



12

Quarry Close, Swanage, Dorset, BH19 2QY

# 12

## Quarry Close Swanage Dorset BH19 2QY

A one bedroom first floor flat, of non-standard construction, in need of renovation throughout but offering a great investment opportunity.



- For sale by Auction Thursday 18 June 2026
  - A one bedroom first floor flat
  - Non-standard construction
  - In need of renovation throughout
    - Rear garden
  - New 125 year lease from completion
- Enjoying views of the surrounding Purbeck hills
  - 1 mile to the beach

Guide Price **£50,000\***

Leasehold

For sale by Public Auction and via Livestream on Friday 18 June 2026

Wimborne Sales  
01202 843190  
wimborne@symondsandsampson.co.uk



\*Please refer to Guide Price notes

## AUCTION

For sale by Public Auction and via Livestream on Thursday 18 June 2026 at The Digby Hall, Hound Street, Sherborne, Dorset DT9 3AA and via Livestream. Register to bid in the room, online, by telephone or by proxy via our website.

## THE PROPERTY

A bright first floor flat, offering one bedroom, one reception room, kitchen and wet room. Outside there is a rear garden and storage shed. The property requires complete renovation throughout, and enjoys far reaching views towards hills beyond the town.

## LEASEHOLD

A new lease of 125 years will be granted upon completion  
Service charge: £2.60 per annum  
Buildings Insurance: £90 per annum  
Sinking fund: £693.17 per annum  
All charges are variable and subject to change

## SITUATION

Located in the charming seaside town of Swanage, the flat is conveniently located close to local amenities and the high street and is circa 1 mile from the beachfront. Nearby amenities include Swanage School, several eateries and a convenience store. Swanage lies at the eastern tip of the Isle of Purbeck and is made up of an attractive mixture of old stone cottages and more modern properties all of which blend in well with the peaceful surroundings. The town offers an eclectic range of amenities including Swanage Railway and a delightful sandy beach. To the south is the Durlston Country Park which is renowned for being the gateway to the Jurassic Coast and the World Heritage Coastline. Wareham is approximately 11 miles with further amenities and a mainline station to London Waterloo.

## AGENTS NOTES

The property is of non-standard construction, and therefore raising a mortgage on the property is unviable. We recommend you take specialist advice before bidding.

Prospective buyers should be aware that a S157 restriction has been revealed within the Local Authority Search Result. This can only be imposed by means of covenant within the conveyance or transfer of the Property. The LSVT Transfer obligations confirm that there is no binding requirement on Aster Group to impose this obligation in relation to non-RtB (Right to Buy) disposals. Dorset Council has also since confirmed that the benefit of s157 passed to Aster Group and therefore they are unable to confirm withdrawal of the Charge however our Client has confirmed that they will not be imposing this restriction and therefore this will not apply.

The seller will be reclaiming their costs from the buyer. Please refer to the special conditions of sale in the legal pack for a full breakdown. All interested parties should refer to the corporate sale information sheet in the legal pack. Within 0.1m planning permission has been granted to erect 8 dwellings and associated access at Purbeck Heights, Priests Way full details available on Dorset Council Planning Portal ref 6/2020/0240.

## WHAT3WORDS

///absorbing.yachting.public

## SERVICES

Mains gas, electricity, water and drainage. Gas central heating. Ultrafast Broadband is available and there is mobile coverage in the area, please refer to Ofcom's website for more details.

## LOCAL AUTHORITY

Dorset Council.  
Council Tax Band A

## SOLICITORS

Capsticks LLP  
Winchester SO23 8SR  
01962 678 300  
daisy.girvin@capsticks.com

## AUCTION CONDITIONS OF SALE AND NOTES

For full details please refer to the auction catalogue available online at [www.symondsandsampson.co.uk/property-auctions](http://www.symondsandsampson.co.uk/property-auctions)

## LEGAL AND INFORMATION PACK

A full legal pack can be purchased online. Please telephone the office below to check availability.

**We strongly recommend you instruct a solicitor to inspect the legal pack on your behalf.**

\* Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction). The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The 'Reserve Price' may exceed the 'Guide Price' listed. If so, it is customary for the 'Reserve Price' to exceed the guide price by no more than 10%.

## Additional Fees

- The successful purchaser will be required to pay the Auctioneers a Purchaser's Administration Fee of £1,800 (£1,500 plus VAT) payable to Symonds & Sampson. For purchases of £50,000 or less the Administration fee will be £960 (£800 plus VAT). If two or more lots are offered together in the first instance, or lots are purchased under one contract, the administration fee will apply per lot and not per contract. The charge will apply to lots bought prior to and post auction.
- In the event of non-payment or underpayment a deduction will be made from the deposit received. A VAT receipt will be issued in the name of the buyer.
- Disbursements – Please see the legal pack for any disbursements listed that may become payable by the purchaser.



Energy Efficiency Rating		Current	Target
Minimum Energy Efficiency Standard - lower ranking scale			
100-149	A		
150-159	B		
160-169	C		
170-179	D		
180-189	E		
190-199	F		
200-209	G		
210-219	H		
220-229	I		
230-239	J		
240-249	K		
250-259	L		
260-269	M		
270-279	N		
280-289	O		
290-299	P		
300-309	Q		
310-319	R		
320-329	S		
330-339	T		
340-349	U		
350-359	V		
360-369	W		
370-379	X		
380-389	Y		
390-399	Z		
400-409	AA		
410-419	AB		
420-429	AC		
430-439	AD		
440-449	AE		
450-459	AF		
460-469	AG		
470-479	AH		
480-489	AI		
490-499	AJ		
500-509	AK		
510-519	AL		
520-529	AM		
530-539	AN		
540-549	AO		
550-559	AP		
560-569	AQ		
570-579	AR		
580-589	AS		
590-599	AT		
600-609	AU		
610-619	AV		
620-629	AW		
630-639	AX		
640-649	AY		
650-659	AZ		
660-669	BA		
670-679	BB		
680-689	BC		
690-699	BD		
700-709	BE		
710-719	BF		
720-729	BG		
730-739	BH		
740-749	BI		
750-759	BJ		
760-769	BK		
770-779	BL		
780-789	BM		
790-799	BN		
800-809	BO		
810-819	BP		
820-829	BQ		
830-839	BR		
840-849	BS		
850-859	BT		
860-869	BV		
870-879	BW		
880-889	BX		
890-899	BY		
900-909	BZ		
910-919	CA		
920-929	CB		
930-939	CC		
940-949	CD		
950-959	CE		
960-969	CF		
970-979	CG		
980-989	CH		
990-999	CI		
1000-1009	CJ		
1010-1019	CK		
1020-1029	CL		
1030-1039	CM		
1040-1049	CN		
1050-1059	CO		
1060-1069	CP		
1070-1079	CQ		
1080-1089	CR		
1090-1099	CS		
1100-1109	CT		
1110-1119	CU		
1120-1129	CV		
1130-1139	CW		
1140-1149	CX		
1150-1159	CY		
1160-1169	CZ		
1170-1179	DA		
1180-1189	DB		
1190-1199	DC		
1200-1209	DD		
1210-1219	DE		
1220-1229	DF		
1230-1239	DG		
1240-1249	DH		
1250-1259	DI		
1260-1269	DJ		
1270-1279	DK		
1280-1289	DL		
1290-1299	DM		
1300-1309	DN		
1310-1319	DO		
1320-1329	DP		
1330-1339	DQ		
1340-1349	DR		
1350-1359	DS		
1360-1369	DT		
1370-1379	DU		
1380-1389	DV		
1390-1399	DW		
1400-1409	DX		
1410-1419	DY		
1420-1429	DZ		
1430-1439	EA		
1440-1449	EB		
1450-1459	EC		
1460-1469	ED		
1470-1479	EE		
1480-1489	EF		
1490-1499	EG		
1500-1509	EH		
1510-1519	EI		
1520-1529	EJ		
1530-1539	EK		
1540-1549	EL		
1550-1559	EM		
1560-1569	EN		
1570-1579	EO		
1580-1589	EP		
1590-1599	EQ		
1600-1609	ER		
1610-1619	ES		
1620-1629	ET		
1630-1639	EU		
1640-1649	EV		
1650-1659	EW		
1660-1669	EX		
1670-1679	EY		
1680-1689	EZ		
1690-1699	FA		
1700-1709	FB		
1710-1719	FC		
1720-1729	FD		
1730-1739	FE		
1740-1749	FF		
1750-1759	FG		
1760-1769	FH		
1770-1779	FI		
1780-1789	FJ		
1790-1799	FK		
1800-1809	FL		
1810-1819	FM		
1820-1829	FN		
1830-1839	FO		
1840-1849	FP		
1850-1859	FQ		
1860-1869	FR		
1870-1879	FS		
1880-1889	FT		
1890-1899	FU		
1900-1909	FV		
1910-1919	FW		
1920-1929	FX		
1930-1939	FY		
1940-1949	FZ		
1950-1959	GA		
1960-1969	GB		
1970-1979	GC		
1980-1989	GD		
1990-1999	GE		
2000-2009	GF		
2010-2019	GG		
2020-2029	GH		
2030-2039	GI		
2040-2049	GJ		
2050-2059	GK		
2060-2069	GL		
2070-2079	GM		
2080-2089	GN		
2090-2099	GO		
2100-2109	GP		
2110-2119	GQ		
2120-2129	GR		
2130-2139	GS		
2140-2149	GT		
2150-2159	GU		
2160-2169	GV		
2170-2179	GW		
2180-2189	GX		
2190-2199	GY		
2200-2209	GZ		
2210-2219	HA		
2220-2229	HB		
2230-2239	HC		
2240-2249	HD		
2250-2259	HE		
2260-2269	HF		
2270-2279	HG		
2280-2289	HH		
2290-2299	HI		
2300-2309	HJ		
2310-2319	HK		
2320-2329	HL		
2330-2339	HM		
2340-2349	HN		
2350-2359	HO		
2360-2369	HP		
2370-2379	HQ		
2380-2389	HR		
2390-2399	HS		
2400-2409	HT		
2410-2419	HU		
2420-2429	HV		
2430-2439	HW		
2440-2449	HX		
2450-2459	HY		
2460-2469	HZ		
2470-2479	IA		
2480-2489	IB		
2490-2499	IC		
2500-2509	ID		
2510-2519	IE		
2520-2529	IF		
2530-2539	IG		
2540-2549	IH		
2550-2559	II		
2560-2569	IJ		
2570-2579	IK		
2580-2589	IL		
2590-2599	IM		
2600-2609	IN		
2610-2619	IO		
2620-2629	IP		
2630-2639	IQ		
2640-2649	IR		
2650-2659	IS		
2660-2669	IT		
2670-2679	IU		
2680-2689	IV		
2690-2699	IW		
2700-2709	IX		
2710-2719	IY		
2720-2729	IZ		
2730-2739	JA		
2740-2749	JB		
2750-2759	JC		
2760-2769	JD		
2770-2779	JE		
2780-2789	JF		
2790-2799	JG		
2800-2809	JH		
2810-2819	JI		
2820-2829	JJ		
2830-2839	JK		
2840-2849	JL		
2850-2859	JM		
2860-2869	JN		
2870-2879	JO		
2880-2889	JP		
2890-2899	jq		
2900-2909	JR		
2910-2919	JS		
2920-2929	JT		
2930-2939	JU		
2940-2949	JV		
2950-2959	JW		
2960-2969	JX		
2970-2979	JY		
2980-2989	JZ		
2990-2999	KA		
3000-3009	KB		
3010-3019	KC		
3020-3029	KD		
3030-3039	KE		
3040-3049	KF		
3050-3059	KG		
3060-3069	KH		
3070-3079	KI		
3080-3089	KJ		
3090-3099	KK		
3100-3109	KL		
3110-3119	KM		
3120-3129	KN		
3130-3139	KO		
3140-3149	KP		
3150-3159	KQ		
3160-3169	KR		
3170-3179	KS		
3180-3189	KT		
3190-3199	KU		
3200-3209	KV		
3210-3219	KW		
3220-3229	KX		
3230-3239	KY		
3240-3249	KZ		
3250-3259	LA		
3260-3269	LB		
3270-3279	LC		
3280-3289	LD		
3290-3299	LE		
3300-3309	LF		
3310-3319	LG		
3320-3329	LH		
3330-3339	LI		

## AUCTION NOTES

**Prospective buyers are strongly advised to take note of the advice and information given in these important notes. IMPORTANT NOTICE** - Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. The particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements, or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary Planning, Building Regulation or other consents, and Symonds & Sampson LLP have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3. This catalogue contains details about properties being sold at auction. The vendors reserve the right to sell their properties prior to auction and these details can be subject to change up to and including the day of the auction. Please check our website regularly at: [www.symondsandsampson.co.uk](http://www.symondsandsampson.co.uk) and look out for any additional materials available on the day of the auction, in order to ensure you have all the up to date information.

**Plans and Measurements** - All room sizes, site measurements and distances are approximate and may have been scaled from architects, Land Registry or Ordnance Survey plans. They are there to assist buyers in identifying the lots offered and not guaranteed to be to scale or to indicate the full extent of the property being offered. Buyers are advised to view the Special Conditions and full legal documentation in respect of the precise interest to be sold.

Each lot will be sold in accordance with the title documentation as the location plans shown in the catalogue are for identification purposes only. Interested applicants should make their own site inspections and investigations with regard to the accuracy of all measurements given in the catalogue.

**VAT** - Prospective buyers should satisfy themselves as to whether VAT is chargeable on the price prior to the auction from the seller's solicitors.

**Tenure** - Freehold and vacant possession will be given on completion unless otherwise stated.

**The Guide Price** is an indication of the seller's current minimum acceptable price at auction. It is given to assist consumers in deciding whether or not to pursue a purchase.

It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued.

A guide price is different to a reserve price (see below). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

The Reserve Price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The 'Reserve Price' may exceed the 'Guide Price' listed. If so, it is customary for the 'Reserve Price' to exceed the guide price by no more than 10%.

### Purchaser's Administration Fee

The successful purchaser will be required to pay to the Auctioneers a Purchaser's Administration Fee of £1,800 (including VAT) payable to Symonds & Sampson. For purchases of £50,000 or less the Administration fee will be £960 (including VAT). If two or more lots are offered together in the first instance, or lots are purchased under one contract, the administration fee will apply per lot and not per contract. The charge will apply to lots bought prior to and post auction. In the event of non-payment or underpayment a deduction will be made from the deposit received. A VAT receipt will be issued in the name of the buyer.

### Disbursements

Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

### Viewings

Should you wish to inspect a lot please arrange for an appointment with the Auctioneers. Prospective buyers view all lots entirely at their own risk and neither the Auctioneers, or the Sellers take responsibility for any damage or injury, however caused. It is advisable to wear appropriate footwear and clothing as some buildings, particularly those for refurbishment, may have uneven floors or missing floorboards. It may, in some cases, be advisable to bring a torch as electricity is not serviceable for safety reasons.

We do not guarantee to attend viewings where appointments have not been confirmed.

**Professional Advice** - We strongly recommend that all prospective buyers take independent legal and where appropriate other professional advice.

**Legal Documents** - All legal documents supplied to us, including Special Conditions of Sale, title details, leases, searches, planning permissions and plans, will be available for inspection prior to the auction. The legal documents can be downloaded from [symondsandsampson.co.uk/auctions/future-property-auctions](http://symondsandsampson.co.uk/auctions/future-property-auctions) at a cost of £12-£24 including VAT.

**Contract** - The Contract will be subject to the Particulars, General and Special Conditions of Sale, stipulations and notes which may be issued before the sale.

**Insurance** - You may need to insure the property at the fall of the hammer. Please check the legal pack or with the seller's solicitor.

**Identification** - In compliance with Money Laundering Regulations all successful bidders are required to provide verified photographic identification and evidence of residency for all named buyers when signing the Sale Memorandum.

### Deposit

Deposits of 10% of the purchase price (or £2,000, whichever is the greater) are payable on the fall of the hammer. Deposits can be paid by cheque which, unless otherwise stated, should be made payable to the Solicitor for the Seller or by debit card. Please ensure that you have adequate funds in the appropriate account. Cash is not accepted. Please be aware that you may be required to provide evidence of the source of funds to the solicitor upon purchase.

### Conditions of Sale

All Lots are sold subject to the Common Auction Conditions, the General Conditions of Sale for Online Unconditional (Immediate Exchange) Property Auction and all Legal Documentation.

### Registration of Interest

Prospective buyers are strongly advised to register their interest in specific lots. If you do this, we will make every reasonable effort to inform you of any changes.

### Withdrawals and Sales Prior

There is always the possibility of last minute withdrawals or sales prior. Please ensure you have registered your interest and we will endeavor to contact you if the lot is withdrawn or likely to be sold prior to the auction.

### Registering to bid

Whether you wish to bid online, by telephone, by proxy or in the room, please register online via the link on our website [www.symondsandsampson.co.uk/auctions/property-auctions](http://www.symondsandsampson.co.uk/auctions/property-auctions) or you can complete the form at the back of this catalogue and send via email to [auctions@symondsandsampson.co.uk](mailto:auctions@symondsandsampson.co.uk). You will be required to provide copies of proof of identification and proof of address as part of the registration process and will not be authorised to bid without these.

### Telephone bidding

We have a limited number of telephone bidding facilities available on most lots, but we must have completed paperwork at least 24 hours before the auction day. We cannot guarantee that every request to bid by telephone will be possible.

### Proxy Bidding

We strongly recommend registering to bid online but when this is not possible, you may make a proxy bid authorising the Auctioneer to bid on your behalf up to a pre-set limit. This must be by prior arrangement at no later than 24 hours prior to the auction. Bidding forms must be received not less than 24 hours prior to the start of the auction to ensure that there is time for the bid to be processed. We cannot guarantee to process bidding forms which are received later than 24 hours before or on the morning of the auction.

## AUCTION TERMS AND CONDITIONS

1. Intending purchasers must complete bidder registration via Essential Information Group Auction Passport or fill in the appropriate bidding form ensuring that all sections are completed. Failure to complete any part of the appropriate form may render the instructions ineffective or result in your registration not being approved. Copies of all relevant bidder's/purchaser's identification must be provided prior to the start of the auction. No responsibility is taken by the auctioneers for unprocessed registrations received later than 24 hours prior to the auction.
2. Maximum bids for proxy or telephone bidders must be for an exact figure, rounded to the nearest £1,000, and any reference to a bid to be calculated by reference to other bids will not be acceptable. In the event of there being any confusion as to the maximum bid, the auctioneer reserves the right to refuse a bid on behalf of the prospective bidder.
3. All bidders registered via Auction Passport must authorise a £10,000 security hold on a debit card as part of the registration. Those submitting bidding forms will be required to provide card details for security. If you are successful, the £10,000 hold will be deducted from your account and put towards the 10% deposit. If you are unsuccessful, the hold on your card will usually be removed within 5 working days. When the 10% deposit is taken, you will also be required to pay a Buyer's Administration Fee of £1,800 (£1,500 + VAT). In some cases, this figure may be higher and if so, will be stated in the addendum. For lots with a purchase price below £50,000, the Buyer's Administration Fee will be £960 (£800+VAT). Payments can be made either by BACS or debit card and must be made on the day of the auction. The Buyer's Administration Fee is payable on all lots sold at auction, prior to the auction, or post-auction. If the successful bidder fails to provide the required deposit and buyers administration charge, then Symonds & Sampson LLP and/or their seller reserves its rights to pursue the winning bidder via all legal means necessary for the deposit and the buyer's administration charge and any associated losses and interest as applicable.
4. The auctioneer, in accepting remote bids, acts as agent for the prospective bidder/purchaser who shall be considered to have authorised the auctioneer on the basis of all relevant conditions of sale and any amendments to the auction particulars. In the event of the prospective purchaser's bid being successful, the auctioneer or any duly authorised partner or employee of Symonds & Sampson LLP is authorised by the bidder and purchaser to sign any Memorandum of Sale or Sale Contract relating to the property concerned incorporating any addendum.

5. The auctioneer accepts no liability for any bid not being made on behalf of the prospective purchaser and reserves the right to bid himself or through an agent up to the reserve price for the particular property concerned.
6. In the event that: (a) two or more parties consider for whatever reason that they are the highest bidder; (b) there is a dispute as to which bidder is the highest bidder; (c) there is any other dispute as between any bidders and/or as between the auctioneer and any bidders; or (d) the auctioneer considers that there is a disputed bid; the auctioneer at their sole discretion have the right to declare a "Bidding Dispute" at any time during the auction. In the event of a bidding dispute, the auctioneer reserves the right to re-offer the lot on the terms they consider to be reasonable. The auctioneer shall accept no liability whatsoever if the underbidder is unable to make an increased bid. The auctioneer's decision on the conduct and outcome of the auction is final.
7. In the event that another bidder makes a bid equal to the maximum bid the remote bidder is prepared to make, the auctioneer reserves the right to accept either bid at their own discretion. The auctioneer's decision is final.
8. The auctioneer accepts no responsibility for failure of telecommunications or internet connections in respect of a telephone or internet bid, or any delays in the postal system if a bidding form is sent through the post.
9. Prospective bidders should check with the auctioneer's office immediately prior to the auction to ensure there are no changes to the published terms and conditions. The auctioneer will accept no liability whatsoever for any prospective bidder's failure to carry out these checks.
10. The auctioneer will accept no liability whatsoever for any bid not being made on behalf of the prospective buyer as a result of: Lack of clarity of instructions, error, lack of clarity or confusion regarding the bidding process or the bidder's registration or the deposit, prospective buyers becoming disconnected during bidding or are unobtainable, interruption or suspension of telephone or internet services or for any other reason whatsoever beyond the control of the auctioneer.
11. Successful proxy bids will be notified to the prospective buyer within 24 hours of the conclusion of the auction sale. Any alteration to the submitted bid or withdrawal must be received and confirmed in writing by the auctioneer prior to commencement of the auction. Proxy bidders are advised to telephone the Auctioneer's office before 10am on the day of the sale in order to find out whether any addenda apply to the property for which they have authorised the Auctioneer to bid on their behalf. If we receive two proxy bids at the same level, both bidders will be notified and given the opportunity to adjust their bid.

12. All bidders are deemed to be making their bid with full knowledge of and in accordance with the RICS Common Auction Conditions (5th Edition), Extra Conditions, Special Conditions of Sale, Addendum, Important Notice for Prospective Buyers in the catalogue and the contents of the Legal Pack. In particular, bidders are deemed to have carefully checked the Special Conditions of Sale for any additional costs and fees payable to the seller that may be detailed therein.

13. All successful remote bidders will be required either to provide certified proof of identity or visit a Symonds & Sampson office with hard copies together with details of the source of their funds within 48 hours of the auction. By registering to bid, you agree to comply with our requests to verify your identity, and to answer any follow up questions that may be raised in due course, as and when necessary.

We are obliged to identify buyers, bidders and payers in accordance with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended). We are likely to request from you, and retain some information and documentation for these purposes and/or make searches of appropriate databases electronically (including verification through third party data providers). For the avoidance of doubt, searches may also be conducted on individuals, directors and shareholders of these entities as is required by the legislation. Such information may be shared for the same purposes with other Estate Agents and Solicitors involved in the transaction, along with our Verification platforms. If satisfactory evidence of your identity is not provided within a reasonable time, there may be circumstances in which we are not able to proceed. Failure to satisfy our requirements can also result in a termination of the acquisition of the property. Please be aware that we may share the information and documentation you provide for this purpose with the vendor, the vendor's solicitors, agents or other authorised representatives of the vendor in order to facilitate the transaction.

14. The auction will be recorded and the phone lines for telephone bidders are likely to be recorded to avoid any doubts or disputes.

15. By registering to bid you are agreeing to these Terms & Conditions and understand that should your bid be successful the offer will be binding, and you will be legally bound jointly and separately with the intended Buyer (where the Buyer is different) by the applicable Conditions of Sale.