AUCTION CONDUCT CONDITIONS

1. The catalogue is issued only on the basis that you accept these auction conduct conditions. They govern our relationship with you and cannot be disapplied or varied by the sales conditions (even by a condition purporting to replace the whole of the Common Auction Conditions). They can be varied only if we agree.

2. **Our Role: -**

2.1 As agents for each seller we have authority to: -

a) Prepare the catalogue from information supplied by or on behalf of each seller;
b) Offer each lot for sale;
c) Sell each lot;
d) Receive and hold deposits;
e) Sign each sale memorandum, and
f) Treat a contract as repudiated if the buyer fails to sign a sale memorandum or pay a deposit as required by these auction conduct conditions.

2.2 Our decision on the conduct of the auction is final.

2.3 We may cancel the auction, or alter the order in which lots are offered for sale. We may also combine or divide lots. A lot may be sold or withdrawn from sale prior to the auction.

2.4 You acknowledge that to the extent permitted by law we owe you no duty of care and you have no claim against us for any loss.

3. **Bidding and reserve prices: -**

3.1 All bids are to be made in pounds sterling exclusive of any applicable VAT.

3.2 We may refuse to accept a bid. We do not have to explain why.

3.3 If there is a dispute over bidding we are entitled to resolve it, and our decision is final.

3.4 Unless stated otherwise each lot is subject to a reserve price (which may be fixed just before the lot is offered for sale). If no bid equals or exceeds the reserve price the lot will be withdrawn from the auction.

3.5 Where there is a reserve price the seller may bid (or ask us or another agent to bid on the seller's behalf) up to the reserve price but may not make a bid equal to or exceeding the reserve price. You accept that it is possible that all bids up to the reserve price are bids made by or on behalf of the seller.

3.6 Where a guide price (or range of prices) is given that guide is the minimum price at which, or range of prices within which, the seller might be prepared to sell at the date of the guide price. But guide prices may change. The last published guide price will normally be at or above any reserve price, but not always, as the seller may fix the final reserve price just before the bidding commences.

4. **The Particulars and other information: -**

4.1 We have taken reasonable care to prepare particulars that correctly describe each lot. The particulars are based on information supplied by or on behalf of the seller. You need to check that the information in the particulars is correct.

4.2 If the special conditions do not contain a description of the lot, or simply refer to the relevant lot number, you take the risk that the description contained in the particulars is incomplete or inaccurate, as the particulars have been prepared by a conveyancer and are not intended to form part of a legal contract.

5. **Important note prior to auction: -**

5.1 All prospective purchasers must register with the Auctioneers providing proof of identity with either a copy of their passport or driving licence which must include the photograph of the individual together with a copy of a recent utility bill.

5.2 Bids cannot be accepted unless the proof of identity is clarified prior to the auction.

5.3 This applies to everybody including people known to the Auctioneers.