

By order of the Directors of Homes By Design Limited,  
pending the appointment of the Liquidator

## Contents of a Kitchen & Bathroom Showroom in Exmouth

(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 <https://machineryauctions.lsh.co.uk/auctions> or



**AT:**

**Salterton Units, Salterton Road, Exmouth EX8 2NS**

**ON VIEW:**

**Tuesday 11<sup>th</sup> February 2025, 10am – 4pm**

**BIDDING ENDS:**

**Thursday 13<sup>th</sup> February 2025 at 3pm**

**CLEARANCE:**

**Tuesday 18<sup>th</sup> to Wednesday 19<sup>th</sup> February 2025, 10am – 4pm**

**FURTHER INFO:**

Rob Fewins [rfewins@lsh.co.uk](mailto:rfewins@lsh.co.uk)

**BID ENQUIRIES:**

MBA Accounts 023 8046 1643 [aaaccounts@lsh.co.uk](mailto: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: **Tuesday 11th February 2025** between **10:00am and 4:00pm**
- Located at **Salterton Units, Salterton Road, Exmouth EX8 2NS**

### **BIDDING ENDS:**

- Bidding will end at: **3:00pm on Thursday 13th February 2025** [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 **4:00pm on Friday 14th February 2025**

### **INSTRUCTIONS FOR BIDDING:**

- Access for bidding can be obtained through our website [www.lsh.co.uk/assetadvisory](http://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 'unsubscribe' feature within our website (as above) alternatively please notify our Sales Administration Team [aaaccounts@lsh.co.uk](mailto: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 **1:00pm on Tuesday 18th February 2025**
- All queries regarding payment should be directed to our Sales Accounts team, [aaaccounts@lsh.co.uk](mailto: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 **Tuesday 18th February to Wednesday 19th February 2025. No further access will be available after this time.**
- The premises will be open from **10:00am and 4:00pm.**
- **Please note that there is NO lifting facilities available onsite. The purchaser will have to arrange their own.**

- 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 07938 738196 or RFewins@lsh.co.uk)
- 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](mailto: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) <b>CASH</b>	Lambert Smith Hampton (LSH) operates within the guidelines in respect of Money Laundering as set out in the Proceeds of Crime Act 2002. <ul style="list-style-type: none"><li>◆ In this instance onsite cash payments will be restricted to <b>£0.00</b></li></ul>
(2) <b>Telegraphic Transfers / BACS payments</b>	<p>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</p> <ul style="list-style-type: none"><li>◆ Telegraphic payments : up to 24hrs</li><li>◆ BACS payments : 3 day</li></ul> <p>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</p>

## **MONEY LAUNDERING REGULATIONS**

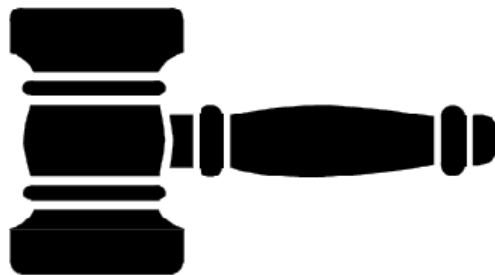
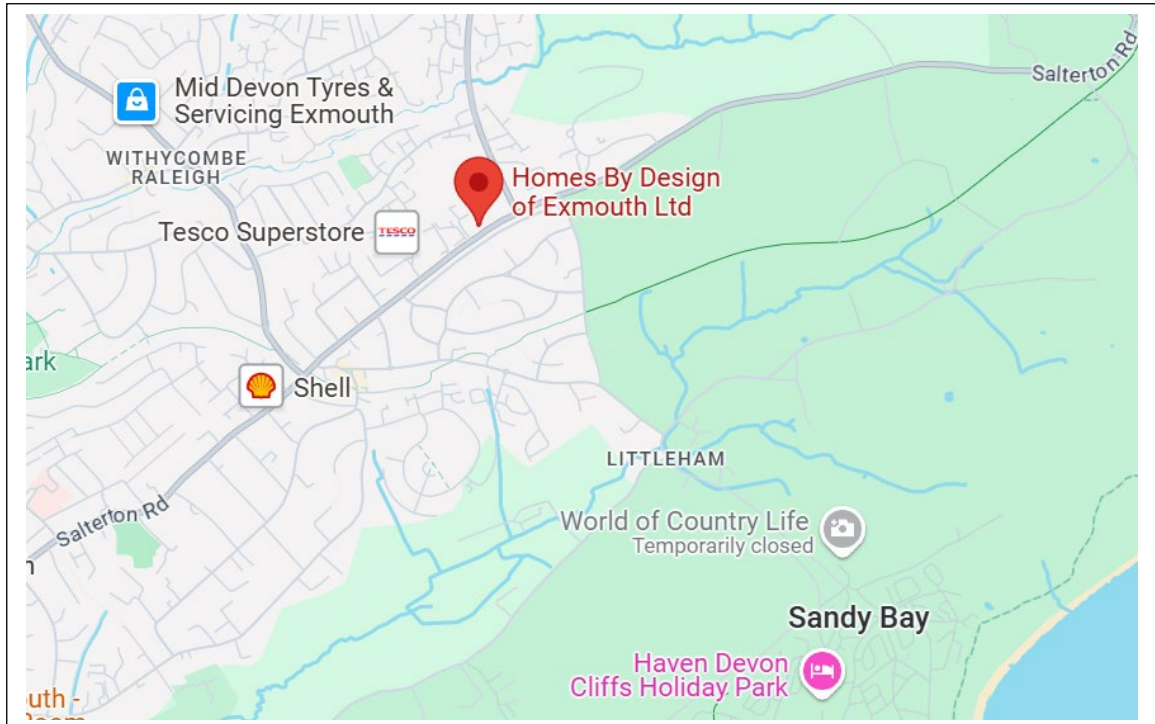
Services provided by Lambert Smith Hampton in relation to the sale of assets fall under the Proceeds of Crime Act 2002. Accordingly we have put in place policies and procedures which are designed to prevent, forestall and identify acts of money laundering.

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**

## Location – Homes By Design Online Auction

**Salterton Units, Salterton Road, Exmouth EX8 2NS**



### **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	
1	Ford Transit 100 T350 panel van Registration Number: HK12 FBN Miles: 91,318 V5 and 2 x keys
2	Ford Transit 140 T350 panel van Registration Number: EJ61 VLH Miles: 172,320 V5 and 2 x keys
3	Peugeot Expert panel van Registration Number: LL09 WJD Miles: 135,861 V5 and 2 x keys
4	<p>Rotpunk fabricated black white and stone effect kitchen units (ex display). Not to include any appliances</p> <p>Please Note: 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 Specific Clearance Arrangements: To be collected on final day of clearance only</p>
4A	Neff built in integrated electric grill ex display
4B	Neff T56FT60XO electric induction hob fixed - ex display
4C	Neff 4 ring gas fired hob ex display
4D	Neff J1ACE4HNOB 2 door convection oven/grill ex display
4E	Smeg integrated larder fridge ex display. Not to include front kitchen panel
4F	Neff stainless steel glass cooder head 90cm - ex display
4G	Neff B47CR32NOB single door convection oven/grill with 'hide away' door. Ex display
4H	Neff T48FD20XO electric induction hob fixed - ex display
5	<p>SDC fabricated off white wooden topped kitchen units and cupboards To also include a S-Box integrated 20" television (ex display). Worktop - H 900 x D 600mm Corner 1 - W 1220mm Main run - W 3120mm Corner 2 - W 1580mm Cupboards - H 720mm x D 320mm</p> <p>Please Note: 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 Specific Clearance Arrangements: To be collected on final day of clearance only</p> <p>Does not includer any appliances</p>
5A	Neff wall mounted black glass cooker hood extractor fixed - 600mm



6	<p>SDC white and solid quartz kitchen units and worktop ex display. H - 900mm, W - 3050mm, D - 600mm Not to include any appliances</p> <p>Please Note: 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 Specific Clearance Arrangements: To be collected on final day of clearance only</p> <p>Does not include any appliances</p>
6A	Neff C27C52HOB/B6 integrated convection oven/grill ex display
6B	Neff B27CR22N1B/B6 integrated convection oven ex display
6C	Neff C17WR00NOB/03 integrated microwave
6D	Neff integrated extractor 320mm x 600mm
6E	Neff T36FB4OXO electric induction hob fixed - ex display
7	<p>SDC manufactured ivory and quartz topped kitchen island and Blanco twin basin sink and hose style tap. H 900mm x D 1280mm x W 1910mm</p> <p>Please Note: 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>Does not include any appliances</p>
7A	two light grey leather effect stools
8	Imperial WC pan, cistern and soft close seat
9	Imperial basin and unit 720mm
10	wall mounted circular mirror and two wall mounted lights
11	Myson stainless steel towel rail radiator
12	Vitra WC pan, cistern and soft close seat
13	Eastbrooks Strada curved corner bath with stainless steel wall mounted tap 1680 x 720mm
14	Vitra wall mounted basin with crosswater mixer 550mm
15	HiB basin and double drawer unit with mono basin mixer and wall mounted towel holder. Basin - 600 x 800 x 380mm
16	unbranded stainless steel towel rail 760 x 670mm
17	Vitra Integra WC pan and soft close seat
18	Vitra Shift wall mounted basin and mono basin mixer 650mm
19	Utopia semi recessed basin and 4 drawer blue and stone effect unit Basin - 550mm Unit - 840 x 220 x 1640mm
20	Vitra semi recessed basin with mixer and Utopia 3 drawer cream and wood effect unit Basin - 550mm Unit - 890 x 330 x 1650mm
21	WC pan with soft close seat
22	basin and two drawer wall hung unit with mono mixer 620mm
23	WC pan and soft close seat

24	curved bath with Gerbit waste plug 1700 x 870mm
25	Aqualisa wall mounted thermostatic mixer and shower
26	wall mounted mirror 50cm x 70cm
27	HiB wall mounted basin and two drawer unit with wall mounted LED mirror Basin and unit - 570 x 380 x 500mm Mirror - 500 x 700mm
28	wall mounted towel rail 520 x 1310mm
29	wall mounted towel rail 400 x 1350mm
30	Vitra V-Care WC pan with soft close seat, bidet, heated seat and remote to also include push button flush and display stand with monitor (ex display)
31	Vitra semi recessed basin with mixer and white and black stone effect three drawer unit to also include Laufen WC pan and unit fitted cistern Basin - 550mm Unit - 800 x 330 x 1680mm
32	curved bath with two panel glass shower screen, corner wire basket and display with Grohe wall mounted thermostatic mixer and hose Bath - 580 x 650 x 1680mm
33	wall mounted mirror 80 x 60cm
34	wall mounted LED mirror 43 x 140cm
35	JJO Bathrooms light grey and wood effect six drawer unit with semi recessed basin, Vado mono mixer and wall hung mirror Unit - cupboard (175) 60 x 340 x 1550cm Basin - 600mm Mirror - 700 x 500mm  Please Note: Manual Handling: Please ensure sufficient & suitable resource / handling aids are used to manage this uplift. LSH employees / representatives will not be able to assist.
36	Deval light wood and stone effect five drawer unit with semi recessed Vitra basin, mono mixer, Vitra WC pan and integrated cistern and wall mounted mirror cabinet Unit - 870 x 330 x 2000mm Cabinet - 350 x 860mm Basin - 550 x 450mm  Please Note: Manual Handling: Please ensure sufficient & suitable resource / handling aids are used to manage this uplift. LSH employees / representatives will not be able to assist.
37	wall integrated mirror and wall mounted light with shower charger 65 x 54cm



38	<p>Merlyn 8 Series one door shower quadrant with Shower Lux tray (900 x 900mm), Aqualisa Quartz thermostatic mixer, hose and head, Smedbo twin corner basket and Provex shower chair</p> <p>Please Note: Manual Handling: Please ensure sufficient &amp; suitable resource / handling aids are used to manage this uplift. LSH employees / representatives will not be able to assist.</p>
39	<p>Freelux twin corner doored shower enclosure 880 x 880mm with AKW thermostatic mixer, hose and head, and shower chair</p> <p>Please Note: Manual Handling: Please ensure sufficient &amp; suitable resource / handling aids are used to manage this uplift. LSH employees / representatives will not be able to assist.</p>
40	<p>Merlyn 10 Series glass shower enclosure 1600 x 580mm with Vado thermostatic mixer, hose and two shower heads, grab rail, corner basket and chair</p> <p>Please Note: Manual Handling: Please ensure sufficient &amp; suitable resource / handling aids are used to manage this uplift. LSH employees / representatives will not be able to assist.</p>
41	<p>glass panel walk in shower with Grohe thermostatic mixer, hand hose and shower head Glass panel - 870 x 1980mm</p> <p>Please Note: Manual Handling: Please ensure sufficient &amp; suitable resource / handling aids are used to manage this uplift. LSH employees / representatives will not be able to assist.</p>
42	<p>Eastbrook curved bath/shower with curved glass doored enclosure, Grohe thermostatic mixer and shower rail 1700 x 820 x 700mm</p> <p>Please Note: Manual Handling: Please ensure sufficient &amp; suitable resource / handling aids are used to manage this uplift. LSH employees / representatives will not be able to assist.</p>

43	<p>Merlyn 10 Series one door shower quadrant with shower tray 1150 x 840mm, with Aqualisa thermostatic mixer, hose and shower head</p> <p>Please Note: Manual Handling: Please ensure sufficient &amp; suitable resource / handling aids are used to manage this uplift. LSH employees / representatives will not be able to assist.</p>
44	<p>Glass by Merlyn single door shower enclosure with shower tray 1200 x 900mm, with Grohe thermostatic mixer, shower head and Croydex twin hanging shower basket</p> <p>Please Note: Manual Handling: Please ensure sufficient &amp; suitable resource / handling aids are used to manage this uplift. LSH employees / representatives will not be able to assist.</p>
45	<p>Merlyn 6 Series two door shower enclosure with shower tray 1000 x 1000mm, and Aqualisa thermostatic mixer, hose and shower head</p> <p>Please Note: Manual Handling: Please ensure sufficient &amp; suitable resource / handling aids are used to manage this uplift. LSH employees / representatives will not be able to assist.</p>
46	Embrace hinged shower door 1900 x 790mm (includes frame)
47	wall hung mirror 115 x 76cm
48	wall hung integrated HiB LED mirror cabinet 730 x 630mm
49	wall hung integrated HiB LED mirror cabinet 760 x 630mm
50	HiB wall hung LED mirror 700 x 500mm
51	HiB wall hung LED mirror 800 x 600mm
52	HiB wall hung LED mirror 700 x 500mm
53	wall hung mirror with overtop lights 600 x 800mm
54	wall hung LED mirror 700 x 500mm
55	wall hung LED mirror 800 x 600mm
56	Esedra WC pan and soft close seat
57	three sink basins 1 - 450mm, 2 - 550mm
58	two WC pans with soft close seats
59	WC pan and cistern
60	GSI Pura bidet, WC pan and box
61	wall hung WC pan and box

62	dark wood effect and black topped corner unit with desk, five doors, eight drawers L/H side units - 2190 x 2400 x 620mm R/H side units - 2190 x 1480 x 600mm
	Please Note: 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.
	Manual Handling: Please ensure sufficient & suitable resource / handling aids are used to manage this uplift. LSH employees / representatives will not be able to assist.
63	stainless steel wall mounted towel rail 1250 x 520mm
64	small floor fixed various coloured radiator 720 x 520mm
65	JCs stainless steel wall hung radiator with towel rail 1930 x 500mm
66	Franke stainless steel single basin sink (wall mounted) with mixer
67	Blanco single basin sink and drying space (wall mounted)
68	two stainless steel wall mounted toilet roll holders
69	stainless steel towel rail holder
70	two wall mounted wire baskets
71	two wall mounted tooth brush holders and soap dispenser
72	two wall mounted corner shelves
73	wall mounted grab rail
74	Smedbo display and contents
75	Aqualisa Quartz smart thermostatic mixer and shower display and contents
76	Neff D8602N0GB cooker hood extractor (opened)
77	Smeg FME20EX.2 integrated microwave (opened)
78	AGA Range Master 55L integrated wine chiller (opened)
79	Assorted quantity of various shower, cooker, and bathroom parts (some incomplete)
80	Assorted quantity of plastic and copper plumbing sundries
81	Two Cisterns, one Dudley, one Grohe
82	Six small ex-display sink basins
83	Quantity of basin mixers and shower pump
84	Three back to wall WC pans
85	Quantity of shower/bathroom trims
86	Quantity of tile aluminium edging strips
87	Assortment of various kitchen & bathroom sundries
88	Urban SB L/H C/N bath, item code CA02370W (palletted)
89	Used acrylic bath tub (no box)
90	Three kitchen sink basins & drainers, with single door high base unit
91	Assortment of various water legs & panel packs
92	Neff N21H40N3GB warming drawer (boxed)
93	Neff D55MH56NOB/01 cooker hood (boxed)
94	Simpsons 865mm fold away bath screen in silver & clear glass
95	Shower Lux fibreglass shower tray, 1000 x 800 x 100mm
96	Four various sized shower trays
97	Five various sized shower trays
98	HiB Neutron LED wall cabinet

99	HiB Georgia 60 mirror
100	Vitra WC pan, seat & cistern
101	Three integrated waste bins
102	Seven open boxes of various sized shower & bath screens, makes including Merlyn, Ionic & Eastbrooks
103	Six various sized shower & bath screens (used/opened)
104	Five various sized shower & bath screens (used/opened)
105	Quantity of bathroom grab rails, sink unit, basin & shower wire rack
106	Six stainless steel various sized towel rails
107	Four various sized white towel rails
108	Five various sized white towel rails
109	Three various sized radiators
110	Two Vitra Aquacare WC's with seats, pans & cisterns
111	One boxed Zana Vert Anth 544 x 1800mm radiator
112	Four various sized shower screens
113	<p>Contents of shelf to include assorted toilet seats</p> <p>Please Note:  Lot Specific Clearance Arrangements:  Collection on first day of clearance only</p>
114	<p>Contents of shelf to include various Grohe &amp; Gerbit WC plumbing sundries</p> <p>Please Note:  Lot Specific Clearance Arrangements:  Collection on first day of clearance only</p>
115	<p>Contents of three shelves to include heat mat parts, corner shelf, HiB parts etc.</p> <p>Please Note:  Lot Specific Clearance Arrangements:  Collection on first day of clearance only</p>
116	<p>Two adjustable racks (excluding contents) height 3550 x 950 x 700mm (per bay)</p> <p>Please Note:  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 Specific Clearance Arrangements:  collection on final day of clearance only</p>
117	Two adjustable racks ( & contents to include various fixings, bulbs, strip lights and hinges rack - 1800 x 1530 x 300mm
118	Adjustable rack & contents to include door knobs, handles, etc. rack - 1800 x 1300 x 660mm
119	Adjustable rack & contents to include hinges, kitchen legs, taps, tiles, etc. rack - 1800 x 1300 x 660mm

120	Two adjustable racks & contents to include outlets, taps, filters, etc. rack - 1060 x 1300 x 600mm
121	Two adjustable racks & contents to include drawer runners, baskets, tap hoses etc. rack - 1060 x 1300 x 600mm
122	One adjustable rack & contents to include screws, fixings, copper fittings, etc. rack - 1060 x 1300 x 220mm
123	Unbranded 240v orbital router
124	Makita 3612c 240v orbital router & guides
125	Makita 6834 240v screw gun
126	Bosch GBH 7/45 DE impact drill, 240v
127	Ryobi 110v biscuit joiner
128	Makita 240v hammer drill
129	Erbauer & unbranded core bits
130	Unbranded steamer
131	Three kitchen jigs
132	Four 240v site lights
133	Rolatruc pallet truck
134	Wooden boarded sack truck
135	Assorted hand tools, hose reel & ladder
136	Assorted wooden boards & doors
137	<p>Contents of rack to include various sized floor vinyl &amp; tiles (excluding all adhesives)</p> <p>Please Note:  Lot Specific Clearance Arrangements:  Collection on first day of clearance only</p>
138	<p>Contents of rack to include various sized floor tiles (excluding all adhesives)</p> <p>Please Note:  Lot Specific Clearance Arrangements:  Collection on first day of clearance only</p>
139	<p>Contents of shelf to include various sized floor tiles (excluding all adhesives)</p> <p>Please Note:  Lot Specific Clearance Arrangements:  Collection on first day of clearance only</p>
140	<p>MacAllister 240v angle grinder</p> <p>Please Note:  Lot Specific Clearance Arrangements:  Collection on first day of clearance only</p>

141	<p>Ferm FTC-400 240v tile cutter</p> <p>Please Note:  Lot Specific Clearance Arrangements:  Collection on first day of clearance only</p>
142	<p>Parkside 240v multi tool</p> <p>Please Note:  Lot Specific Clearance Arrangements:  Collection on first day of clearance only</p>
143	<p>Parkside 240v plaster paddle (wire needs replacing)</p> <p>Please Note:  Lot Specific Clearance Arrangements:  Collection on first day of clearance only</p>
144	<p>Selection of Uni fix &amp; Timco clips &amp; screws</p> <p>Please Note:  Lot Specific Clearance Arrangements:  Collection on first day of clearance only</p>
145	<p>Rubi TS-60-Plus tile cutter</p> <p>Please Note:  Lot Specific Clearance Arrangements:  Collection on first day of clearance only</p>
146	<p>Two tool boxes &amp; contents including copper fixings</p> <p>Please Note:  Lot Specific Clearance Arrangements:  Collection on first day of clearance only</p>
147	<p>Assorted quantity of various sized kitchen worktops &amp; insulation</p> <p>Please Note:  Lot Specific Clearance Arrangements:  Collection on first day of clearance only</p>
148	<p>Various sized kitchen worktops as lotted</p> <p>Please Note:  Lot Specific Clearance Arrangements:  Collection on first day of clearance only</p>

149	<p>Three glass shower screens (opened)</p> <p>Please Note:  Lot Specific Clearance Arrangements:  Collection on first day of clearance only</p>
150	<p>Dewalt 240v tile cutter</p> <p>Please Note:  Lot Specific Clearance Arrangements:  Collection on first day of clearance only</p>
151	<p>Three various sized shower trays</p> <p>Please Note:  Lot Specific Clearance Arrangements:  Collection on first day of clearance only</p>
152	<p>Zarges 21 rung 3-piece step ladder</p> <p>Please Note:  Lot Specific Clearance Arrangements:  Collection on first day of clearance only</p>
153	<p>Clare 110v mitre saw</p> <p>Please Note:  Lot Specific Clearance Arrangements:  Collection on first day of clearance only</p>
154	<p>Two assorted towel rails, carpet &amp; bath screen</p> <p>Please Note:  Lot Specific Clearance Arrangements:  Collection on first day of clearance only</p>
155	<p>Parkside 1400 Cl vacuum &amp; dehumidifier</p> <p>Please Note:  Lot Specific Clearance Arrangements:  Collection on first day of clearance only</p>
156	<p>Ryobi EWS-1366 240v saw</p> <p>Please Note:  Lot Specific Clearance Arrangements:  Collection on first day of clearance only</p>



157	<p>Rage 255mm multi-purpose sliding mitre saw, 240v</p> <p>Please Note: Lot Specific Clearance Arrangements: Collection on first day of clearance only</p>
158	<p>Caple 450 x 400 inset bowl &amp; Smeg PMO100 and Utopia WC pan</p> <p>Please Note: Lot Specific Clearance Arrangements: Collection on first day of clearance only</p>
159	<p>Elie 240v bench saw &amp; hand guillotine</p> <p>Please Note: Lot Specific Clearance Arrangements: Collection on first day of clearance only</p>
160	<p>Assorted quantity of various bathroom shower panelling &amp; wooden MDF panelling</p> <p>Please Note: Lot Specific Clearance Arrangements: Collection on first day of clearance only</p>
161	<p>Assorted quantity of various MDF &amp; chipboard boarding</p> <p>Please Note: Lot Specific Clearance Arrangements: Collection on first day of clearance only</p>
162	<p>Rubi Diamant DW-200-LP tile saw</p> <p>Please Note: Lot Specific Clearance Arrangements: Collection on first day of clearance only</p>
163	<p>Titan vacuum</p> <p>Please Note: Lot Specific Clearance Arrangements: Collection on first day of clearance only</p>
164	<p>Adjustable rack &amp; contents, 2150 x 920 x 1520mm</p> <p>Please Note: Lot Specific Clearance Arrangements: Collection on first day of clearance only</p>

165	<p>Assorted plastic ducting (200 x 60) &amp; joiners</p> <p>Please Note: Lot Specific Clearance Arrangements: Collection on first day of clearance only</p>
166	<p>40ft x 8ft storage container (excluding contents)</p> <p>Please Note: 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 will require an electrical disconnection, to be completed by a competent / qualified person prior to removal.</p> <p>Lot Specific Clearance Arrangements: collection on final day of clearance only</p> <p>Please note, this container has a fixed roof conjoining x2 containers. The purchaser (unless purchasing both containers) will need to remove half of the roof prior to removal</p>
167	<p>40ft x 8ft storage container (excluding contents)</p> <p>Please Note: 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 will require an electrical disconnection, to be completed by a competent / qualified person prior to removal.</p> <p>Lot Specific Clearance Arrangements: collection on final day of clearance only</p> <p>Please note, this container has a fixed roof conjoining x2 containers. The purchaser (unless purchasing both containers) will need to remove half of the roof prior to removal</p>

168	<p>Portakabin, 4920 x 280mm (excluding contents)</p> <p>Please Note: 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 will require an electrical disconnection, to be completed by a competent / qualified person prior to removal.</p> <p>Lot Specific Clearance Arrangements: collection on final day of clearance only</p>
169	Four mesh backed office swivel chairs
170	Three office desks
171	Sharp AR-M165 office printer
172	Brother DCP-L5500dn printer
173	Two 4-drawer filing cabinets
174	Office chair, table, upholstered chair & Sharp radio
175	HP Officejet Pro 7720 printer

## 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 from 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.