

NOTICE TO ALL BIDDERS

Your attention is drawn to the General Conditions of Sale and Special Conditions of Sale, which are separately available from our office or website. Prospective purchasers and their professional advisers should read them carefully.

Prospective purchasers are advised to check the particulars in this catalogue to ensure that they are satisfied with the accuracy of the details of leases, measurements and other relevant matters. Prospective purchasers are deemed to have inspected the relevant properties and to have made all necessary and appropriate enquiries and searches.

We have arranged for a representative from a local firm of solicitors to attend the Auction to be available for last minute comment and advice on General Conditions of Sale and Special Conditions of Sale, etc.

The successful bidder is bound under contract as soon as the Auctioneer's gavel falls on his/her final bid. Immediately thereafter, the purchaser will be handed a card by the Auctioneer's clerk requesting details of his/her name and that of his/her Solicitors. The purchaser must then sign and exchange a Memorandum of Contract at the back of the catalogue and provide a cheque for the deposit prior to leaving the Room.

We issue a **guide price** for each property. These are not the same as reserve prices which are the undisclosed figure below which the property will not be sold "under the hammer". The guide prices are usually set at the lower end of the vendors expectations. Guide prices are sometimes adjusted between publication of the catalogue and the auction sale, these adjustments are shown on our web site. They can go up especially if pre Auction offers are received and declined in excess of the guide, or they can go down. Within the industry the reserve is expected to be within 10% of the final Guide Price. As a general rule our reserves over the past year have not exceeded the price guides in the catalogue.

Hair & Son Auctions Limited and our Clients accept no responsibility for any loss, damage, costs or expenses incurred or suffered by the purchaser as the result of acting on guide prices or suggestions.

Where possible, the Auctioneer will have a legal pack available for inspection at the Auctioneer's office during the period leading up to the Auctions. During this period legal packs can also be downloaded free via our web site www.hairandson.co.uk The legal documentation on line is usually uploaded to the web site on the day received from the vendor's solicitors. Copies of special conditions of sale are available on request.

Tenanted properties may only be viewed by prior arrangement with the Auctioneers.

Occasionally, properties are sold prior to the Auction and we recommend that prospective purchasers check with our office on the morning of the sale to confirm that the property in which they are interested is still available. The Auctioneer reserves the right to divide or sell any lots or two or more lots together and to sell properties prior to the Auction.

We strongly recommend that you attend the Auction but if you cannot and wish to make a telephone or proxy bid, then arrangements can be made on a form available from the Auctioneer. This obviously takes time to arrange and must be with us to include the deposit payment 24 hours before the start of the sale, i.e. 3.00 p.m. the day before.

The buyer will pay to the Auctioneers a Buyers Administration Fee of £300 + Vat (£360) up to and inclusive of a purchase price of £15,000 and £450 + Vat (£540) above that price. If for any reason this is not paid on exchange of contracts then it will be payable to the seller's solicitors on completion in addition to the purchase price.

Hair & Son Auctions Limited registered office 177 London Road, Southend on Sea, Essex. SS1 1AG. Registration No. 04688701.

You attention is drawn to the proof of identity notice contained in the Catalogue

PAYING THE DEPOSIT

Please note that we do not accept cash as a method of payment for the deposit. We will accept Bankers Drafts, Personal cheques, Company cheques and Building Society cheques made out to Hair & Son Auctions Limited