

By order of the Director of **Plumb-In Limited** and proposed Liquidator

Contents of a Bathroom Showroom in Exeter

(Subject to availability)



Please be aware that this is a PPE site – visitors must wear adequate PPE at all times

ONLINE AUCTION: To bid please go to www.lshmachinerysales.co.uk or

BidSpotter.co.uk
powered by atgmedia

AT: Exeland House, Tudor Street, Exeter EX4 3BR

ON VIEW: Friday 6th December 2024, 10am – 4pm

BIDDING ENDS: Monday 9th December 2024 at 3pm

CLEARANCE: Wednesday 11th and Thursday 12th December 2024, 9am – 5pm

FURTHER INFO: Rob Fewins rfewins@lsh.co.uk

BID ENQUIRIES: MBA Accounts 023 8046 1643 aaaccounts@lsh.co.uk

OFFICE ADDRESS: Sterling Court, 16 Dix's Field, Exeter, EX1 1QA

NOTICE TO PURCHASERS

VIEWING:

- The lots may be viewed as follows: **Friday 6th December 2024** between **10.00am** and **4.00pm**
- Lots are located at **Exeland House, Tudor Street, Exeter, EX4 3BR**

BIDDING ENDS:

- Bidding will end from: **3:00pm** on **Monday 9th December 2024**
[subject to the normal 10 min extension] **AT WHICH TIME ALL HIGHEST BIDS WILL BE CONSIDERED.**

ACCEPTANCE OF FINAL HIGHEST BIDS – IMPORTANT NOTE:

- **Acceptance of all final highest bids is subject to approval by our client.**
- Lambert Smith Hampton reserves the right to reject any bids which they feel do not reflect reasonable value
- Successful bidders will be notified by email by **10.00am** on **Tuesday 10th December 2024.**

INSTRUCTIONS FOR BIDDING:

- Access for bidding can be obtained through our website www.lsh.co.uk/assetadvisory.
- Full details including valid email address must be provided in order to receive approval for bidding
- In the event of a bid being received within 10 minutes of the scheduled closing time, the bidding period on that lot will automatically extend by a further 10 minutes and for a further 10mins for any bid received thereafter.
- Staggered end times have been applied to the lots in this sale. Please check the lot you are bidding on for the end time.
- **MAXIMUM BIDS:** If more than one maximum bid is placed of the same amount, the maximum bid placed first will be considered the highest bid and a further bid will need to be placed to take the lead. Bidders are notified by an automated message which appears on their screen
- **IMPORTANT:** When bidding, do not forget to **'REFRESH'** your screen to ensure you are aware of current bids.
- **MAILING:** All approved bidders will automatically have their details placed on our database for notification of futures sales undertaken by Lambert Smith Hampton only. In the event that you wish to have your details excluded from our database, please use the 'unsubscribed' feature within our website (as above) alternatively please notify our Sales Administration Team aaaccounts@lsh.co.uk

BUYERS PREMIUM:

- The purchaser will pay a buyer's premium of **16%** plus VAT, which will be charged on all lots.
- The premium is not negotiable and will be paid by all buyers

PAYMENT TERMS:

- All purchases are to be paid for in full, no later than **3.00pm** on **Wednesday 11th December 2024.**
- All queries regarding payment should be directed to our Sales Accounts team, aaaccounts@lsh.co.uk
- Please note that we do not have the facility to accept debit or credit card payments (the details required when signing up are for name and address validation purposes only).

Please refer to the page headed "PAYMENT DETAILS" for acceptable methods of payment

LAMBERT SMITH HAMPTON WILL NOT ACCEPT ANY CASH TRANSACTIONS WHICH EXCEED £7,000 UNDER ANY CIRCUMSTANCES.

CYBER-CRIME AND FRAUD:

Please be aware of the significant increase in cybercrime and fraud. Whenever you receive bank account details from Lambert Smith Hampton by email you are strongly encouraged to verify the authenticity of those details by phoning our Auction Accounts Team on 02380 461643. If you receive an email purporting to be from someone at Lambert Smith Hampton which seeks to direct a payment to a bank, details for which differ from those which we have previously given to you, it is unlikely to be genuine. We do not accept any liability for monies sent to a bank account which is not an authentic Lambert Smith Hampton bank account.

Our account details will always have Lambert Smith Hampton or LSH in the account name. Our Sort Code will always be 51-50-03

VALUE ADDED TAX:

- Purchasers will be charged Value Added Tax on all lots, where applicable, at the current rates

DEPOSITS:

- Purchasers are required to pay a deposit on lots which will cause damage or leave a hole in the fabric of the building after removal. These lots will be specified in the sale catalogue. The deposit will be returned once the purchaser has made good in a satisfactory manner.

RISK:

- The bidder / buyer is at risk once the buyer is notified of his successful purchases and is strongly advised to effect insurance at once, irrespective of whether title has passed. Title does not pass to the purchaser until payment has been received in full.

RECORDED "USEAGE" READINGS: The hour and odometer readings on machinery and vehicles in this sale cannot be warranted and should not be relied upon.

COMPUTER SOFTWARE: Due to the Data Protection Act, all software and data will be removed from computers prior to selling.

CLEARANCE TERMS AND ARRANGEMENTS

- All lots must be removed between **Wednesday 11th & Thursday 12th December 2024** - **No further access will be available after this time**
- The premises will be open from **10.00am** to **4.00pm**.
- **Please note there is no lifting facility available on site to assist with lifting or loading.**

- Please ensure you bring the required tools and manpower and arrive on site in sufficient time to allow for the safe dismantling And loading of your lots before the site closes.
- Lambert Smith Hampton does not undertake label printing, packaging, postage, delivery or shipment of goods and the bidder must make his own arrangements to comply with the clearance terms
- Clearance of all lots must be undertaken in accordance with The Health & Safety at Work etc. Act 1974 and, where and as applicable, The Construction (Design and Management) Regulations 2015 and all other summary legislation.
- **Risk Assessments and Method Statements (RAMS):** If you purchase a lot that requires RAMS to be completed please be aware that you will not be permitted access to site to commence collection of ANY of your lots until the required RAMS has been completed and reviewed by an LSH representative. If you need access to site during the collection period to review equipment for RAMS purposes, or have any further questions please contact : **Rob Fewins - rfewins@lsh.co.uk 07938 738196** Lambert Smith Hampton reserve the right to stop clearance if in their opinion, they believe it is being carried out in an unsafe manner or without an appropriate Method Statement and Risk Assessment.
- The purchaser should ensure that their contractors hold sufficient public liability insurance, copies of which should be made available to Lambert Smith Hampton if demanded.
- Any fluids remaining in any lots purchased MUST be removed from site in conformity with the Control of Substances Hazardous to Health (COSHH) Regulations.

CONDITIONS OF SALE

All lots will be sold subject to the Conditions of Sale as printed on the catalogue cover. Bidders are strongly advised to read them carefully.

TRANSFER OF LOTS:

Lambert Smith Hampton will only accept payment from and permit removal of lots purchased by the successful purchaser or their duly appointed agent.

PURCHASERS:

Overseas purchasers must, on acceptance of offers, advise of their intentions to export their good immediately and notify our Sales Co-ordinator, Emma Gaines [aaaccounts@lsh.co.uk]

Overseas purchasers will be required to provide details of :

- (a) Their passport(s)
- (b) One other method confirming their identity, i.e. drivers licence, name, address, UK agent (if any), telephone and fax numbers.
- (c) Full details of their national bank and their UK corresponding bank.
- (d) Details from their bank confirming method of payment, etc.

Please also ensure that:

- (e) Your country, or the country to which the items are destined, holds no import restrictions on the goods that you wish to purchase.
- (f) The country has no import licence restrictions or a restriction on currency allocation.
- (g) The country has no prolonged inspection procedure, which might cause excessive delay in allowing your goods to be imported.
- (h) You receive a fully descriptive invoice in order that you may arrange payment as soon as possible with our bank.
- (i) You employ a reputable freight-forwarding organisation. Please note that many of the machinery removal companies in this country are not necessarily freight forwarders. We will be pleased to advise accordingly.
- (j) You have read the Conditions of Sale.

Please Note:

- (a) We will not allow removal of any Lot from the Sale site until our Accounts Department has received notification from our bankers that your payment has been properly cleared in full. Monies must be transferred to ourselves within the time stated in the "Notice to Purchasers"
- (b) If there are any special arrangements that you wish to make with us, you must contact us at least three days before the Sale date.
- (c) Our terms regarding payment of VAT and subsequent refunds.

VAT on Goods Destined for Export:

All purchasers intending to export their purchases will be charged a deposit equal to that of the VAT due on each lot purchased and the Buyer's Premium.

In order to qualify for a refund, the goods must be exported in accordance with regulations under "Indirect Export" and valid evidence of export received by Lambert Smith Hampton within one month of the date of export. Where satisfactory evidence is not provided, goods and services will be subject to UK VAT at the standard rate and the deposit will not be refunded.

Please ensure that the cashier has been notified of your intentions to export prior to removal of goods.

International Bank Charges: Please note LSH will look to recover charges incurred on the transfer of the VAT deposit refunded.

The above information must be supplied in writing to our Sales Co-ordinator, Mrs Emma Gaines, Lambert Smith Hampton, First Floor, 2 Manor Court, Barnes Wallis Road, Fareham, PO15 5TH, on your official company notepaper and signed by the contact name quoted.

If you intend to export your purchases using your own transport (either by sea, rail or air), then VAT will be levied and refunded upon receipt of satisfactory documentation, supporting removal of the goods purchased.

Lambert Smith Hampton reserve the right to refuse to accept the bid of any bidder should they be unable to satisfy Lambert Smith Hampton on any of the above.

PAYMENT DETAILS

◆ Purchasers should note that **GOODS MAY ONLY BE REMOVED FROM SITE UPON RECEIPT OF PAYMENT IN FULL IN CLEARED FUNDS**

◆ For the avoidance of doubt, CLEARED FUNDS is:

Cash [see note 1]

Telegraphic Transfer / BACS [see note 2]

Credit / Debit cards / Cheques / Bankers Drafts **CANNOT be accepted**

PURCHASERS WHO MAKE OVER THE COUNTER PAYMENTS AT THE BANK WILL HAVE THEIR COLLECTION STALLED UNTIL THE BANK HAVE CONFIRMED IT IS A LEGITIMATE CASH PAYMENT.

(1) CASH	Lambert Smith Hampton (LSH) operates within the guidelines in respect of Money Laundering as set out in the Proceeds of Crime Act 2002. ◆ In this instance onsite cash payments will be restricted to £0.00
(2) Telegraphic Transfers / BACS payments	Purchasers who wish to make direct payments into our bank account can obtain bank details from the office following notification of successful bids. Please note timescales for payment, as follows ◆ Telegraphic payments : up to 24hrs ◆ BACS payments : 3 day Payments direct into our bank account will not be accepted by any other method. For the avoidance of doubt over the counter credits are not an acceptable method of payment and is in breach of Lambert Smith Hampton payment terms particularly those that relate to the Money Laundering Act 2017

MONEY LAUNDERING REGULATIONS

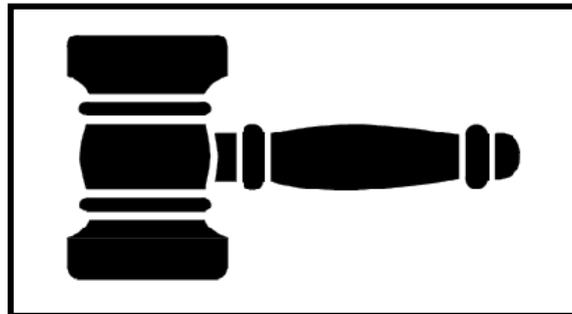
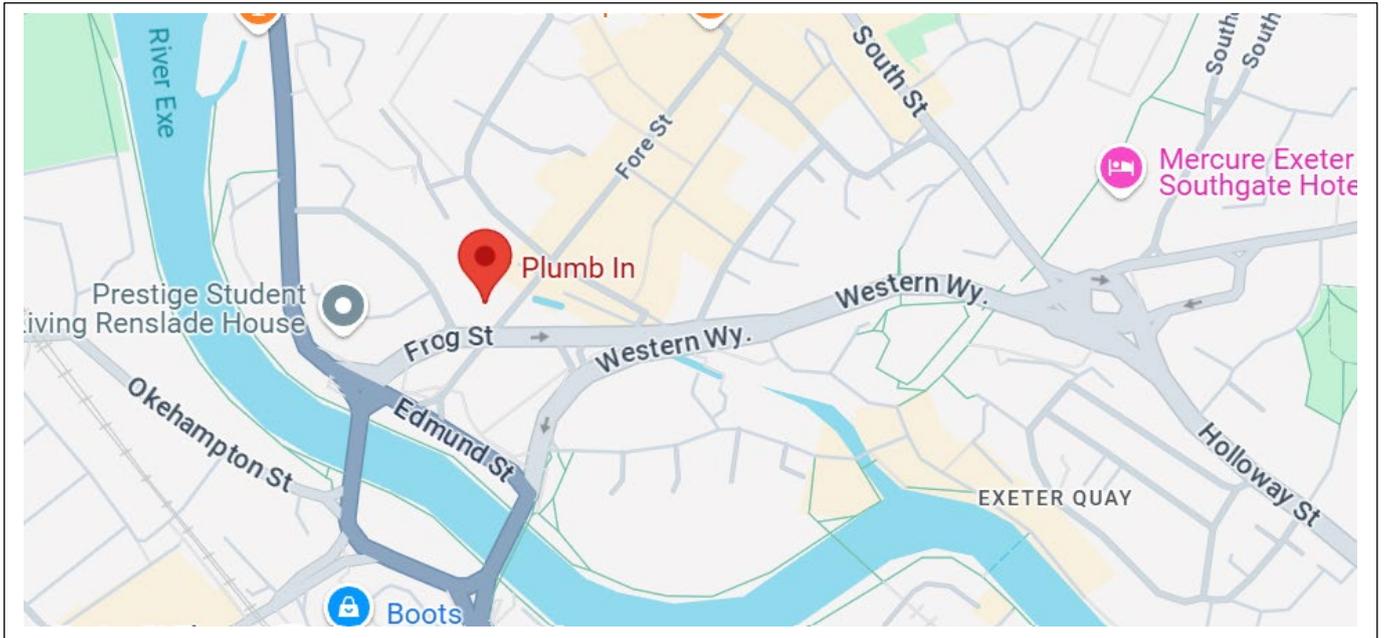
Services provided by Lambert Smith Hampton in relation to the sale of assets fall under the Proceeds of Crime Act 2002. Accordingly we have put in place policies and procedures which are designed to prevent, forestall and identify acts of money laundering.

Lambert Smith Hampton will not accept transactions in cash which exceed £7,000 under any circumstances and Lambert Smith Hampton will take any action necessary to ensure that it does not contravene its obligations under the Money Laundering Regulations 2017. In the event that a purchaser entering into a business relationship with Lambert Smith Hampton, knowingly or unwittingly fails to comply with our policy Lambert Smith Hampton will have no choice than to treat this as a breach of the regulations. Where necessary ID will be sought by the company and consider a report to NCIS (National Criminal Intelligence Service)

Should you have any queries on the above, please contact our Asset Advisory Accounts Team on +44(0)2380 461643

Plumb In Limited Online Auction - December 2024

Exeland House, Tudor Street, Exeter, Devon, EX4 3BR



NOTICE

**ALL LOTS IN THIS
SALE ARE SUBJECT
TO A BUYERS
PREMIUM OF RATE
16%
PLUS V.A.T AT THE
PREVAILING RATE**

LOT NO.	DESCRIPTION
1	<p>Volkswagen Crafter TDI 2.5L panel van Registration: OU06 HHS Recorded mileage 131,551 as of 21/11/24 MOT - 09/07/2025 DOR: 06/2006 V5 - Yes keys - one</p> <p>VAT Qualifying Vehicle: i.e. 20% VAT will be added on top of the hammer price. Buyers Premium plus VAT on buyer's premium will still apply and be added on top of the hammer price</p>
2	<p>Matki 1200 x 900mm shower enclosure & tray, MV Thermo shower mixer, sliding rail and double soap basket (ex-display) Retail Price: £1,200</p> <p><i>Individual Lots: Acceptance of the final highest bid on this lot is subject to the cumulative total for lots 2 to 4 being higher than the final highest bid on the all-inclusive lot 5.</i></p> <p><i>(Please note the all-inclusive lot will close an hour after the individual lots have closed to allow bidders on lot 5 the opportunity to review the cumulative final bids for lots 2 – 4)</i></p> <p>RAMS: A work Method Statement and Risk Assessment must be reviewed and approved by the Auctioneer prior to any removal work commencing on this lot.</p>
3	<p>Crosswater Arena 600 basin & 650 steelwood single drawer console unit (ex-display) with handle & mono basin mixer Retail price: £190</p> <p><i>Individual Lots: Acceptance of the final highest bid on this lot is subject to the cumulative total for lots 2 to 4 being higher than the final highest bid on the all-inclusive lot 5.</i></p> <p><i>(Please note the all-inclusive lot will close an hour after the individual lots have closed to allow bidders on lot 5 the opportunity to review the cumulative final bids for lots 2 – 4).</i></p> <p>RAMS: A work Method Statement and Risk Assessment must be reviewed and approved by the Auctioneer prior to any removal work commencing on this lot.</p>
4	<p>Radox Edwardian towel rail (ex-display) 600 x 920mm Retail price: £50</p> <p><i>Individual Lots: Acceptance of the final highest bid on this lot is subject to the cumulative total for lots 2 to 4 being higher than the final highest bid on the all-inclusive lot 5.</i></p> <p><i>(Please note the all-inclusive lot will close an hour after the individual lots have closed to allow bidders on lot 5 the opportunity to review the cumulative final bids for lots 2 – 4)</i></p> <p>RAMS: A work Method Statement and Risk Assessment must be reviewed and approved by the Auctioneer prior to any removal work commencing on this lot.</p>

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LOT NO.	DESCRIPTION
5	<p>All inclusive lots 2-4</p> <p><i>All-inclusive Lot: Bid for lot 5 as a whole. Acceptance of the final highest bid on this lot is subject to it being higher than the cumulative total of the final highest bids on the individual lots 2 to 4. Please note this all-inclusive lot will close an hour after the individual lots included within this lot. The start bid price may be adjusted or amended based on the results of the individual lots. An email will be sent to all bidders once the individual lots have closed to advise final starting bid & lot closing time. If you wish to bid on this lot please contact the Auctions Administration team on 02380 461643 for full guidance.</i></p> <p>RAMS: A work Method Statement and Risk Assessment must be reviewed and approved by the Auctioneer prior to any removal work commencing on this lot.</p>
6	<p>Crosswater Design glass sliding door (ex-display) 1400mm, & 900mm side panel shower enclosure & tray. Grohe shower mixer, HiB shower seat with support leg & HiB shower shelf & grab bar Retail price: £1,140</p> <p><i>Individual Lots: Acceptance of the final highest bid on this lot is subject to the cumulative total for lots 6 to 8 being higher than the final highest bid on the all-inclusive lot 9.</i></p> <p><i>(Please note the all-inclusive lot will close an hour after the individual lots have closed to allow bidders on lot 9 the opportunity to review the cumulative final bids for lots 6-8)</i></p> <p>RAMS: A work Method Statement and Risk Assessment must be reviewed and approved by the Auctioneer prior to any removal work commencing on this lot.</p>
7	<p>Burlington Riviera unit basin & tap (ex-display) with Burlington chrome single soap dispenser & chrome towel rail, and HiB 50 mirror Retail price: £1,075</p> <p><i>Individual Lots: Acceptance of the final highest bid on this lot is subject to the cumulative total for lots 6 to 8 being higher than the final highest bid on the all-inclusive lot 9.</i></p> <p><i>(Please note the all-inclusive lot will close an hour after the individual lots have closed to allow bidders on lot 9 the opportunity to review the cumulative final bids for lots 6-8)</i></p> <p>RAMS: A work Method Statement and Risk Assessment must be reviewed and approved by the Auctioneer prior to any removal work commencing on this lot.</p>
8	<p>Burlington low level WC suite (ex-display) with soft close seat Retail price: £325</p> <p><i>Individual Lots: Acceptance of the final highest bid on this lot is subject to the cumulative total for lots 6 to 8 being higher than the final highest bid on the all-inclusive lot 9.</i></p> <p><i>(Please note the all-inclusive lot will close an hour after the individual lots have closed to allow bidders on lot 9 the opportunity to review the cumulative final bids for lots 6-8)</i></p> <p>RAMS: A work Method Statement and Risk Assessment must be reviewed and approved by the Auctioneer prior to any removal work commencing on this lot.</p>

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LOT NO.	DESCRIPTION
9	<p>All inclusive lots 6-8</p> <p><i>All-inclusive Lot: Bid for lot 9 as a whole. Acceptance of the final highest bid on this lot is subject to it being higher than the cumulative total of the final highest bids on the individual lots 6 - 8. Please note this all-inclusive lot will close an hour after the individual lots included within this lot. The start bid price may be adjusted or amended based on the results of the individual lots. An email will be sent to all bidders once the individual lots have closed to advise final starting bid & lot closing time. If you wish to bid on this lot please contact the Auctions Administration team on 02380 461643 for full guidance.</i></p> <p>RAMS: A work Method Statement and Risk Assessment must be reviewed and approved by the Auctioneer prior to any removal work commencing on this lot.</p>
10	<p>Clear Green Re-Use bath (ex-display) 1500 x 1700mm, with Kudos Inspire twin bath screen, Grohe Auto 800 thermostatic bath/shower mixer & stainless steel straight grab bar Retail price: £1,216</p> <p><i>Individual Lots: Acceptance of the final highest bid on this lot is subject to the cumulative total for lots 10 - 12 being higher than the final highest bid on the all-inclusive lot 13.</i></p> <p><i>(Please note the all-inclusive lot will close an hour after the individual lots have closed to allow bidders on lot 13 the opportunity to review the cumulative final bids for lots 10-12)</i></p> <p>RAMS: A work Method Statement and Risk Assessment must be reviewed and approved by the Auctioneer prior to any removal work commencing on this lot.</p>
11	<p>Scudo-Alfie Sonoma oak unit, basin & tap (ex-display), 600mm Retail price: £420</p> <p><i>Individual Lots: Acceptance of the final highest bid on this lot is subject to the cumulative total for lots 10 - 12 being higher than the final highest bid on the all-inclusive lot 13.</i></p> <p><i>(Please note the all-inclusive lot will close an hour after the individual lots have closed to allow bidders on lot 13 the opportunity to review the cumulative final bids for lots 10-12)</i></p> <p>RAMS: A work Method Statement and Risk Assessment must be reviewed and approved by the Auctioneer prior to any removal work commencing on this lot.</p>
12	<p>Rak Senation close coupled pan with cistern & soft close seat (ex-display) Retail price: £614</p> <p><i>Individual Lots: Acceptance of the final highest bid on this lot is subject to the cumulative total for lots 10 - 12 being higher than the final highest bid on the all-inclusive lot 13.</i></p> <p><i>(Please note the all-inclusive lot will close an hour after the individual lots have closed to allow bidders on lot 13 the opportunity to review the cumulative final bids for lots 10-12)</i></p> <p>RAMS: A work Method Statement and Risk Assessment must be reviewed and approved by the Auctioneer prior to any removal work commencing on this lot.</p>

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LOT NO.	DESCRIPTION
13	<p>All inclusive lots 10-12</p> <p><i>All-inclusive Lot: Bid for lot 13 as a whole. Acceptance of the final highest bid on this lot is subject to it being higher than the cumulative total of the final highest bids on the individual lots 10-12. Please note this all-inclusive lot will close an hour after the individual lots included within this lot. The start bid price may be adjusted or amended based on the results of the individual lots. An email will be sent to all bidders once the individual lots have closed to advise final starting bid & lot closing time. If you wish to bid on this lot please contact the Auctions Administration team on 02380 461643 for full guidance.</i></p> <p>RAMS: A work Method Statement and Risk Assessment must be reviewed and approved by the Auctioneer prior to any removal work commencing on this lot.</p>
14	<p>BTW unit, WC pan, cistern & seat (ex-display) Retail price: £250</p>
15	<p>Burlington Riviera WC pan, cistern & soft close seat, with chrome WC roll holder (ex-display) Retail price: £250</p> <p>This lot requires electrical disconnection. This will be the responsibility of the buyer to disconnect using a qualified / competent person.</p>
16	<p>Rak Tonique close coupled pan with cistern & soft close seat (ex-display) Retail price: £347</p>
17	<p>Rak Tonique basin & pedestal, 55cm (ex-display) Retail price: £147</p>
18	<p>Utopia Nadia white gloss unit (2130 x 350mm) with black linear worktop (ex-display) with Cifal Coule Mono basin mixer (low pressure), Rak Tonique semi-recessed basin, back to wall pan complete with soft close seat, wall mounted double door cabinet & HiB round brushed brass mirror Retail price: £2,042</p>
19	<p>Utopia reduced depth 3-drawer unit (1340 x 230mm) (ex-display) with Matese Sanitaryware BTW pan & seat, short projection basin & Marflow Lenso mono basin mixer Retail price: £1600</p>
20	<p>Clear Green Offset bath & panel (ex-display) with Kudos Inspire 4 panel folding bath screen, Marflow bath filler & Crosswater Mike Pro 3 control shower valve & shower Retail price: £1,361</p>

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LOT NO.	DESCRIPTION
21	<p>Rak Series 600 close coupled pan with cistern & soft close seat (ex-display) Retail price: £347</p> <p><i>Individual Lots: Acceptance of the final highest bid on this lot is subject to the cumulative total for lots 21-23 being higher than the final highest bid on the all-inclusive lot 24.</i></p> <p><i>(Please note the all-inclusive lot will close an hour after the individual lots have closed to allow bidders on lot 24 the opportunity to review the cumulative final bids for lots 21-23)</i></p> <p><i>RAMS: A work Method Statement and Risk Assessment must be reviewed and approved by the Auctioneer prior to any removal work commencing on this lot</i></p>
22	<p>Rak Joy 600 wall mounted unit & basin (ex-display) 610 x 470mm Retail price: £717</p> <p><i>Individual Lots: Acceptance of the final highest bid on this lot is subject to the cumulative total for lots 21-23 being higher than the final highest bid on the all-inclusive lot 24.</i></p> <p><i>(Please note the all-inclusive lot will close an hour after the individual lots have closed to allow bidders on lot 24 the opportunity to review the cumulative final bids for lots 21-23)</i></p> <p><i>RAMS: A work Method Statement and Risk Assessment must be reviewed and approved by the Auctioneer prior to any removal work commencing on this lot.</i></p>
23	<p>Clear Green Saturn double ended bath & panel (ex-display) 1700 x 750mm, with Crosswater Pro 0351C bath filler with Clic Clack waste Retail price: £1,204</p> <p><i>Individual Lots: Acceptance of the final highest bid on this lot is subject to the cumulative total for lots 21-23 being higher than the final highest bid on the all-inclusive lot 24.</i></p> <p><i>(Please note the all-inclusive lot will close an hour after the individual lots have closed to allow bidders on lot 24 the opportunity to review the cumulative final bids for lots 21-23)</i></p> <p><i>RAMS: A work Method Statement and Risk Assessment must be reviewed and approved by the Auctioneer prior to any removal work commencing on this lot.</i></p>
24	<p>All inclusive lots 21-23</p> <p><i>All-inclusive Lot: Bid for lot 24 as a whole. Acceptance of the final highest bid on this lot is subject to it being higher than the cumulative total of the final highest bids on the individual lots 21-23. Please note this all-inclusive lot will close an hour after the individual lots included within this lot. The start bid price may be adjusted or amended based on the results of the individual lots. An email will be sent to all bidders once the individual lots have closed to advise final starting bid & lot closing time. If you wish to bid on this lot please contact the Auctions Administration team on 02380 461643 for full guidance.</i></p> <p><i>RAMS: A work Method Statement and Risk Assessment must be reviewed and approved by the Auctioneer prior to any removal work commencing on this lot</i></p>

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LOT NO.	DESCRIPTION
25	<p>Rak Resort close coupled WC suite with soft close seat (ex-display) Retail price: £435</p> <p><i>Individual Lots: Acceptance of the final highest bid on this lot is subject to the cumulative total for lots 25-27 being higher than the final highest bid on the all-inclusive lot 28.</i></p> <p><i>(Please note the all-inclusive lot will close an hour after the individual lots have closed to allow bidders on lot 28 the opportunity to review the cumulative final bids for lots 25-27)</i></p> <p><i>RAMS: A work Method Statement and Risk Assessment must be reviewed and approved by the Auctioneer prior to any removal work commencing on this lot.</i></p>
26	<p>Clear Green Verde double ended bath (ex-display) 1700 x 750mm, with Marflow bath filler & Rak 300mm grab bar</p> <p><i>Individual Lots: Acceptance of the final highest bid on this lot is subject to the cumulative total for lots 25-27 being higher than the final highest bid on the all-inclusive lot 28.</i></p> <p><i>(Please note the all-inclusive lot will close an hour after the individual lots have closed to allow bidders on lot 28 the opportunity to review the cumulative final bids for lots 25-27)</i></p> <p><i>RAMS: A work Method Statement and Risk Assessment must be reviewed and approved by the Auctioneer prior to any removal work commencing on this lot.</i></p>
27	<p>HiB Novum 500 Tranquil 3-drawer unit, basin & Marflow mono basin mixer (ex-display) Retail price: £690</p> <p><i>Individual Lots: Acceptance of the final highest bid on this lot is subject to the cumulative total for lots 25-27 being higher than the final highest bid on the all-inclusive lot 28.</i></p> <p><i>(Please note the all-inclusive lot 28 the opportunity to review the cumulative final bids for lots 25-27)</i></p> <p><i>RAMS: A work Method Statement and Risk Assessment must be reviewed and approved by the Auctioneer prior to any removal work commencing on this lot.</i></p>
28	<p>All inclusive lots 25-27</p> <p><i>All-inclusive Lot: Bid for lot 28 as a whole. Acceptance of the final highest bid on this lot is subject to it being higher than the cumulative total of the final highest bids on the individual lots 25-27. Please note this all-inclusive lot will close an hour after the individual lots included within this lot. The start bid price may be adjusted or amended based on the results of the individual lots. An email will be sent to all bidders once the individual lots have closed to advise final starting bid & lot closing time. If you wish to bid on this lot please contact the Auctions Administration team on 02380 461643 for full guidance.</i></p> <p><i>RAMS: A work Method Statement and Risk Assessment must be reviewed and approved by the Auctioneer prior to any removal work commencing on this lot</i></p>
29	<p>Utopia Qube double door unit (ex-display) 470 x 600mm, with basin & Pegler Caja mono basin mixer Retail price: £702</p>

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LOT NO.	DESCRIPTION
30	Utopia Qube back to wall unit (ex-display) 600mm, with short projection BTW pan & seat, Crosswater concealed cistern complete with brushed stainless button Retail price: £827
31	Radox Quebis chrome rail (ex-display), 500 x 700mm Retail price: £384
32	Rak Resort Maxi close coupled pan with cistern & soft close seat (ex-display) Retail price: £602
33	HiB Reveal floor unit & basin (ex-display) 600mm, with Crosswater Mono basin mixer Retail price: £609
34	Rak 1 tap hole basin (ex-display) 450 x 220mm, with Crosswater mono basin mixer & Rak WC with black toilet roll holder Retail price: £854
35	HiB Novum Kingsbury cloakroom unit (ex-display) 500mm, with basin & Crosswater mixer Retail price: £592
36	HiB Novum Kingsbury Henley blue unit & basin (ex-display) 500mm, with mono basin mixer Retail price: £762
37	Burlington Windsor double ended roll top bath (ex-display) 1700 x 750mm, with Crosswater Belgravia bath/shower mixer & bath tray Retail price: £1,446 <i>Individual Lots: Acceptance of the final highest bid on this lot is subject to the cumulative total for 37-39 being higher than the final highest bid on the all-inclusive lot 40.</i> <i>(Please note the all-inclusive lot will close an hour after the individual lots have closed to allow bidders on lot 40 the opportunity to review the cumulative final bids for lots 37-39)</i> <i>RAMS: A work Method Statement and Risk Assessment must be reviewed and approved by the Auctioneer prior to any removal work commencing on this lot.</i>

Items for Bidspotter.co.uk

LOT NO.	DESCRIPTION
38	<p>Burlington basin & pedestal, (ex-display) 610mm, with framed LED rimmed mirror (60cm) & Crosswater Belgravia mono basin mixer Retail price: £871 <i>Individual Lots: Acceptance of the final highest bid on this lot is subject to the cumulative total for 37-39 being higher than the final highest bid on the all-inclusive lot 40.</i> <i>(Please note the all-inclusive lot will close an hour after the individual lots have closed to allow bidders on lot 40 the opportunity to review the cumulative final bids for lots 37-39)</i> RAMS: A work Method Statement and Risk Assessment must be reviewed and approved by the Auctioneer prior to any removal work commencing on this lot.</p> <p>This lot requires electrical disconnection. This will be the responsibility of the buyer to disconnect using a qualified / competent person.</p>
39	<p>Burlington close coupled pan with cistern & mahogany soft close seat & towel rail (ex-display) <i>Individual Lots: Acceptance of the final highest bid on this lot is subject to the cumulative total for lots 37-39 being higher than the final highest bid on the all-inclusive lot 40.</i> <i>(Please note the all-inclusive lot will close an hour after the individual lots have closed to allow bidders on lot 40 the opportunity to review the cumulative final bids for lots 37-39)</i> RAMS: A work Method Statement and Risk Assessment must be reviewed and approved by the Auctioneer prior to any removal work commencing on this lot.</p>
39A	<p>Burlington Built-in shower valve & 200mm head & arm, retail price £300</p>
40	<p>All inclusive lots 37-39 <i>All-inclusive Lot: Bid for lot 40 as a whole. Acceptance of the final highest bid on this lot is subject to it being higher than the cumulative total of the final highest bids on the individual lots 37-39. Please note this all-inclusive lot will close an hour after the individual lots included within this lot. The start bid price may be adjusted or amended based on the results of the individual lots. An email will be sent to all bidders once the individual lots have closed to advise final starting bid & lot closing time. If you wish to bid on this lot please contact the Auctions Administration team on 02380 461643 for full guidance.</i></p> <p>RAMS: A work Method Statement and Risk Assessment must be reviewed and approved by the Auctioneer prior to any removal work commencing on this lot</p> <p>Lot 38 requires electrical disconnection. This will be the responsibility of the buyer to disconnect using a qualified / competent person</p>
41	<p>HiB Novum 500 Kurve WC unit (ex-display) with rimless BTW pan, soft close seat, 60 x 80cm LED mirror with built in charging sockets, heat pad & light switch Retail price: £1,045</p> <p>This lot requires electrical disconnection. This will be the responsibility of the buyer to disconnect using a qualified / competent person.</p>

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LOT NO.	DESCRIPTION
42	Rak Origin close coupled pan & cistern with luxury seat (ex-display) with 1 tap hole basin (450mm) and Crosswater Planet mini basin mixer Retail price: £514
43	Kudos Divera 900mm 2 door quadrant enclosure, quadrant tray & waste with Ghrone 1000 performance shower (ex-display) Retail price: £1,051
44	Rak Des WC suite (ex-display) Retail price: £765
45	HiB Exos bathroom cabinet with mirror (ex-display) and touch feel built-in LED lighting Retail price: £663 This lot requires electrical disconnection. This will be the responsibility of the buyer to disconnect using a qualified / competent person.
46	HiB Alba mirror, 50 x 80cm (ex-display) with colour changing LED illumination Retail price: £354 This lot requires electrical disconnection. This will be the responsibility of the buyer to disconnect using a qualified / competent person.
47	Sensio Aspect round mirror and 1000mm towel rail (ex-display) Retail price: £389 This lot requires electrical disconnection. This will be the responsibility of the buyer to disconnect using a qualified / competent person.
48	Crosswater Clear 6 1200 x 900mm single door quadrant enclosure & tray (ex-display) with Crosswater Central brushed stainless steel shower system Retail price: £1,052 Includes anti-slip mat.
49	Matki One 900 x 900mm single door shower enclosure & tray (ex-display) with Crosswater Fusion shower system and double wire basket Retail price: £1,200 Shower gels not included.
50	Kudos Divera 900mm pivot door & side panel shower enclosure (ex-display) with 900mm tray, Lakes Series 200 SD folding shower seat, chrome wire baskets and Cifial round shower column Retail price: £975
51	Crosswater Design 8 walk-in panel, 1000mm & tray (1400 x 900 x 25mm) (ex-display) with Retro fit black deflector panel, grab bar, shower basket and Matt Black 200mm fixed head, 310mm arm shower valve (Pro 500 LBPM) Retail price: £1,145 Shower gels not included.

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LOT NO.	DESCRIPTION
52	<p>Crosswater Clear 6 900mm brushed brass quadrant enclosure (ex-display) with tray & waste, with 200mm shower head, corner soap basket, towel hook and Module 2 outlet, handset, hose & crossbox Retail price: £1,457 Shower gels not included.</p>
53	<p>Kudos Pinnacle 8 800mm x 800mm hinged door & side panel (ex-display) with tray, Crosswater thermostatic valve and 3 position rail kit Retail price: £1,668</p>
54	<p>Crosswater Kai 6 1200mm sliding door, 800mm side panel (ex-display) with 1200 x 600 x 25mm tray & waste shower enclosure, with Zion 200mm head and arm, Svelte shower kit and Wisp 2-way diverter Retail price: £732</p>
55	<p>HiB LED mirror, 80 x 50cm (ex-display) Retail price: £357</p> <p>This lot requires electrical disconnection. This will be the responsibility of the buyer to disconnect using a qualified / competent person.</p>
56	<p>HiB ARC unit and basin, 220 x 400mm, with Crosswater mono basin mixer (ex-display)</p>
57	<p>Annabelle Amelie rimless close coupled pan & soft close seat (ex-display) Retail price: £275</p>
58	<p>HiB Bellus colour changing LED mirror, 760mm (ex-display)</p> <p>This lot requires electrical disconnection. This will be the responsibility of the buyer to disconnect using a qualified / competent person.</p>
59	<p>JIS stainless steel towel rail, 760mm (ex-display) Retail price: £272</p>
60	<p>Radox chrome towel rail, 300 x 1500mm (ex-display) Retail price: £345</p>
61	<p>Burlington Riviera pink unit & basin with tap, 460 x 600mm (ex-display) Retail price: £550</p>
62	<p>HiB black rim mirror, 90 x 50cm and stick on toilet roll holder (ex-display) Retail price: £143</p> <p>This lot requires electrical disconnection. This will be the responsibility of the buyer to disconnect using a qualified / competent person.</p>
63	<p>HiB curve LED mirror, 80 x 60cm and HiB round magnifying LED mirror (ex-display) Retail price: £660</p> <p>This lot requires electrical disconnection. This will be the responsibility of the buyer to disconnect using a qualified / competent person.</p>
64	<p>HiB Vantage wall hung unit, 85cm and basin with Crosswater mono basin mixer (ex-display) Retail price: £981</p>

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LOT NO.	DESCRIPTION
65	Britton Shoreditch circular LED mirror, 60cm Retail price: £275 This lot requires electrical disconnection. This will be the responsibility of the buyer to disconnect using a qualified / competent person.
66	HiB Isoe 60 5 shelf LED mirror cabinet, 60 x 70cm (ex-display) Retail price: £840 Shower gels not included.
67	Lazzarini Roma anthracite towel rail, 500 x 1230mm (ex-display) Retail price: £142
68	HiB cloakroom unit & basin, 460 x 260mm, with Crosswater mono basin mixer (ex-display) Retail price: £612
69	HiB Adorn 2-drawer unit & basin, 600mm, with mono basin mixer (ex-display) Retail price: £500
70	Crosswater double door unit in sage green, 600mm, ceramic 600mm basin, and Lever 316 stainless steel mono basin mixer (ex-display) Retail price: £1,211
71	Artesan Amora Compact basin & unit, 400 x 280mm, with mini mono basin mixer (ex-display) Retail price: £66
72	HiB Veles sage green 50cm WC unit and 60cm floor unit & basin with Rak basin mixer (ex-display) Retail price: £1,061
73	Rak brushed steel circular mirror, 80cm (ex-display) This lot requires electrical disconnection. This will be the responsibility of the buyer to disconnect using a qualified / competent person.
74	Rak Summit WC suite and soft close seat (ex-display) Retail price: £223
75	Rak Summit basin & pedestal, 60cm, with mono basin mixer (ex-display) Retail price: £380
76	HiB Rubin 60 brushed brass LED mirror, 60 x 90cm (ex-display) This lot requires electrical disconnection. This will be the responsibility of the buyer to disconnect using a qualified / competent person.
77	Rak Joy wall hung vanity unit, 1000mm white basin & brushed brass non basin mixer (ex-display) Retail price: £1,186
78	G Suite basin & pedestal and Ghrone Eurosmart long lever mono basin mixer (ex-display) Retail price: £260
79	Radox Hercules towel rail, 542 x 1500mm, colour: cappuccino (ex-display) Retail price: £333
80	Radox Tinto flat rail, 500 x 1200mm, colour: white (ex-display) Retail price: £257
81	Do Orion curved electric towel rail, 500 x 1000mm, finish: chrome (ex-display) Retail price: £252

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LOT NO.	DESCRIPTION
82	Eastbrook clip on towel hanger, white (ex-display) Retail price: £58
83	Do Classics White 2 column rail, 230 x 1800mm (ex-display) Retail price: £187
84	Ideal Anthracite straight towel warmer, 500 x 690mm (ex-display) Retail price: £50
85	Radox Premier flat rail, 600 x 1500mm, and Eastbrook 500mm clip on towel hanger, chrome (ex-display) Retail price: £481
86	Crosswater Bel-Sliderf brushed brass shower system (ex-display) Retail price: £1,999
87	Crosswater Central 5 mode shower kit (ex-display) Retail price: £167
88	Cifial Claco multi economy shower kit (ex-display) Retail price: £150
89	Britton Hoxton Thermo shower valve complete with rail kit (ex-display) Retail price: £275
90	Five various branded shower heads including MV soak, Grohe & Inivate (ex-display) Retail price: £110
91	Crosswater Essence 320 easy clean shower head & arm (ex-display) Retail price: £299
92	MV Soak 200mm square shower head and arm (ex-display) Retail price: £120
93	Euro Showers 3 function chrome shower head and Lee traditional 5" rose & arm shower head (ex-display) Retail price: £120
94	Crosswater 3 hole wall mounted basin mixer (ex-display) Retail price: £150
95	Rak Resort bath filler (ex-display) Retail price: £100
94A	Rak Pelite found mono basin mixer (ex-display) Retail price: £237
95A	Rak mono basin mixer & unbranded bath filler (ex-display) Retail price: £90
96	Crosswater vessel basin monoboric, no waste (ex-display)
97	Rak Art Cubis mono basin mixer and unbranded basin mixer (ex-display) Retail price: £180
98	Mike Pro 3 hole basin mixer in brushed chrome (ex-display) Retail price: £200
99	Two Rak Sphere toilet roll holders (ex-display)
100	Rak soap holder (ex-display)
101	Two Rak Sphere towel rings (ex-display)
102	Three Rak Sphere towel bars (ex-display)
103	Rak Sphere towel ring (ex-display)
104	Two Rak Sphere robe hooks (ex-display)
105	Two Rak Sphere robe hooks (ex-display)
106	Two Rak Sphere robe hooks (ex-display)
107	HiB toilet roll holder (ex-display)
108	Two Rak Cubis toilet roll holders (ex-display)
109	Rak Cubis tumbler & holder (ex-display)
110	Rak Cubis black towel rail (ex-display)
111	Smedbo stainless hair dryer holder and tumbler & holder (ex-display)

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LOT NO.	DESCRIPTION
112	Two Crosswater High Flow shower wastes (90mm), in brush bronze and brushed steel (ex-display)
113	Rak Petit square tap basin mixer in brushed gold (ex-display)
114	Essential Urban fixed toilet roll holder and toilet brush & holder (ex-display)
115	Radox Tarus radiator, 650mm (ex-display) Retail price: £652 This lot requires plumbing disconnection. This will be the responsibility of the buyer to disconnect using a qualified / competent person.
116	Radox Premier horizontal towel rail, 600 x 600mm (ex-display)
117	JIS Cinder stainless steel towel rail, 370 x 520mm (ex-display)
118	Unbranded shower light (ex-display)
119	Two metal wire shower baskets (rusted) (ex-display)
120	Smedbo Side Line corner wire shower basket (ex-display)
121	Smedbo Side Line wire soap basket (ex-display)
122	Smedbo Side Line large wire soap basket
123	3-shelf glass display cabinet, 430 x 360 x 1630mm (ex-display) (excludes contents)
124	3-shelf glass display cabinet, 430 x 360 x 1630mm (ex-display) (excludes contents)
125	3-shelf glass display cabinet, 430 x 360 x 1630mm (ex-display) (excludes contents)
126	Crosswater thermostatic free standing bath/shower mixer wisp (ex-display) Retail price: £600
127	Radox Premier chrome towel rail, 500 x 800mm (ex-display) Retail price: £175
128	Pegler Elektro mono sink mixer (ex-display)
129	Pegler Rune brushed nickel mono sink mixer (ex-display)
130	Pegler Jeronoi Chef Plus with pull out plus (ex-display)
131	St James Eden mono sink mixer (ex-display)
132	Pegler Morea mono sink mixer (ex-display)
133	Just Taps BIV shower complete with rail kit (ex-display)
134	Range Master Aquaquad Dual mono sink mixer (ex-display)
135	Caple Washington sink mixer (ex-display)
136	Caple Leval sink mixer (ex-display)
137	Caple Zuben sink mixer (ex-display)
138	Caple Hadley sink mixer (ex-display)
139	Crosswater dual lever sink mixer (ex-display)
140	St James mono sink mixer (ex-display)
141	Crosswater lever deck sink mixer (ex-display)
142	Ghrone dual lever sink mixer (ex-display)
143	Ghrone mono sink mixer (ex-display)
144	Key Plumb single level sink mixer, 400mm, and Range Master Aqua Classic 2 monobloc mixer (ex-display) Retail price: £180
145	Five various shower heads and one standard rail kit (ex-display)
146	Two MV shower heads & arms (ex-display)
147	Three Fluidmaster Pro550UK cable dual flush valves (ex-display)
148	Two Fluidmaster Pro550UK cable dual flush valves (ex-display)
149	Two Fluidmaster Universal toilet fill valves and one side inlet 3/8" brass toilet fill valve (ex-display)

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LOT NO.	DESCRIPTION
150	Fluidmaster Pro750UK cable dual flush valve and one Fluidmaster toilet cistern flush valve & handle adaptor conversion kit (ex-display)
151	Redring Instant BV manual electric hand wash (ex-display)
152	Key Plumb ZL-6403 pressure reducing valve
153	No Lot
154	No Lot
155	No Lot
156	Two Roca AH0001800R short buttons
157	Assortment of various Wirquin 19008001 push buttons
158	Stainless steel tower rail with clip on towel rail (550mm) This lot requires plumbing disconnection. This will be the responsibility of the buyer to disconnect using a qualified / competent person.
159	White curved towel rail, 560mm This lot requires plumbing disconnection. This will be the responsibility of the buyer to disconnect using a qualified / competent person.
160	Rak Ceramics display rack and twenty one ex-display taps (some working)
161	Contents of ex-display Grohe rack to include five taps (some working)
162	Contents of ex-display Grohe rack to include three taps (some working)
163	Assorted lot to include two shower heads, two Mira shower hoses, one Mira clamp bracket
164	Contents of seven boxes to include cistern levers, donut washers, flexi pan connectors, etc.
165	Contents of display rack to include eleven various ball valves, flush valves and drop valves
166	Contents of display rack to include spanners, syphon, hack saw, pipe cutters, pliers, etc.
167	Various sized hose clamps
168	Boxes & contents of forty tote boxes to include various brass and chrome plumbing fixings
169	Boxes & contents of forty eight tote boxes to include various brass and chrome plumbing fixings
170	Boxes & contents of twenty four tote boxes to include tap heads & valves
171	Thirty five tote boxes & contents to include various sized brass valves & splines
172	Thirty four tote boxes & contents to include various sized brass valves & splines
173	Two wall mounted plastic stores & contents to include various sized rubber washers and 'O' rings
174	Contents of three trays to include various sized clips
175	Contents of fourteen tote boxes to include various brass valves & plastic valves
176	Contents of fourteen tote boxes to include brass screw down valves
177	Contents of fourteen tote boxes to include brass valves & copper saddles and shower rollers
178	Contents of display counter to include U taps, various tap handles and connectors. Retail price £350
179	Contents of display rack to include twenty seven various sized flush seals

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LOT NO.	DESCRIPTION
180	Contents of a 32-drawer storage rack to include various rubber washers and 'O' rings
181	Contents of a 32-drawer storage rack to include various washers, valves, adaptors & seals
182	Eighteen boxes & contents to include various sized valves, stop locks, lead rocks etc.
183	Eighteen boxes & contents to include various sized brass valves
184	Contents of shelf to include various sized hoses
185	Contents of shelf to include various sized hoses
186	Ten plastic storage boxes & contents to include various rubber 'O' rings
187	Contents of undercounter storage to include various sized plastic connectors
188	Boxes & contents to include various plastic couplers, bands & tees
189	Contents of storage rack to include various sized plastic plumbing fittings & pipes
190	Contents of storage rack to include various sized plastic plumbing fittings & pipes
191	Contents of storage rack to include various sized plastic plumbing fittings & pipes
192	Slimline shower tray (no box), 1200 x 900mm, offset quad
193	Slimline shower tray (no box), 760 x 760mm
194	Slimline shower tray (no box), 900 x 800mm, 800 quad
195	Clear 6 pivot door, 760 x 790mm, with Easy Clean CAPDSC0800
196	Crosswater Kai 6 pivot door, model KLPDSC0760 (boxed)
197	Contents of shelf to include three Korona soft close toilet seats
198	G 500mm base basin, base & base plus universal pedestal and unbranded basin
199	Rak WC pan, Rak soft close seat and Rak coupled cistern
200	Rak WC pan and Rak coupled cistern
201	one 2-tap hole basin (360 x 260mm) and one tap hose basin (460 x 280mm)
202	seven various branded toilet seats
203	G base pan & base cistern
204	Contents of bay to include two Rak 52cm semi-recessed basins and Rak WC pan, cistern & seat
205	Contents of bay to include Rak semi-recessed basin, Grohe Euro ceramic basin, Rak back to wall pan
206	j Rak Tonique half pedestal and G Base basin, 560mm
207	Contents of shelf to include various Grohe flush valves, fixed handset holders & shower arms
208	Contents of shelf to include Crosswater 100cm click clack waste with filter, Grohe Grohtherm 1000 and Crankeo shower valve fittings
209	Contents of shelf to include two Caple taps, two Francis Pleger kitchen mixers
210	Contents of shelf to include Crosswater Belgravia handset wall outlet & hose, Crosswater MPRO bath spout, four Grohe shower heads and two Grohe handsets
211	Contents of shelf to include Rak Petit square bath spout, wall mounted shower set, concealed thermostatic valve & concealed diverter
212	Contents of shelf to include two Crosswater Five Mode shower kits, shower hose, two Grohe soap dishes
213	Contents of shelf to include various strainer plugs, chains & plugs

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LOT NO.	DESCRIPTION
214	Contents of shelf to include various slotted & unslotted plugs
215	Basket strainers, slotted and unslotted sink wastes and economy sink wastes & overflow
216	Three Crosswater bath pop up wastes (one with filter)
217	Five Crosswater high flow shower wastes, 'Chrome'
218	Two Embrass Peerless brass bodied bath waste & overflow and one bath filler
219	Two Embrass Peerless Peerless bath pop up wastes (1½")
220	Three Embrass Peerless tidy plug bath overflow plug & chain
221	Assorted Embrass Peerless and Economy Combi bath waste & overflows
222	Contents of shelf to include various sink wastes & basket strainer wastes
223	Two 2-piece traditional bath taps, code K01V
224	Grohe Eurosmart bath filler & mono basin mixer
225	Rak bath filler and three mono basin mixers
226	Two Francis Pegler mono basin mixers (chrome & matt black)
227	Grohe Manhal bidet seat, "Bau Ceramic"
228	Two Key Plumb contract lever bath taps
229	Key Plumb contract lever bath shower mixer & Westflow lever bath filler
230	Two Key Plumb contract lever sink taps and mixer
231	Two Key Plumb round head contract deck sink taps
232	Two Key Plumb round head sink taps
233	Key Plumb round head contract bath filler and bath taps
234	Key Plumb monobloc basin mixer
235	Key Plumb round head bath shower mixer
236	Smedbo twin hanging shower basket Retail price £183
237	Smedbo shower basket Retail price £93
238	Smedbo hanging single wire basket Retail price £138
239	Smedbo wire shower basket Retail price £123
240	Contents of bay to include various plastic plumbing fittings & pipes
241	Contents of bay to include various plastic plumbing fixings & flexi pipes
242	Three part used reels of 25mm blue MDPE piping
243	Contents of shelf to include Robert Lee hoses, Xvangia thermostatic shower, Marflow PL8 shower fixing plates and bidet valves
244	Contents of shelf to include various sized shower hoses, single mode handsets & handset holders
245	Contents of shelf to include SLDRL slide rails, shower heads, shower arms and hose outlets
246	Contents of shelf to include various Optima, Vemco and Navigator valves
247	Contents of two shelves to include vinyl tubing, washers, do-nut rings, T pieces, flush cones and heating elements
248	Contents of shelf to include PTFE tape, New Clear silicone, plungers and various hand held pipe cutters
249	Contents of shelf to include various Blue Water coupling, reducers, adaptors, inserts and stop cocks
250	Contents of shelf to include various brass sockets, non return valves, gate valves, ballo fix valves and combi filling loops

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LOT NO.	DESCRIPTION
251	Contents of two shelves to include various brass and copper tees, elbows and couplers
252	Contents of shelf to include various copper tees, elbows and water hoses
253	Rack & contents to include four Tesla immersion heaters rack dimensions: height 1830 x depth 1230 x width 1850mm
254	Bay of 3-shelf boltless adjustable racking height 1830 x depth 930 x width 2450mm
255	Bay of 3-shelf boltless adjustable racking height 1830 x depth 620 x width 2450mm
256	Two bays of boltless adjustable racking (excluding contents) height 1830 x depth 620 x width 1840mm (Please note: collection on final day of clearance only)
257	Bay of boltless adjustable racking (excluding contents) height 1650 x depth 480 x width 1840mm (Please note: collection on final day of clearance only)
258	Bay of boltless adjustable racking (excluding contents) height 1850 x depth 1230 x width 1840mm (Please note: collection on final day of clearance only)
259	Flush Daddy 'Top Dog' compact cistern & Dudley exposed cistern
260	Cleargreen re-use bath tub, 170 x 70cm
261	Macdee exposed cistern & Concord cistern
262	Burlington P4 bidet
263	Rak Tonique back to wall bidet
264	WC pan with Rak soft close seat
265	Unbranded cistern with pan (no box)
266	Two half pedestals (one Optima, one Vitra)
267	Bay of boltless adjustable racking and contents to include various offcuts, legs, etc. height 1700 x depth 470 x width 1850mm
268	Three bays of boltless adjustable racking (excluding contents) height 1440 x depth 470 x width 1840mm
269	22mm laminate worktop 350, deep grey concrete Retail price £210
270	HiB sage green unit (boxed) Retail price £360
271	500 WC unit (boxed) Retail price £450
272	400 single base left hand unit Retail price £384 (boxed)
273	400 single base left hand unit Retail price £384 (boxed)
274	400 single base left hand unit Retail price £384 (boxed)
275	Contents of shelf to include 9" universal syphons, regular 3 piece syphons and various flush valves
276	Contents of two shelves to include various scump flush valves & side inlet, and assorted ball valves, also to include various Flush Daddy flusher cistern valves
277	Welded rack and contents to include plastic & copper piping, three new reels of Pex pipe and assorted wooden offcuts
278	Six assorted saws
279	Two boxes of Climaflex pipe insulation

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LOT NO.	DESCRIPTION
280	Samsung Xpress M267SFN printer copier
281	Two 4-drawer filing cabinets
282	Two leather effect office chairs
283	Wood effect corner desk with two pedestals
284	Corner desk, two pedestals, one office chair
285	Blue circular table and four blue wicker chairs

1: Conditions

These conditions, together with any 'Special Conditions' or 'Notices to Purchasers', are the only terms and conditions subject to which Lambert Smith Hampton (LSH) (the "Auctioneer") acting as agents for the Vendor (the "Vendor") will contract with buyers (the "Buyer"). Bidding for any lot shall be deemed to be an acceptance of these conditions and any conditions in the Notices to Purchasers. If there is any inconsistency between any of these conditions and anything in the Notices to Purchasers, then those in the Notices to Purchasers shall prevail.

2: Inspection and Description

- 2.1 Buyers have a responsibility to make their own inspection and investigation of the lots at the time(s) and at the premises specified, and to satisfy themselves on all matters affecting the lots, and to inspect and satisfy themselves prior to the sale, as to the condition and description of a lot, its fitness and suitability for purpose.
- 2.2 Goods are believed to be correctly described but all goods are sold with faults, imperfections and errors of description.
- 2.3 Neither the Vendor nor the Auctioneers, their servants or agents makes or gives, nor has any person in the employment of the Auctioneers any authority to make or give, any representation or warranty in relation to any lots.

3: Limitation of Liability

- 3.1 Neither the Vendor nor the Auctioneers, their servants or agents shall be liable for any loss or damage suffered by the Buyer arising out of or in connection with any defects or deficiencies in any lots purchased, errors of description in the auction catalogue, any mis-statements as to any matter affecting the lots or the failure of the lots to fulfill the functions for which they were intended
- 3.2 The Auctioneer's and the Vendor's total liability for breach of contract or negligence is limited to the Bid Price.
- 3.3 Neither the Auctioneers nor the Vendor shall be liable for any indirect or consequential loss or damage (whether for loss of profit, loss of business or otherwise) incurred by the Buyer whatsoever.
- 3.4 Nothing in these conditions excludes or limits the liability of the Auctioneers or Vendor for death or personal injury caused by their negligence or fraudulent misrepresentation.
- 3.5 Nothing in these conditions shall prejudice the statutory rights of a consumer who shall be bound by these conditions only insofar as they are consistent with such statutory rights.

4: Conduct of Sale

- 4.1 The Auctioneers reserve the right in their absolute discretion to refuse admission to the premises and grounds to any person.
- 4.2 The conduct of the sale shall be at the Auctioneer's sole discretion and the Auctioneers reserve the right to refuse any bids without giving any reason. If any dispute of whatsoever nature relating to a bid shall arise, such dispute shall be determined by the Auctioneers in their absolute discretion and whose decision shall be final and binding on all parties.
- 4.3 Each bidder must register prior to submitting any bids in Online Sales. The Auctioneer reserves the right to reject any registration at its sole discretion.
- 4.4 The Vendor and the Auctioneers reserve the right to fix a reserve price for any lot.
- 4.5 No bid may be withdrawn after the close of bidding.
- 4.6 The Vendor or the Auctioneers have absolute discretion to withdraw consolidate or divide at any time any lot.
- 4.7 The highest bidder for each lot at the close of bidding shall be the Buyer, subject to approval by the Auctioneers and the Vendor. The Sale Price is exclusive of the buyer's premium and VAT. The highest bid at the close of bidding subject to approval by the Auctioneers and Vendor also marks a conclusion of a contract of sale between the Vendor and the Buyer.
- 4.8 In making a bid for any lots, the Buyer does so as principal. The Buyer will be held personally and solely liable for a bid unless the Auctioneers have previously agreed in writing with the Buyer that the bidder will do so on behalf of an identified third party acceptable to the Auctioneers. In circumstances where the Auctioneers have so agreed, the Buyer and the third party will jointly and severally be liable for all obligations arising from the bid where a third party shall be bound by these conditions by the individual bidding as his agent in the same way as if he were bidding personally.

5: Price

The price payable by the Buyer for the purchase of the lots secured shall be the sale price, being the highest bid and accepted by the Auctioneer in accordance with condition plus the buyers premium and any other associated costs (if any) and VAT applicable at the prevailing rate.

6: VAT

The price of the goods purchased is exclusive of Value Added Tax (VAT), which where applicable, the Buyer shall be additionally liable to pay to the Auctioneer

7: Risk and Title

- 7.1 Insurance: As from the date and time the Buyer is declared, all risks in and relating to the Goods purchased, shall pass to the Buyer and the Buyer is strongly advised to effect insurance for these risks at once. In no circumstances will the Auctioneers or the Vendor be responsible if any Goods or part thereof be lost, stolen, damaged or destroyed after the Buyer is declared.
- 7.2 Title: The Vendor shall only sell such title to the Goods as he may have. Neither the Auctioneers nor the Vendor warrants the Vendor's good title to any of the Goods and if it is found that the Vendor does not have title or unencumbered title to any of the Goods purported to be sold under these conditions the Buyer expressly agrees that it shall have no right either to rescind the contract or to claim damages or a reduction in the consideration paid or payable under the contract.
- 7.3 Title to each of the Goods will not pass until:-
 - (a) all debts owed by the Buyer to the Auctioneers (whether part-paid secured or otherwise) are settled, for the avoidance of doubt the debts shall not be settled until (where payment or part payment is made by cheque) all cheque(s) in question have been cleared; and
 - (b) such Goods have been removed from the premises at which the sale is held or where the Goods are being stored in their entirety.

8: Removal

- 8.1 No lot or part thereof can be removed until payment in cleared funds (cash, approved Bankers Draft, BACS or Chaps) has been made in full or (where any part of the payment was made by cheque) the cheque has cleared in the Auctioneer's account. No lot shall be removed without the authority of the Auctioneer and unless under the supervision of the Auctioneer's servants or agents.
- 8.2 Removal shall take place only up to 5.00 pm and must be completed no later than the dates and times specified and published within the Notice to Purchasers or any date and time specifically declared thereafter, in writing, by the Auctioneer or written authority is obtained from the Auctioneers for clearance after that time.
- 8.3 The Buyer has no right to anything not described in the auction catalogue.
- 8.4 Delivery of lots sold will be made only to the declared Buyer and no transfer of any lot or part of a lot to any other person will be recognised.
- 8.5 Prior to the removal of any lot the Vendor may rescind the contract for the sale of that lot and refund to the Buyer any money paid by the Buyer for the lot should any third party claim title to or possession of any part of the lot.
- 8.6 The Buyer will be responsible for removal of lots at his own expense and must provide his own labour, and equipment.
- 8.7 The Auctioneers require that in pursuit of safe working practice all equipment used for lifting and transportation should be covered by appropriate insurance, safety documentation set out by current Health & Safety legislation at the time and registration documents (in particular, but not limited to, cranes, lifting equipment, tackle and fork lift trucks). Such documentation shall be produced to the Auctioneers and if the Buyer fails to produce such documentation on request for inspection the Auctioneers reserve the right to refuse to release the lot and/or rescind the sale in which event the provisions of condition 8 will apply. Equipment may only be used by operatives who have the valid and appropriate licences to use such equipment
- 8.8 Appropriate Personal Protective Equipment (PPE) must be worn during these activities and due regard paid to safe material handling practices.

9: Damage to Premises

The Buyer shall be responsible for the removal of all goods purchased at his own expense and risk and such removal must be carried out safely and lawfully and in accordance with any conditions of sale of which the Buyer is notified. For the avoidance of doubt removal includes where applicable disconnection from the mains electricity supply and the detachment of any lots which are fixed. All electrical installations must be carried out by a Certified electrician and left in a safe condition during and after the removal and the use of explosives or flame cutting equipment or any other potentially hazardous or inflammatory process shall not be permissible on the site without the express written consent of the Auctioneers. The Buyer shall be responsible to insure against and to make good any injury or damage to persons or property caused by the Buyer, their carriers, servants or agents detaching, disconnecting or removing any goods purchased by the Buyer. The Buyer shall produce his insurance documentation to the Auctioneers on request and if the Buyer fails to produce such documentation the Auctioneers reserve the right to refuse to clear the lot and/or rescind the sale. The Buyer shall indemnify the Auctioneers for any damage or loss which the Auctioneers may suffer in respect of loss, damage or injury suffered by the Buyer's agents or employees or any third party arising from the removal. At its discretion the Auctioneers may require the payment of a deposit to the Auctioneers prior to and/or during the removal which will be refunded on the removal being completed to the Auctioneer's satisfaction. If the Buyer refuses to deposit such monies, the Vendor or the Auctioneers may refuse the Buyer access to the premises for the purposes of removing the lot purchased by them and/or rescind the sale in which event the provisions of condition 8 will apply. The Auctioneers reserve the right to stop the removal of a lot by a Buyer, his agents or employees, if it appears to the Auctioneers or its agents or employees that the removal is being carried out in an unsafe or unsatisfactory way.

10: Default by Buyer

Upon failure by the Buyer for whatsoever reason:-

- (i) to pay a deposit in full if required under the Conditions of Sale or special notices; or
- (ii) to pay the purchase price in full on the due date; or
- (iii) to provide any documentation required under these conditions; or
- (iv) to remove the goods in a safe or satisfactory way; or
- (v) to remove any lot from the premises on or before the date specified for removal,

The Vendor will be entitled to rescind the contract forthwith without incurring any liabilities to the Buyer and, without prejudice to any claims of the Vendor and/or the Auctioneers against the Buyer arising from breach of contract or otherwise, upon rescission as aforesaid the following provisions apply:

- (a) all monies deposited in part payment will be forfeited and used to pay the Vendor's and/or Auctioneer's expenses referred to in paragraph (d) below;
- (b) if the lots have been removed in breach of these conditions, the Vendor and/or the Auctioneers, their servants or agents may enter the premises of the Buyer to recover such lots;
- (c) lots may be re-sold or otherwise disposed of by the Auctioneers in the manner they feel appropriate at their sole discretion and any deficiency arising upon the resale together with the expenses of it shall be due as a debt from the Buyer in default upon the first sale. The Buyer consents to such a resale on the Auctioneer's conditions of business applicable at the time of resale. Neither the Auctioneers nor the Vendor shall be liable to account to the Buyer in the event of a re-sale at a higher price than the price contracted to be paid by the Buyer. The Buyer waives any claim in such a case that he may have title to the lot and agreed that any re-sale price shall be deemed commercially reasonable;
- (d) the Buyer will be responsible for the specified time for final removal for all losses and expense incurred by the Vendor and/or the Auctioneers including storage, security and removal expenses, the costs of re-selling or disposing of lots and Auctioneer's commission.

11: Auctioneer as Agent

The Auctioneers act only as Agents for and on behalf of the Vendor and shall not be held responsible for any action or default on the part of either the Vendor, bidders or the Buyer. Any concluded contract of sale is made directly between the Vendor and the Buyer.

12: Accident or Damage

Neither the Auctioneers nor the Vendor will accept any responsibility for any accident, (except for that arising out of its negligence, or the

negligence of its agents or employees, resulting in death or personal injury) howsoever caused to any person which may occur whilst on the Auctioneer's premises, the Vendor's premises or such other premises used to hold the auction or to store the lots before during or after the sale and any person entering the premises does so at his own risk and is deemed to have notice of the condition of the premises and their contents.

13: The Consumer Protection Act 1987

No lots are sold as new.

14: Health & Safety At Work

It is expressly brought to the Buyer's attention and that of potential buyers, at the time of sale, any item of plant, machinery or equipment contained in the goods may not necessarily comply with the Health and Safety at Work Act 1974; the Environmental Protection Act 1990; Construction Design and Management Regulations 2015 or any other Act of Parliament or regulations thereunder governing the use of that plant, machinery or equipment in a working environment. Buyers of any such plant, machinery or equipment are hereby required to ensure so far as reasonably practicable that such item will be safe and without risk to health and that the use of any such items at a place of work within the EEC & the United Kingdom does not contravene any such Act of Parliament or regulation applicable to such use.

15: Dangerous Substances

It is expressly brought to the attention of Buyers (and potential buyers) that certain types of plant or main service installations could contain blue and white asbestos, dangerous chemicals and hazardous waste which if not handled correctly during their removal from the premises could be in breach of the Health and Safety at Work Act 1974, Sections 2-13 Control of Substances Hazardous to Health Regulations 2002 (COSHH) or other current legislation regulating the use of such substances in a working environment. The Buyer shall ensure so far as is reasonably practicable that they comply with the Health and Safety at Work Act 1974, COSHH and other current legislation in connection with the removal, handling and transport of such dangerous substances and or hazardous waste or shall employ a specialist contractor to remove them. The Buyer shall, on request, satisfy the Auctioneers in relation to its removal procedures, and the removal of waste materials must be undertaken by an approved and licensed contractor. The Buyer will indemnify the Vendor, their servants or agents against any loss, damages or expenses suffered by them as a result of the Buyer's or a sub-contractor's failure to comply with this legislation.

16: Notices

Any notices or other communications shall be in writing and, if sent by post, shall be deemed to have been received by the addressee on the second working day after posting or, if the addressee is outside the United Kingdom, on the fifth working day after posting. If any written notice is delivered by hand, it shall be treated as having been received at that time. Any notice sent to the Auctioneers shall be sent to the Auctioneer's address as set out in the auction catalogue, or displayed on the auctioneer's web site on the notice specific to that sale. Any notice which the Auctioneers send to the Buyer may be sent to the Buyer's last address known to the Auctioneer.

17: Third Party Rights

Save as expressly provided in these conditions, no term of these conditions shall be enforceable under The Contracts (Rights of Third Parties) Act 2001 by a third party.

18: Governing Law

These Conditions and any Conditions contained in the Notices to Purchasers, along with all associated transactions and all connected matters shall be governed and construed in accordance with English Law.

19: Severability

In the event that any provisions of these conditions shall be held unenforceable for any reason, the remaining conditions shall remain in full force and effect.