

ADDITIONAL SPECIAL CONDITIONS

6. Unless otherwise stated, the sale is subject to a reserve price and the Seller reserves the right to bid themselves or through their Agents at the auction.
7. The highest bidder for the property shall be the Purchaser of the property.
8. The auctioneers reserve the right to sell in separate lots if the whole is unsold or sell in one lot where individual lots are offered. The auctioneers reserve the right to sell prior to auction and will announce alterations immediately before the sale and/or refer to them in an addendum to the catalogue.
9. The Seller reserves the right to alter or add to these Particulars and Conditions of Sale at any time prior to the sale.
10. Immediately following the sale of the property the Purchaser of that property shall sign this Contract of Sale and supply his address to the auctioneers. In the event of his failure to do so, the auctioneers may sign on his behalf.
11. Each Purchaser shall be deemed to be personally liable on making an accepted bid even though he purports to act as agent for a principal so that both are jointly and severally liable under the contract.
12. Immediately following the sale of each property, the Purchaser shall pay a deposit of 10% of the purchase price to the auctioneers as stakeholders or agents for the Seller. In case a Purchaser fails to pay a deposit as above or any cheque given as a deposit is dishonoured upon presentation then, without notice, the Seller shall have the right to deem the conduct of such Purchaser as a repudiation of the contract and the Seller may resell without notice and/or take such steps as are available to him as a consequence of a Purchaser's breach but without prejudice to any claim he may have against the Purchaser for breach of contract or otherwise.
13. The auctioneers reserve the right to hold the Memorandum of Sale signed by them, on behalf of the Seller, until the Purchaser's cheque for the deposit has been cleared.
14. All statements made in the Particulars or otherwise (save for any statements made in writing by the Seller's Solicitors) relating to any

property the subject of the auction are made without responsibility on the part of the auctioneers or the Vendor or the Vendor's legal advisers. No such statement can be relied upon as a statement or representation of fact. An intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of any such statement and neither the Seller or the auctioneers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to any property the subject of the action.

15. The Buyer has been provided with official copies of the registers and the Buyer shall not raise or object or make any requisition in relation to any matter contained in the Auction Pack generally.
16. The Buyer shall on completion reimburse the Purchaser in the sum of £304.94 in respect of the Searches provided in this pack.
17. The Buyer shall pay the auctioneers an Administration Fee of £1,000 plus VAT upon exchange of Contracts.