourie
40 McIntyre Road
Parow
7500



Prepared by me



CONVEYANCER
DP FOURIE

POWER OF ATTORNEY TO PASS TRANSFER

WHEREAS in the matter where

FIRSTRAND BANK LIMITED
Registration Number 1929/001225/06

was the Plaintiff and

DEAN NATHAN KAUFMAN

was the Defendant, and the property hereinafter described, registered in the name of the said

DEAN NATHAN KAUFMAN
Identity Number 830121 5222 088
Unmarried

was by virtue of a Writ issued by the Registrar of the High Court of South Africa (Western Cape High Court, Cape Town) at Cape Town on 28 October 2009 under Case Number 13844/2009, attached and sold on 5 October 2010 by Public Auction to the transferee/s herein described for the sum of R40 000,00 (Forty Thousand Rand)

NOW THEREFORE I, **NICO LOUW** in my capacity as Sheriff of the High Court of South Africa (Western Cape High Court, Cape Town), do hereby nominate and appoint **DANIEL PIERRE FOURIE**

with power of substitution to be my true and lawful Attorney and Agent in my name, place and stead, to appear before the REGISTRAR OF DEEDS at Cape Town and then and there to act as my Attorney and Agent and to pass transfer to

PETER WILLIAM HEYNS
Identity Number
Married out of community of property



GhostConvey 12.8.7.1

the property described as

ERF 15391 KNYSNA in the Municipality and Division of Knysna
Province of the Western Cape

IN EXTENT 700 (SEVEN HUNDRED) SQUARE METRES

HELD BY Deed of Transfer Number T3226/2007

AND further cede and transfer the said land in full and free property to the said

PETER WILLIAM HEYNS
Identity Number _____
Married out of community of property

to renounce all the right, title and interest which the said

DEAN NATHAN KAUFMAN

heretofore had in and to the said property, and generally, for effecting the purposes aforesaid, to do whatsoever shall be requisite as fully and effectually to all intents and purposes, as I might or could do, if personally present and acting therein and hereby ratifying, allowing and confirming, and promising and agreeing to ratify, allow and confirm, all and whatsoever my said Attorney shall lawfully do or cause to be done, by virtue of these presents.

EXECUTED AT *Knysna* on *3rd Dec 2010* in the presence of
the undersigned witnesses.

AS WITNESSES:

1. *Josch*
2. *M. Harding*



NICO LOUW BALJU/SHERIFF
PO BOX 927 KNYSNA 6670
WILDBRAAT 11 OIL STREET
INDUSTRIËLE GEBIED/INDUSTRIAL AREA
TEL (044) 3025020 (W) 3025200 (H)
FAX (044) 3024500

NICO LOUW BALJU/SHERIFF
PO BOX 927 KNYSNA 6670
WILDBRAAT 11 OIL STREET
INDUSTRIËLE GEBIED/INDUSTRIAL AREA
TEL (044) 3025020 (W) 3025200 (H)
FAX (044) 3024500

10

3

CLEARANCE CERTIFICATE

TRANSFEROR: Sheriff of the High Court of South Africa (Western Cape High Court, Cape Town)
Previous Owner/s: DEON NATHAN KAUFMAN
Identity Number: 830121 5222 088
Unmarried

TRANSFeree: PETER WILLIAM HEYNS
Identity Number:
Married out of community of property

PROPERTY DESCRIPTION

ERF 15391 KNYSNA, In the Municipality and Division of Knysna, Province of the Western Cape

EXTENT: 700 SQUARE METRES

CLEARANCE CERTIFICATE

EXPIRY DATE: 30 June 2011

KNYSNA MUNICIPALITY

It is hereby certified, in terms of Section 118 of the Municipal Systems Act of 2000 (Act No 32 2000) that all amounts due in connection with the aforesaid property for municipal services, surcharge on fees, property rates and other municipal taxes, levies and duties, during the two years preceding the date of application for this certificate, have been fully paid.

AP K. J. Nel
DIRECTOR OF FINANCE

MUNICIPALITY
2010-11-02
KNYSNA MUNICIPALITY
DATE

105 COHEN SHEVEL & FOURIE
TEL: 999-5120



CONVEYANCER CERTIFICATE

I, the undersigned, Daniel Pierre Fourie, conveyancer practicing at COHEN SHEVEL & FOURIE, hereby certify that the registered owner of the property ERF 15391 KNYSNA is incorrectly stated on the Rates Clearance Certificate and the Transfer Duty Exemption Certificate as DEON NATHAN KAUFMAN.

The correct name should read as DEAN NATHAN KAUFMAN.



CONVEYANCER
DANIEL PIERRE FOURIE

For Information Only

For Information Only

(4)

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN DATE : 20101215 TIME : 14:45:07.9 PAGE : 1
 PREPARED BY : DRS08059 - THULANI ZANJULA(DATA)

TRACK NUMBER : 80004262964

PROPERTY DETAILS: PRINT FOR PORTION 0
 ERF NO 15391
 TOWNSHIP KNYSNA
 REG DIV KNYSNA RD

PROVINCE WESTERN CAPE
 PREV DESCRIPTION
 DIAGRAM DEED NO T3224/2007
 EXTENT 700 SQM
 CLEARANCE KNYSNA MUN

ORIGIN REASON ORIGIN PROPERTY
 SUBDIVISION FROM KNYSNA , 2756 , 0 (R/E)

INTERDICTS	CASE NUMBER	CASE DATE/TITLE NR	NOTED ON
I-11957/2009AT	13844/2009	T3226/2007	20091116

DOCUMENTS	HOLDER & SHARE	AMOUNT	O/P/A	MICROFILM REF	MDD
E3901/2007	FIRSTRAND BANK LTD	R500000.00		2007 0572 3404	0122

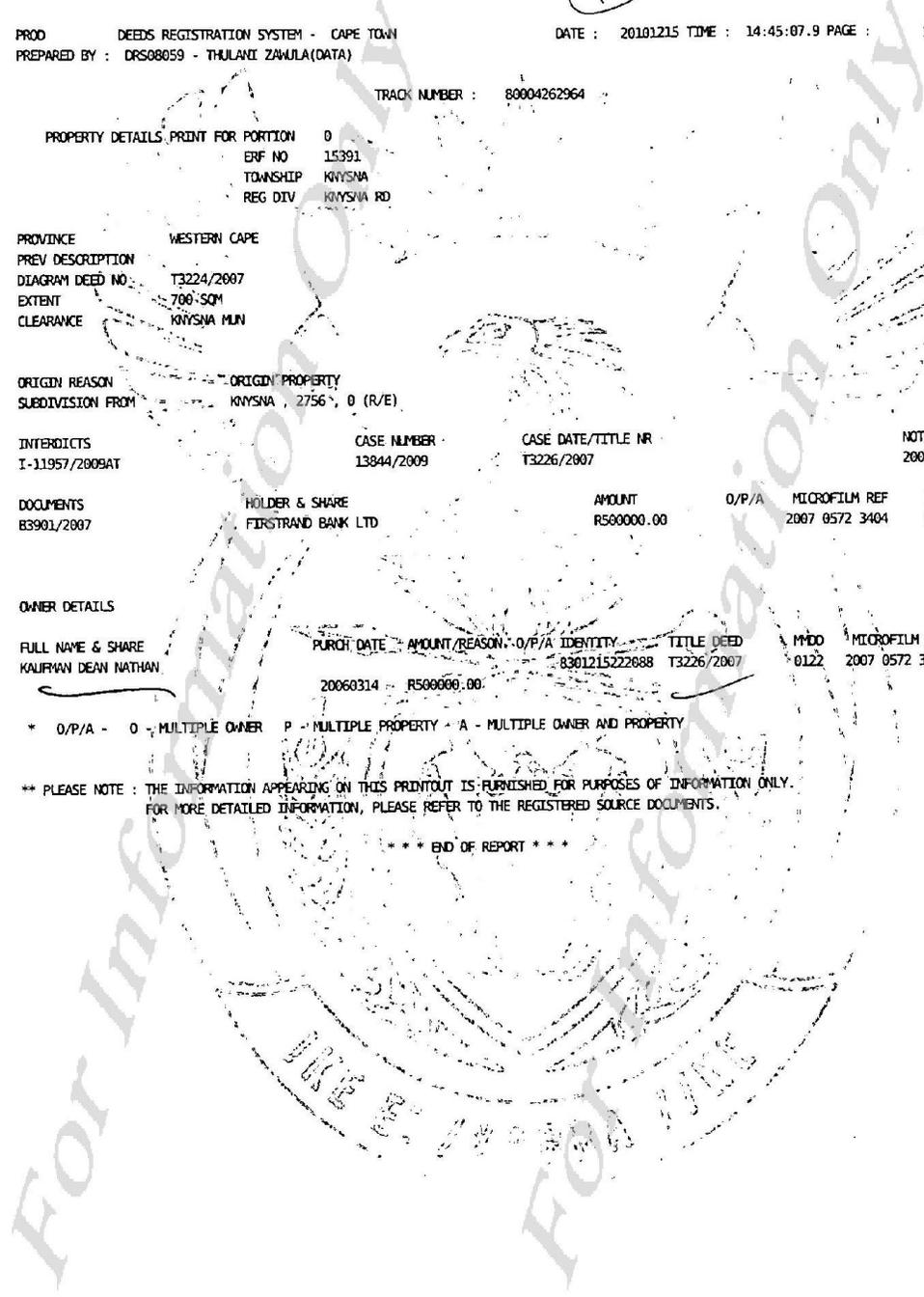
OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	MDD	MICROFILM REF
KALIRWAN DEAN NATHAN	20060314	R500000.00		8301215222688	T3226/2007	0122	2007 0572 3392

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY - A - MULTIPLE OWNER AND PROPERTY

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
 FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***





BidEasy

Auctioneers

Pieter Nel

084 8800 165 / pieter@bideasy.co.za