VENDITOR
AUCTIONEERS




# ONLINE LIQUIDATION AUCTION

## AUCTION DATE:

WEDNESDAY 2 DEC'26 @ 11:00

***(Bidding will open prior to the auction)***

## AUCTION ADDRESS:

ERF 58168 PEARL ROAD

NAHOON RIVER COUNTRY ESTATE

EAST LONDON | EASTERN CAPE

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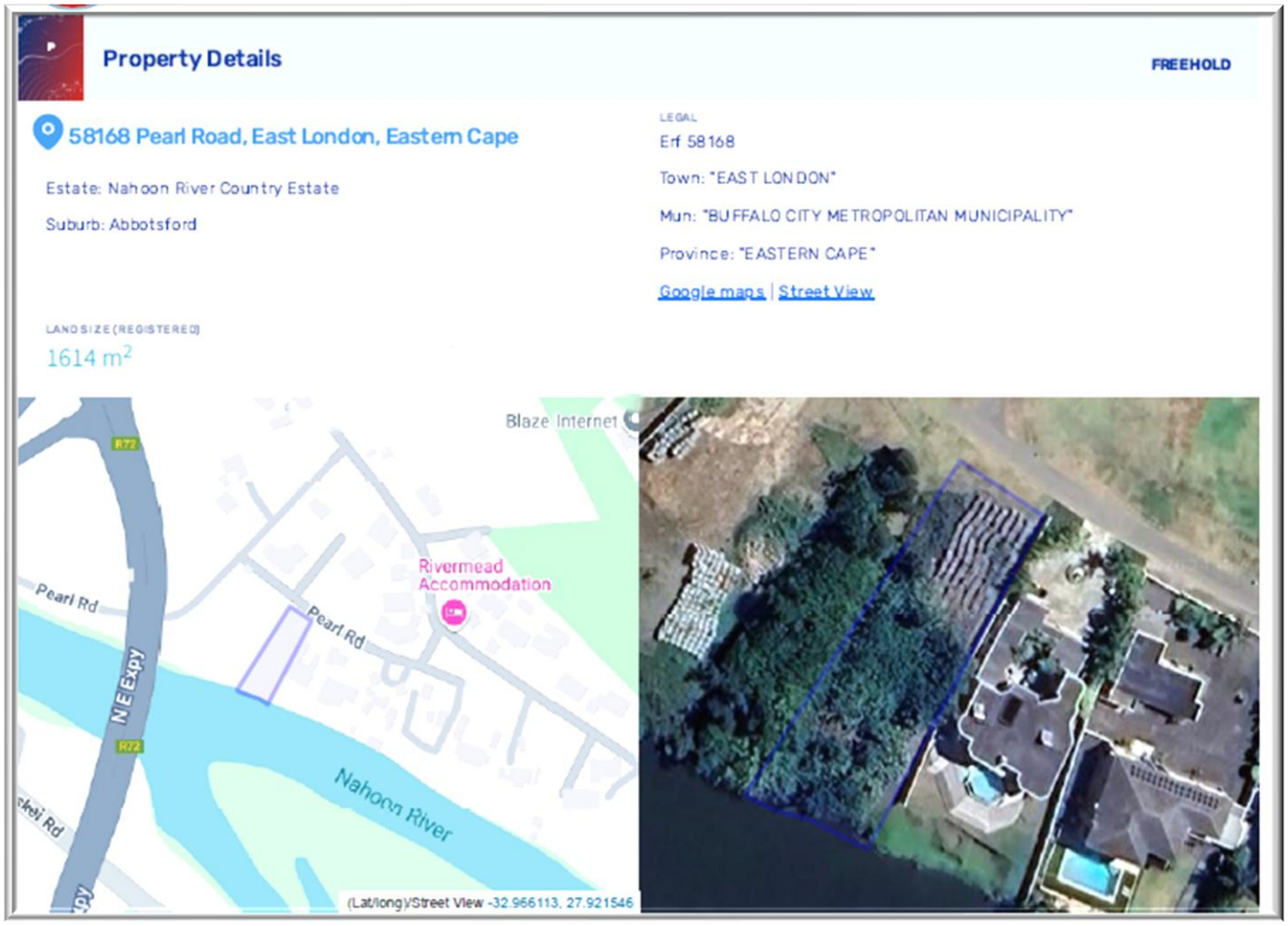

**Disclaimer:**

**Whilst all reasonable care has been taken to provide accurate information, neither Venditor Auctioneers (Pty) Ltd nor the Seller/s guarantee the correctness of the information provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result or errors or omissions in the information provided, whether due to negligence or other wise of Venditor Auctioneers (Pty) Ltd or the Seller/s or any other person.**

# LIGHTSTONE REPORT

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## LIGHTSTONE



# PROPERTY DETAILS

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# DESCRIPTION

**VACANT STAND – ERF 58168, PEARL ROAD, NAHOON RIVER COUNTRY ESTATE, ABBOTSFORD, EAST LONDON**

An excellent opportunity to secure a vacant stand in the sought-after Nahoon River Country Estate, situated in Abbotsford, East London. This stand offers prospective buyers the opportunity to build and design a home to their own specifications, creating a property suited to their individual needs and lifestyle.

Nahoon River Country Estate is an established residential development offering a peaceful setting surrounded by natural beauty. Its location provides a balance between tranquil estate living and convenient access to the amenities of East London. The surrounding area is known for its leafy environment, proximity to the Nahoon River and easy access to major routes, making it an appealing location for families and those seeking a quieter residential lifestyle.

The stand is vacant, with no existing buildings or infrastructure, providing a blank canvas for future development, subject to the applicable building guidelines, estate regulations and municipal approvals.

**Nearby Amenities & Services**

The property is conveniently situated within reach of various shopping centres, healthcare facilities and educational institutions. Nearby shopping destinations include Gillwell Mall, Vincent Park Shopping Centre and Hemingways Mall, offering a variety of retail stores, restaurants and everyday conveniences. Healthcare facilities in the surrounding area include Frere Provincial Hospital and Royal Buffalo Specialist Hospital. Educational options include Commercial Park Private School, East London Secondary School and ELMI Private College.

Stand size: ±1614SQM

**Rates:** ± R9,640.00 per month

**Levies:** ± R2,000.00 per month

**Viewing at leisure – feel free to contact our offices.**

# TERMS & CONDITIONS

- R 50 000.00 Refundable registration fee + FICA documents required. This is a requirement for all clients wanting to bid on auction. Pre-registration is required.
- The successful bidder on auction, will be liable for the payment of 10% deposit and buyer commission plus VAT on the commission only, which is payable on the fall of the hammer.
- The Offer is subject to a Confirmation period.
- After written acceptance, the buyer has 45 days to deliver guarantees.
- The property is sold voetstoots – as is.
- Occupation is on Registration.
- All arrear rates & taxes & levies are payable by the seller, not the purchaser.

**KINDLY SEE BELOW BANKING DETAILS FOR YOUR RECORDS:**

Venditor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 15740LJ/Name and Surname

Proof of payment: leoniej@venditor.co.za

# HOW TO REGISTER ON

## www.venditoronline.co.za

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Go to the online portal: **www.venditoronline.co.za**. If you have not registered before on the website, please click on REGISTER ACCOUNT (top right-hand corner). If you have registered before, please go to LOGIN.

Complete your details and ensure that the information you have entered is correct. Once you have completed the form, click submit. You will receive an email to verify your account. Please go to your email and verify your account.

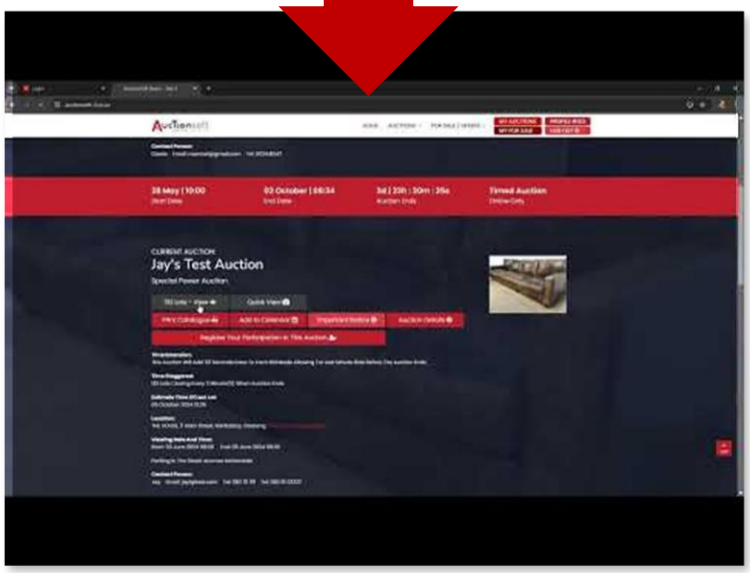
Once you have verified your email, go back to the online platform and login. **Go to Your Profile and upload the necessary information as required by the system. You must upload the following documents:**

Click on the buttons below to update

- Outbid – Notification Alerts
- Profile Details
- Password
- ID Document Photo
- FICA Document
- Banking Details
- Proof of Bank Account
- Proof of Payment (POP)
- TV Licence *

*Only Required if you purchase a TV

**Click on the image below to watch the video on how to register**



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# Auto-Bid Function

**Auto-Bid Function Explanation:**
The auto-bid function allows the system to bid on your behalf.
It doesn't automatically place your highest bid but follows certain rules.

**Example Scenario:**
If a Lot is priced at 50(amount) and your auto-bid is set at 450(amount):
- The system won't immediately bid 450(amount).
- Instead, it will start by bidding the next available increment, which is 60(amount).
- If the bid closes at 60(amount) and you're the highest bidder, you win the Lot.
- If someone outbids you at 70(amount), the system will raise your bid to 80(amount).
- This process continues until the system reaches your auto-bid amount.
- If your bid is 450(amount), and someone else's bid is also 450(amount), the system will raise your bid to 450(amount).

**Higher Auto-Bid:**
If another user sets a higher auto-bid (e.g., 800(amount)), the system will ignore your 450(amount) auto-bid.
The system always favours the user with the highest auto-bid for a specific Lot.

**No Consecutive Auto-Bids:**
The system won't automatically outbid someone if your auto-bid amount is the same as theirs.
**Example 1:**
Your auto-bid is 450(amount), and a user bids 350(amount). Your auto-bid raises it to 400(amount). If the next bid is 450(amount), the system takes the user's bid.
**Example 2:**
If a user bids 400(amount), and your auto-bid is 450(amount), you will be awarded the Lot because your auto-bid is the highest.

**Important Note:**
Regardless of the item's reserve price, you're responsible for your auto-bid.
If your auto-bid is 5000(amount), and the system reaches that amount through active bids, it will be considered the highest bid.

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