

# Hamptons

INTERNATIONAL



**South Africa, KwaZulu Natal, Tinley Manor, SEAVIEW DRIVE, ERF 18349**

**£4,540,000**

**(R 99,000,000)**




## Property details



### Key features

- Farming

### Attributes

-  Sea views
-  Near to beach
-  With land

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## Description

**FARMLAND WITH GREAT POTENTIAL PROPERTY DEVELOPMENT OPPORTUNITIES** This scenic coastal landscape of Tinley Manor on KwaZulu-Natal's sought-after North Coast, this remarkable 119-hectare farm offers a rare combination of productive agricultural land and outstanding future development potential. The property is ideally located just off the N2 freeway, providing effortless access to major regional hubs such as Ballito, Salt Rock, and KwaDukuza, while maintaining the serene rural charm that characterizes the area. Its proximity to the Tinley Manor off-ramp makes it a prime candidate for investors or developers seeking a large-scale holding within one of South Africa's fastest-growing coastal corridors. Currently farmed under sugarcane, the land is both income-producing and well-maintained, with gently undulating terrain that lends itself naturally to a range of future uses. The property's scale and accessibility set it apart—119 hectares of contiguous land in this region is increasingly rare, particularly within such close reach of the N2 and the coastline. While the current zoning is agricultural, municipal planning frameworks and regional spatial development plans highlight the Tinley Manor area as a strategic growth zone earmarked for transformation. This corridor, stretching between the coastal settlements of Sheffield Beach and Blythedale, is poised to accommodate significant residential, tourism, and mixed-use development over the coming years. The farm's location positions it at the heart of a region experiencing strong economic and infrastructural momentum. The North Coast has seen rapid expansion driven by new residential estates, retail nodes, and tourism facilities, with the greater Ballito area becoming one of KwaZulu-Natal's most dynamic property markets. In this context, the Tinley Manor farm represents not only a working agricultural enterprise but also a strategic land bank opportunity—an asset that can yield reliable short-term agricultural returns while offering the potential for substantial long-term capital appreciation. For a developer or investor, the site's proximity to major infrastructure is a clear advantage. The N2 access enables smooth logistics and connectivity to King Shaka International Airport, Umhlanga, and Durban to the south, and to KwaDukuza and Richards Bay to the north. This accessibility enhances its attractiveness for future mixed-use or residential estate development, particularly given the demand for secure lifestyle and coastal properties in the region. The surrounding landscape—rolling green fields with distant sea views—creates an ideal canvas for the type of integrated development envisioned in local planning strategies. In its current state, the property continues to perform as a productive sugarcane farm, providing steady agricultural income that supports holding costs while long-term planning or rezoning processes are pursued. The transition from agriculture to higher-value land uses is anticipated within the municipal framework, and investors are encouraged to explore the property's potential for subdivision, phased estate development, or tourism-linked projects in line with regional trends. With sufficient scale to accommodate multiple uses—residential clusters, hospitality components, or conservation-linked zones—the property invites imaginative yet practical master planning. Ultimately, this 119-hectare Tinley Manor farm stands as a rare convergence of agricultural stability and development opportunity. Its location along the KwaZulu-Natal North Coast, immediate access to the N2, and inclusion within a region of strong growth make it an exceptional prospect for those seeking to secure a large, strategically positioned holding with both current income and future potential. For a discerning investor or visionary developer, this is more than a farm—it is a gateway to the next phase of growth along one of South Africa's most desirable coastal frontiers.





















# Location

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