

Instructed by W Duncan & J P Philmore of RSM Tenon
Joint Administrators of Yorkshire Portable Buildings Limited

FOR SALE BY ONLINE AUCTION

**THE ENTIRE CONTENTS OF A
PORTABLE BUILDING MANUFACTURER**

VIEWING

Tuesday 2nd February 2010 from 10am to 4pm

LOCATION

Unit 3 Humber Park, Paull, Hull, HU12 8AA

AUCTION CLOSES

12 noon on 5th February 2010

ALL LOTS SUBJECT TO THE ADDITION OF 15% BUYERS PREMIUM AND VAT

Webcast Powered by Bidspotter.co.uk

AUCTIONEERS

CJM ASSET MANAGEMENT

International Asset Valuers, Auctioneers & Business Consultants

DUCHESS HOUSE, QUEENSWAY COURT, SCUNTHORPE DN16 1AD

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TO REGISTER & BID AT THIS SALE VISIT

www.cjmasset.com

IMPORTANT NOTICE TO BIDDERS

SPECIAL CONDITIONS OF SALE RELATING TO THE ONLINE AUCTION AT YORKSHIRE PORTABLE BUILDINGS LIMITED

1. These Special Conditions of sale should be read in conjunction with the General Conditions of Sale for Online Auctions posted at www.cjmasset.com and printed at the back of this catalogue.

2. VIEWING: on Tuesday 2nd February 2010 from 10am to 4pm at Unit 3 Humber Park, Paull, Hull, HU12 8AA

3. SALE CLOSES: 12 Noon on Friday 5th February 2010. Please note that 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. IMPORTANT: WHEN BIDDING DO NOT FORGET TO REGULARLY REFRESH YOUR SCREEN TO ENSURE YOU ARE AWARE OF ALL CURRENT BIDS.

4. REGISTRATION: To register for this sale visit www.cjmasset.com and click on the 'Bidspotter' link, or visit Bidspotter.com and click on the appropriate CJM sale. PLEASE NOTE THAT IF YOU ARE A POTENTIAL PURCHASER FROM OUTSIDE THE UK YOU WILL NEED TO PAY US A SECURITY DEPOSIT BY CREDIT CARD OF GBP 500. IN THE EVENT THAT YOU ARE UNSUCCESSFUL IN THE AUCTION THE TRANSACTION WILL BE REFUNDED

5. BUYERS PREMIUM: The successful bidder will pay 15% Buyers Premium in addition to the Hammer Price.

6. VALUE ADDED TAX (VAT) will be charged at 17.5% on both the hammer price and the Buyers Premium. Purchasers from overseas should note that the VAT on the Buyers Premium is not recoverable.

7. VALUE ADDED TAX ON GOODS FOR EXPORT: **Buyers from within the European Union:** Buyers from within the European Union who produce full details of their trading name and address and VAT registration number at the time of registration will not pay VAT on the hammer price of the goods but will pay VAT on the buyers premium. **Buyers from outside the European Union:** Buyers from outside the European Union will pay VAT upon the hammer price and the buyers premium. If the purchaser subsequently produces documentary evidence of permanent export from the United Kingdom within 3 months from the date of sale, then the VAT on the hammer price only will be refunded. Satisfactory documentary evidence will include Certified Bill of Lading, Commercial Invoice and Packing List. A handling charge of 10% or £50 Sterling plus VAT (whichever is the higher) will be levied on all such refunds.

8. PAYMENT: Payment is required immediately upon receipt of invoice unless alternative arrangements have been made with the Auctioneers prior to the sale. Persons wishing to pay by cheque should instruct their bank to write, e-mail or fax the Auctioneers at Duchess House, Queensway Court, Scunthorpe, DN16 1AD (Fax: 01724 334422) confirming that cheques may be accepted up to a predetermined figure. Unless this procedure is followed goods may not be removed until the cheque has cleared. We also accept payments by Visa or Mastercard subject to a 3 per cent surcharge and payments by Switch and Delta subject to a 50 pence administration charge. If you wish to pay by Bank or Telegraphic Transfer our Clients Account details are as follows: - Account Name: Fyrebrand Ltd t/a CJM Asset Management Clients Account, Account No: 36292591, Sort Code: 544126, National Westminster Bank plc, 119 High Street, Scunthorpe, DN15 6LY, United Kingdom. IBAN No: GB81NWBK5441 2636 2925 91. Important Notice - Money Laundering Regulations 2003 - Please note that in order to comply with the Money Laundering Regulations we are unable to accept cash payments in excess of £12,000 (€15,000).

We apologise for any inconvenience this may cause. Payments by means other than cash are unaffected.

9. TRANSFERS: CJM Asset Management will not recognise the sale of accounts (or parts of accounts) to third parties and we will only accept payment from and allow removal of items by the successful bidders themselves or their appointed agent.

10. PURCHASE OF GOODS THROUGH A FINANCE COMPANY: Please notify us well in advance of the sale if you are intending to purchase through a finance company. This is to ensure that the Finance Company is able to make payment in accordance with the General & Special Conditions of Sale.

11. REMOVAL OF LOTS: All removals are to be completed STRICTLY by appointment only, on Friday 12th February 2010. To make an appointment for removals and for further information and advice call Edward Dennis, on +44 (0)1724 334411 or email edward.denniss@cjmasset.com

12. FURTHER INFORMATION: Contact Matthew Cooper at CJM Asset Management, Duchess House, Queensway Court, Scunthorpe, DN16 1AD, United Kingdom, Telephone +44 (0) 1724 334411, Fax. +44 (0) 1724 334422, e-mail matthew.cooper@cjmasset.com.

* 1 2001 LANSING LINDE TYPE H30D-03
3000KG DIESEL POWERED FORKLIFT TRUCK
WITH DUPLEX MAST & SIDESHIFT S/NO
H2X351M05173; 7870 REC HOURS

* 2 2001 LANSING LINDE TYPE H30D-03
3000KG DIESEL POWERED FORKLIFT TRUCK
WITH DUPLEX MAST & SIDESHIFT, S/NO
H2X351M05169; 7686 REC HOURS

* 3 2005 (55) LDV 400 CONVOY 2.4 LWB
DIESEL PICKUP WITH ALUMINIUM
DROPSIDE BODY; TAX UNTIL 30/09/10; TEST
UNTIL 21/09/10; MILEAGE UNKNOWN; REG
YX55 AOD; V5 AVAILABLE

* 4 2004 (04) LDV 400 CONVOY 2.4
TURBO DIESEL LWB PICKUP WITH
CREWCAB & ALUMINIUM DROPSIDE BODY;
TAX UNTIL 30/04/10; TEST UNTIL 21/09/10;
V5 AVAILABLE; MILEAGE UNKNOWN: REG
NO YX04 GBZ

* 5 2001 KOMATSU TYPE TSX20/1160
2000KG ELECTRIC PEDESTRIAN PALLET
TRUCK; S/NO F24506M00220; C/W RD100
BATTERY CHARGER

* 6 2000 KOMATSU 20 TYPE TSX20/960
2000KG ELECTRIC PEDESTRIAN PALLET
TRUCK S/NO F24506L00400 C/W RD100
BATTERY CHARGER

* 7 CONTENTS OF CLEANERS STORES
INC VAX TURBOTOOL PERFORMANCE
VACUUM CLEANER, BRUSHERS, CLEANING
FLUID ETC

* 8 CONTENTS OF ELECTRICAL STORES
INC SWITCHES, LIGHT BULBS,
FLOODLIGHTS,CABLES ETC

* 9 7 X TUBS OF ADHESIVE AND 4 ROLLS
OF SYNTHETIC FLOORING

* 10 QTY OF VARIOUS PVC WINDOW
FRAMES, VARIOUS SHEETS OF SINGLE,
DOUBLE AND TOUGHENED GLAZING AND
TIMBER FRAME WORK

* 11 VARIOUS ROLLS OF SYNTHETIC
FLOORING

* 12 HITACHI MODEL C10 FCB 110V
MITRE SAW

* 13 CONTENTS OF CONFERENCE ROOM
INC 2 X COOKWORKS MICROWAVES,
REFRIGERATOR, SMALL OVEN, KETTLE ETC

* 14 3 PHASE SINGLE BAG PORTABLE
DUST EXTRACTION SYSTEM

* 15 WADKIN BURSGREEN TABLE SAW;
M/NO 12AGS65978

* 16 AJAX TYPE P-16L PILLAR DRILL; S/NO
8054

* 17 QTY OF VARIOUS SIZE SHEETS AND
LENGTHS OF TIMBER AS LOTTED

* 18 DOMINION MODEL ELLIOT
WOODWORKER 10" CROSS CUT SAW

* 19 STROMAB RADIAL ARM SAW

* 20 QTY OF VARIOUS LENGTHS OF
TIMBER AS LOTTED

* 21 TWO STEEL FRAMED RACKS

* 22 VARIOUS SHEETS OF CHIPBOARD
AND LENGTHS OF TIMBER AS LOTTED

* 23 MAKITA 110V LSI040 MITRE SAW

* 24 VARIOUS LENGTHS OF TIMBER AS
LOTTED

* 24A 15 VARIOUS WOODEN TRESTLES

* 25 MAKITA 110V LSI040 MITRE SAW

* 26 VARIOUS INTERNAL AND EXTERNAL
DOORS

* 27 VARIOUS LENGTHS OF ALUMINIUM
PROFILE

* 28 LOOSE AND REMOVABLE
CONTENTS OF 1ST STORE ROOM INC NAIL
GUN STRIPS, SCREWS, BOLTS, NUTS, NAILS
ETC

* 29 LOOSE AND REMOVABLE
CONTENTS OF 2ND STORE ROOM INC
HOSING, HINGES, LOCKS, POWER ASSISTED
DOOR CLOSINGS, DOOR SEALS ETC

* 30 VARIOUS SEALANT STRIPS, CORNER
PROTECTORS ETC

* 31 CONTENTS OF RACK INCLUDING
CABLING, LIGHT FITTINGS, SWITCHES ETC

* 32 CONTENTS OF RACK INC PLASTIC
CHANNELING, PROFILING AND
ALUMINIUM THRESHOLD

* 33 LOOSE AND REMOVABLE
CONTENTS OF ELECTRICAL STORES 2
OFFICE INC HINGES, LOCKS, BRASS BOLTS
ETC

* 34 CONTENTS OF SEALANT
CUPBOARD INC SEALANT, SEALANT GUNS,
FLOOR ADHESIVE ETC

* 34A MAGRINI FOLD OUT NAPPY
CHANGING SURFACE

* 35 2 X BOXES OF TESSERA FUSCHIA
CARPET TILES

* 36 PALLET OF CARPET TILES

* 37 QTY OF NAIL GUN STRIPS, STAPLES
ETC

* 38 CONTENTS OF RACKING INC
GLAZED PVC WINDOW FRAMES,
ALUMINIUM GLAZED WINDOW FRAMES,
DOUBLE GLAZING SHEETS ETC

* 39 QTY OF PLASTIC GUTTERING,
SOCKET STRIPS, CORNER PROTECTORS
ETC

* 40 2 X PALLETS OF VINYL COATED
PLASTERBOARD

* 41 PALLET OF PLYWOOD SHEETING

* 42 VARIOUS TUBS OF RESITEX
COATING

* 43 3 X BAYS OF LINK 51 BOLTLESS
PALLET RACKING

* 44 CONTENTS OF PAINT STORES INC
VINYL MATT EMULSION, GLOSS ETC

* 45 QTY OF VARIOUS LENGTHS OF
TIMBER AS LOTTED

* 46 MAKITA LS1040 110V MITRE SAW

* 47 QTY OF FERROUS AND NON
FERROUS SCRAP METAL INC COPPER AND
ALUMINIUM

* 48 QTY OF VARIOUS LENGTHS OF
WOOD AS LOTTED

* 49 ROLLER SHUTTER, ALUMINIUM
DOOR FRAME ETC

* 50 METAL STORAGE CONTAINER

* 51 BOX CONTAINING PROTECTA
AUTOBLOC FALL ARRESTERS

* 52 QTY OF SAFETY HARNESES

* 53 STRAPPING AND BANDING
STORAGE TROLLEY C/W ROLL OF
STRAPPING AND BANDING TOOLS

* 54 2 X ANDREWS 110V G260 PORTABLE
GAS FIRED SPACE HEATERS

* 55 QTY OF 110V EXTENSION LEADS

* 56 HITACHI C10FCB 110V MITRE SAW

- * 57 QTY OF WOODSAWS
- * 58 PAIR OF LIFTING CHAINS AND TWO SHACKLES ETC
- * 59 3 X METAL FRAMED MOBILE ACCESS PLATFORMS
- * 60 3 X METAL FRAMED MOBILE ACCESS PLATFORMS
- * 61 6 X 240V UPRIGHT FLUORESCENT LIGHTS
- * 62 5 X 110V SITE LAMPS
- * 63 2 X 240V TO 110V TRANSFORMERS
- * 64 PALLET TRUCK (SPARES OR REPAIRS)
- * 65 3 X SACK BARROWS WITH PNEUMATIC TYRES
- * 66 3 X METAL ROLLERS
- * 67 QTY OF WOODEN TRESTLES
- * 68 BELLE 110V MINIMIX 150 CEMENT MIXER
- * 69 PART BAG OF SAND
- * 70 2 X ROLLS OF BUBBLE WRAP
- * 71 FUJITSU MODEL AFY16UAN-W AIR CONDITIONING UNIT
- * 72 FUJITSU MODEL AFY16UAN-W AIR CONDITIONING UNIT
- * 73 FUJITSU MODEL AFY16UAN-W AIR CONDITIONING UNIT
- * 74 5 X SENCO AND 1 X STANLEY PNEUMATIC STAPLE GUN
- * 75 4 X SENCO PNEUMATIC STAPLE GUNS
- * 76 5 X SENCO PNEUMATIC STAPLE GUNS
- * 77 4 X PNEUMATIC NAIL GUNS
- * 78 3 X SENCO HEAVY DUTY PNEUMATIC NAIL GUNS
- * 79 4 X VARIOUS PNEUMATIC NAIL GUNS
- * 80 LARGE HEAVY DUTY SENCO PNEUMATIC NAIL GUN
- * 81 4 X PNEUMATIC STAPLERS
- * 82 7 X VARIOUS PNEUMATIC TOOLS
- * 83 VARIOUS 240V EXTENSION CABLES
- * 84 VARIOUS LENGTHS OF PNEUMATIC HOSE
- * 85 RECORD 136 CLAMPS WITH EXTENSIONS
- * 86 QTY OF TOOLS INC DRILLS, TROLLEY JACK, GRINDER, CLAMP ETC
- * 87 QTY OF TOOLING INC BRUSHES, WHEEL BARROW, SHOVELS ETC
- * 88 10 X 25MTR ROLLS OF DAMP PROOF MEMBRANE AND SMALL QTY OF INSULATION
- * 89 PALLET OF CLEANING EQUIPMENT INC RAGS, SCOURING PADS, CLEANING FLUID ETC, ALL UNUSED
- * 90 4 X BOXES OF CORPORATE BRANDED CLOTHING AND HARD HATS
- * 91 2 X PALLETS OF SECURITY GRILLS

- * 92 QTY OF PLASTERBOARD
- * 93 QTY OF INSULATION
- * 94 QTY OF VINYL COATED PLASTERBOARD
- * 95 NO LOT
- * 96 2005 HEEL PINS FORKLIFT LIFTING CAGE
- * 97 KOMATSU 20 ELECTRIC PALLET TRUCK C/W OLDHAM APEX BATTERY CHARGER
- * 98 QTY OF STEEL TUBING
- * 99 PLASTIC INDUSTRIAL BUNDED CONTAINER
- * 100 WORTHINGTON CREYSSENSAC ROLLAIR 1500 MODEL RLR 1500 AM6/500 8 BAR COMPRESSOR; S/NO 6230380600 C/W 500 LITRE HORIZONTAL AIR RECEIVING TANK
- * 101 3 X LARGE STEEL FRAMED RACKS
- * 102 QTY OF TIMBER LENGTHS AS LOTTED
- * 103 DUST EXTRACTION SYSTEM
- * 103A QTY OF PAVING SLABS

- * 104 LOOSE AND REMOVABLE CONTENTS OF KITCHEN INC REFRIGERATOR, COOKWORKS MICROWAVE, QTY OF CROCKERY ETC
- * 105 TOSHIBA E-STUDIO163 PHOTOCOPIER
- * 106 LOOSE AND REMOVABLE CONTENTS OF MAIN OFFICE INC DESKS, CHAIRS, BROTHER FAX, HP PRINTER, TOWER PC, TELEVISION, FILING CABINET ETC
- * 107 LOOSE AND REMOVABLE CONTENTS OF DIRECTORS OFFICE INC PEDESTAL DESK, LEATHER ARM CHAIR, TOWER PC, HEWLETT PACKARD DESKJET 1220 PRINTER ETC
- * 108 LOOSE AND REMOVABLE CONTENTS OF FINANCE DIRECTORS OFFICE INC TOWER PC, DESK, FILING CABINET ETC
- * 109 SEIKO PRECISION QR-375 ELECTRONIC TIME KEEPING CLOCK
- * 110 LOOSE AND REMOVABLE CONTENTS OF TIME KEEPING ROOM INC LEC REFRIGERATOR, LG MICROWAVE ETC
- * 111 3 X GREY FOUR DRAWER METAL FILING CABINETS

CONDITIONS OF SALE FOR ONLINE AUCTIONS

1. The conditions of sale and all other contents of any catalogue are subject to amendment by the Auctioneers by the posting of notices, by oral announcement made by the auctioneer prior to or during the sale, or by way of an agreement in writing signed by the parties concerned. In particular they are subject to amendment by the Special Conditions of Sale relating to a specific Online Auction and posted at the Website www.bidspotter.com
2. The Buyer shall pay 15 per cent Buyers Premium (plus Value Added Tax) in addition to the hammer price and Value Added Tax (VAT) on the hammer price at the prevailing rate if applicable. The auctioneer, when acting as agent for the seller may also receive commission from the Seller.
3. All lots which term shall include all forms of personal property whatsoever and fitted or affixed to land - are offered for sale subject to these Conditions, no variation of which shall be valid unless made in writing and signed by a person duly authorised by the Auctioneer. In these Conditions "the Auctioneer" shall be Fyrebrand Limited t/a CJM Asset Management or their servant or agent, who has agreed to auction any lot. By making a bid for any lot, the person making the bid warrants that he has read, makes his bid upon and agrees to be bound by these Conditions, and further warrants that he has due authority and capacity to make the bid, and binds both himself and any employer or principal to honour any contract resulting therefrom. Any bid shall be deemed to be an offer by the Buyer (a term used herein as including the bidder and any principal or employer of the bidder) to purchase any lot offered for sale upon these Conditions as amended by the Special Conditions.
4. The Auctioneer offers any lot for sale as agent for and on behalf of the person from or through whom instructions for sale have been received (the Seller) and not on the Auctioneer's own behalf. The sale of any lot shall be concluded and binding at the moment when the sale closes. The highest bid will be accepted save in exceptional circumstances, such circumstances to be determined by the Auctioneer whose decision shall be unchallengeable.
5. The Auctioneer shall have the sole and exclusive right to determine all matters whatsoever concerning the conduct and/or effect of any auction sale or purported sale and without prejudice to the generality of the foregoing, he shall be entitled to resolve disputes between bidders, to reject any bid and to withdraw, divide or consolidate any lots. He will further be entitled to require proof of identity and/or of authority from any bidder.
6. Following closure of the Online Auction Sale the Auctioneer will invoice all successful Buyers for the full amount due including Buyers Premium and Value Added Tax. Payment in full shall be deemed not to have occurred until any negotiable instrument has been honoured in full (or cash has been paid) such payment to be made within the time specified in the Special Conditions of Sale or in default of that specification, within 5 working days of receipt of the invoice. Time of payment shall be of the essence. The Buyer shall not be entitled to remove any lot from its position at the time of sale until the purchase price of that and any other lot purchased at the auction has been paid in full and in default of payment as aforesaid the Auctioneers shall have a lien upon all lots purchased by the Buyer during the same auction and shall be entitled to rescind the sale in respect of any lot or lots for which full payment is not made in due time, forfeit any deposit paid in respect of them, and resell the same without any right of compensation in the Buyer. The Auctioneer will also be entitled to charge interest upon any unpaid balance at the rate of 4 per cent above Base Rate from time to time and to charge for storage arising after the time for removal at the rate of £250 per lot per day until he elects to rescind the sale, if at all, which election he may make at any time after such non-payment.
7. The title to any lot shall remain with the Seller until the full sale price and any storage and interest charges have been paid to the Auctioneer, but the risk of damage to or loss of the lot by whatsoever cause and in whatsoever circumstances shall be transferred to the buyer at the moment when the lot is knocked down.
8. The Auctioneer warrants that he will only sell lots which he believes to be owned by the Seller or to which the Seller will be able to pass a good title but should it transpire that the Seller's title to any lot is defective or that the Seller cannot pass a good title to the Buyer, the Auctioneer shall be under no obligation to the Buyer other than to use his best reasonable endeavours (short of litigation), to procure the transfer of a good title to the Buyer and to assist the Buyer in exercising any remedies that he may have against the Seller.
9. The Buyer shall remove any lot for which he has paid in full plus other charges, if any, by the time for removal, which shall be either the time for payment or the time stated in the Special Conditions of Sale of the Auctioneer, whichever shall be the later, but provided that no lot shall be removed without the Auctioneers express written consent while the Auction is continuing. The Buyer shall be responsible for the removal of the articles and such removal must be carried out safely and lawfully. Flame cutting, the use of explosives or any other potentially hazardous or inflammatory process shall not be permissible at the site without express written consent. The Buyer agrees to insure against and to indemnify the Auctioneer and the Seller against any and all claims arising in respect of injury or damage to person or property, whether real or personal, caused by or in connection with the acts or omissions of the Buyer, whether caused by himself, his servants or agents or his principals or employer. The Auctioneer may ask the Buyer to provide a Risk Assessment and Method Statement prior to the removal of any lot. Such Risk Assessment and Method Statement must be approved by the Auctioneer and/or the Seller prior to the Buyer commencing the removal process. **Buyers must insure against these risks.**
- 9ii. All sales are made on a Buyer to remove basis. Assistance in the removal of any purchased lots by Auctioneers' staff or the Sellers' staff is undertaken solely as a courtesy to clients and will only be undertaken at the Auctioneers' discretion. In no event will the Auctioneers or the Seller be liable for any loss or damage regardless of cause. (Whilst the Auctioneers or the Seller may provide details of removal contractors those named do not come with any recommendation).
- 9iii. It is expressly brought to the Bidder's attention that, at the time of sale, any item of plant, machinery or equipment contained in the lot(s) may not necessarily comply with the Health & Safety at Work Etc. Act 1974, Environmental Protection Act 1990 or any other Act or Acts or regulations thereunder governing the use of that plant, machinery or equipment in a working environment. Successful Bidders for any such plant, machinery or equipment are hereby required to ensure that the use of any such plant and equipment at a place of work within the United Kingdom does not contravene such relevant Act or Regulation thereunder applicable thereto.
- 9iv. It is expressly brought to the Bidder's attention that certain types of plant or main service installations could contain blue or white asbestos, dangerous chemicals etc which, if not handled correctly during their removal from site, could be in breach of the Health and Safety at Work Act 1974 section 2-9 and Control of Substances Hazardous to Health Regulations 1988 (COSHH) or any other current legislations covering the use of such substances in a working environment.
- 9v. All Buyers must comply with all current legislation and regulations in relation to the removal/disposal of waste including hazardous waste and may be required to satisfy CJM Asset Management in relation to their disposal/removal procedures. Where waste materials are removed all work must be undertaken by an approved and licensed contractor.
- 9vi. The Buyer or his designated removal contractor will not commence any work on his purchase until he has demonstrated to the Seller's reasonable satisfaction that the requirements of all Health & Safety and CDM (Construction, Design & Management) Regulations applicable to the removal of the equipment have been fulfilled. The Seller's decision on this is final.
- 9vii. The Auctioneer reserves the right to request that the Buyer pays a bond in respect of potential damage to the auction premises prior to commencing removal. (See also paragraph 12 below).
10. All conditions and warranties as to the condition, quality, description or fitness for any purpose whatsoever of any lot sold by the Auctioneer are hereby expressly excluded. All lots are sold "as is where is" and neither the Auctioneer nor the Seller will be bound by or liable for any representation of any kind whatsoever, whensoever or howsoever made. Neither the Auctioneer nor the Seller shall be liable for any loss or damage whether caused by negligence or otherwise of either or both of their servants or agents and without prejudice to the generality of the foregoing neither the Auctioneer nor the Seller shall be liable for any loss of profit, business or production or similar or other loss whether direct or indirect or consequential, however caused.
- 10i. **In the circumstances any potential Buyer should rely solely and exclusively upon his own inspection of any lot and should not treat statements made in sale particulars or, before and during the auction by the Seller or the Auctioneer either as representations or to be relied upon. N.B: a sale by auction is not a consumer sale. Sale of Goods Act 1893 section 55(7) and Unfair Contract Terms Act 1977 Section 12(2). No lot is warranted or held out to be merchantable or safe for use or complying with statutory requirements for use, display or movement. The Auctioneer, his servants and agents have no authority to make representations.**
- 10ii. The Buyer of a "motor vehicle" is responsible for complying with the provision of the Road Traffic Act 1972 and all relevant regulations made under section 40 thereof (including the Motor Vehicles (Construction and Use) Regulations 1973) and any statutory modification thereof.
- 10iii. Furniture & Furnishings (Fire Safety) Regulations (1988): lots sold where they are applicable to this act are sold in the understanding that the Vendor(s) does not represent them as being in a condition, which makes them suitable for domestic use. The Buyers are reminded that if nevertheless any of the goods or articles are intended to be supplied in due course for domestic use the Buyers shall, before supplying them for such use, ensure that they comply with the obligations required under the Furniture & Furnishings (Fire & Safety) Regulations 1988.
11. The buyer hereby undertakes to ensure that any lot he purchases will be used, moved or displayed whether at the site of the auction or elsewhere only when he has ensured that such use and/or movement and/or display is lawful and safe.
12. Should a Buyer, by himself, his servants or agents cause damage in any way to the site of the auction or damage to or loss of any lot thereat, the Auctioneer shall be entitled to exercise a lien in respect of any and all lots purchased by the Buyer until such damage or loss has been paid for in full, whether or not the lots or any of them have been paid for in full, such loss and damage to be assessed by the Auctioneer whose decision shall be final and unchallengeable. The Auctioneer's assessed sum shall be paid by the Buyer upon receipt of invoice therefore and payment shall be made forthwith, time being of the essence.
13. If, before title to any lot has passed to the Buyer thereof, the Buyer, being an individual, dies, enters into a composition or arrangement for the benefit of his creditors or has a Receiving Order in Bankruptcy made against him or being a body corporate, has a Receiver or a Receiver and Manager appointed or goes into liquidation or enters into a composition or arrangement for the benefit of its creditors, then contract for the sale of such lots shall be automatically and without notice rescinded unless the Auctioneer elects otherwise within 2 working days of written notice of such an event. Upon rescission, any deposit paid by the Buyer shall be forfeit and the Auctioneer shall be entitled to exercise the rights set out in paragraph 6.
14. If a Buyer is permitted to take a possession of any lot before the full sale price has been paid, the Seller and/or Auctioneer shall be entitled to enter upon any premises of the Buyer or under his control in order to repossess such lot.
15. If, before title passes to the buyer under these Conditions, the buyer nevertheless purports to resell or otherwise dispose of the lot or any interest therein, the Buyer shall hold the proceeds of such a sale or other disposition upon trust for the Auctioneer and the Seller jointly until title passes to the Buyer under these Conditions if at all, and in the meantime the buyer shall not deal with, charge or dispose of such proceeds except with the written consent of the Seller, or of the Auctioneer.
16. These Conditions shall be construed in accordance with and governed by English Law save in respect of sales in Scotland and Northern Ireland which shall be construed in accordance with and governed by Scottish and Northern Irish Law respectively. The Uniform Law on the International Sale of Goods shall not apply to this contract and the application of the United Nations Convention on Contracts for the International Sale of Goods of 11th April 1980 shall be excluded.

FYREBRAND LIMITED T/A CJM ASSET MANAGEMENT

Registered Office: Duchess House, Queensway Court, Scunthorpe,

DN16 1AD, UNITED KINGDOM

Registered in England No: 4046197

www.cjmasset.com