

ALSO  
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# PROPERTY AUCTION CATALOGUE

---

Leigh Court, Pill Road, Abbots Leigh,  
Bristol, BS8 3RA

7pm Prompt Start  
Wednesday 27th March 2024



DAVID PLAISTER  
**AUCTIONS**

# FOR



## 01 80 Pruen House, Knightstone Causeway, Weston-super-Mare, North Somerset, BS23 2AD

Presenting a great opportunity to acquire a two-bedroom, first-floor leasehold apartment within the esteemed Knightstone Island development.

This property serves as an excellent investment opportunity with tenants in situ (current rental income of £900.00 PCM) with breathtaking sea views from the private balcony, a master bedroom with en-suite and an allocated off street parking space.

The well positioned apartment is a stone's throw away from the seafront, beach, shops, restaurants, and Weston-super-Mare's town centre with local amenities close by. For the commuter, excellent transport links are within reach including Junction 21 which provides access to the M5, and from there to most major towns and cities.



Tenure



EPC Rating



Council Tax Band

**Conditions of Sale: From Solicitor:**

Mr Chris Georgiou of Berry Redmond Gordon & Penney LLP, 50 Boulevard, Weston-super-Mare, North Somerset, BS23 1NF

**Telephone:** 01934 414 161

**Email:** chris.georgiou@brgplaw.co.uk

**\*Guide Price: £150,000 Plus**

Legal Completion date: Friday 26th April 2024



## 02 Old Bank Chambers, 35 High Street, Builth Wells, Powys, LD2 3DL

Nestled in the centre of Builth Wells, Wales, this interesting freehold commercial property offers an exciting investment opportunity. Formerly an office building, this impressive four-storey building presents an array of possibilities for development on its upper floors, subject to the required planning permission and building regulation approval.

A designated off-street parking area at the rear provides allocated off-street parking. With its excellent location in the heart of Builth Wells, this commercial property truly represents an enticing opportunity for those looking to make a strategic investment.

Builth Wells is a picturesque town in Wales surrounded by beautiful countryside. This charming location offers a blend of natural beauty, historic landmarks, and a vibrant community. Business Rates may apply.



Tenure



EPC Rating



Council Tax Band

**Conditions of Sale: From Solicitor:**

Mr Owen Lloyd of Carbon Law Partners, Temple Quay, One Temple Back East, Bristol, BS1 6DZ

**Telephone:** 03304 609 635

**Email:** owen.lloyd@carbonlawpartners.com

**\*Guide Price: £125,000**

Legal Completion date: Friday 26th April 2024



### 03 6 Orchard Place, Weston-super-Mare, North Somerset, BS23 1QP

A mixed-use freehold terraced property in the heart of Weston-super-Mare's town centre. Formerly a commercial unit on the ground floor and residential on first floor, this versatile property is poised for modernisation and refurbishment (subject to necessary planning permissions). Aside from the potential, the property also benefits from a private and enclosed rear courtyard and is a short distance from plenty of Weston-super-Mare's amenities.

The property is currently tenanted and is to be sold with the tenant in situ with a monthly passing rent of £500 for the whole property. The lease was originally granted for five years from 1st April 2015 so the tenant is currently overholding. Business Rates may apply.

**FH** Tenure    **E53 & E104** EPC Rating    **A** Council Tax Band

**Conditions of Sale: From Solicitor:**  
Ms Rhiain Morgan of Powells Law, 7-13 Oxford Street, Weston-super-Mare, North Somerset, BS23 1TE  
**Telephone:** 01934 637 912  
**Email:** rmorgan@powellslaw.com

**\*Guide Price: £100,000 - £110,000**  
Legal Completion date: Friday 26th April 2024



### 04 Open Storage Yard off A429, Warwick Road, Ettington, Warwickshire, CV37 7PN

A fantastic opportunity to acquire a freehold open storage yard just off the A429, North of the village of Ettington, Warwickshire. Measuring at approximately 0.25 acres and accessed via a right of way from the public highway, the Lot consists of a hardcore yard and timber shed with a W/C which provides useful storage facilities. Well-positioned, the yard's location provides great access links to Stratford-upon-Avon and Banbury via the A422, plus Cirencester and Coventry via the A429.

Please note there are overage provisions in favour of the property pursuant to the transfer dated 19 September 2007 and made between (1) Thomas David Goodson and (2) Pure Buildings Limited. The buyer must rely on their own inspection of the transfer which is included in the auction pack for further information. Business Rates may apply.

**FH** Tenure    **EXEMPT** EPC Rating    **N/A** Council Tax Band

**Conditions of Sale: From Solicitor:**  
Ms Yasmin Curry of Lester Aldridge, 120 Moorgate, London, EC2M 6UR  
**Telephone:** 02380 827 477  
**Email:** Yasmin.curry@la-law.com

**\*Guide Price: £80,000**  
Legal Completion date: Friday 26th April 2024



### 05 73 High Street, Nailsea, North Somerset, BS48 1AW

Presenting a tremendous investment opportunity, this semi-detached, freehold commercial premises in Nailsea is set to go under the hammer. Currently operating as a hair salon, the property benefits from outline planning approval for a new and dynamic mixed-use development.

The outline approval allows for the demolition of the existing commercial premises and the construction of 4 no. C3 residential units, along with a Class E commercial unit on the ground floor, commanding a prominent position along the bustling High Street of Nailsea. Parking is available for approximately three vehicles at the rear of the property, with potential to expand parking facilities. Business Rates may apply.

**FH** Tenure    **D91** EPC Rating    **N/A** Council Tax Band

**Conditions of Sale: From Solicitor:**  
Ms Heather Jones of Wards Solicitors, 1-3 Alexandra Road, Clevedon, North Somerset, BS21 7QF  
**Telephone:** 01275 850 470  
**Email:** heather.jones@wards.uk.com

**\*Guide Price: £425,000 - £450,000**  
Legal Completion date: Friday 26th April 2024



### 06 Seaford Cottage, 51 South Road, Weston-super-Mare, North Somerset, BS23 2LU

Uncover the untapped potential in this leasehold maisonette, comprising two bedrooms over two floors. Situated in an elevated position along the privileged hillside with impressive views spanning the Weston-super-Mare seafront and beyond, this superb property is in need of modernisation and refurbishment throughout.

Benefitting from a single garage, parking space and a shared garden, it is an exciting opportunity for someone looking to make their mark. Please note the sale of the property is subject to probate being granted.

The town centre of Weston-super-Mare is within reach and provides a variety of amenities including shops, cinema, theatre, doctor's surgeries and dentists. The popular Seaford, promenade and Weston woods are also close by.

**LH** Tenure    **E44** EPC Rating    **B** Council Tax Band

**Conditions of Sale: From Solicitor:**  
Mr Chris Georgiou of Berry Redmond Gordon & Penney LLP, 50 Boulevard, Weston-super-Mare, North Somerset, BS23 1NF  
**Telephone:** 01934 414 161  
**Email:** chris.georgiou@brgplaw.co.uk

**\*Guide Price: £160,000 Plus**  
Legal Completion date: Friday 26th April 2024



**07 15 Church Street,  
Highbridge, Somerset,  
TA9 3AF**

A unique four-bedroom freehold terraced property, once a vibrant commercial shop which has been converted into a residential property. Boasting a distinctive character, the residence features flexible living areas, offering dynamic spaces for creativity and personalisation.

The property benefits from a rear courtyard and rear access via a private alley. This property presents an exciting investment opportunity with potential for further development subject to planning permission and building regulations. Please note there is rear access via a private lane.

**FH** **D62** **A**  
Tenure EPC Rating Council Tax Band

**Conditions of Sale: From Solicitor:**  
Mr Cai Merryweather of Merryweather Williams Solicitors, 31 College Street, Burnham-On-Sea, Somerset, TA8 1AS  
**Telephone:** 01278 780 151  
**Email:** ccm@merryweatherwilliams.com

**\*Guide Price: £240,000 Plus**  
Legal Completion date: Friday 26th April 2024



**08 50 Birnbeck and  
1a Upper Kewstoke Road,  
Weston-super-Mare,  
North Somerset, BS23 2EP**

A rare and exciting opportunity to acquire a mixed-use, two storey, freehold building, comprising a four bedroom residential apartment and former restaurant and takeaway premises. This mixed-use, two storey, freehold building presents an excellent opportunity for the investor, with superb potential to develop further subject to planning permission and building regulation approval.

The restaurant is sold as seen with all items included, including the kitchen equipment. The apartment is being sold with the tenant in situ. A new six month tenancy will be created upon completion with a monthly passing rent of £1000.00. The private courtyard garden is an added benefit. Business Rates may apply.

**FH** **E46** **C74** **B**  
Tenure EPC Rating Commercial EPC Rating Council Tax Band

**Conditions of Sale: From Solicitor:**  
Mr Chris Georgiou of Berry Redmond Gordon & Penney LLP, 50 Boulevard, Weston-super-Mare, North Somerset, BS23 1NF  
**Telephone:** 01934 414 161  
**Email:** chris.georgiou@brgplaw.co.uk

**\*Guide Price: £320,000 Plus**  
Legal Completion date: Friday 26th April 2024



**09 Land to the Rear of 1  
Goosey Lane, St Georges,  
Weston-super-Mare,  
North Somerset, BS22 7XA**

David Plaister Ltd are delighted to offer a 'Top Drawer' opportunity to purchase a sought-after building plot. The freehold plot is situated in a level, Cul-de-Sac position, which is great for the commuter as the X1 Bus to Bristol passes close-by.

Planning Permission has been granted for demolition of the existing garage and erection of a new dwelling in accordance with the plans submitted under Application Number: 22/P/0094/FUL. The garage has now been demolished and the Community Infrastructure Levy (CIL) has been paid. This is a fantastic possible self-build opportunity!

St Georges offers many attractive characteristics to prospective residents, and homes in this desirable area are most sought after.

**FH** **N/A** **N/A**  
Tenure EPC Rating Council Tax Band

**Conditions of Sale: From Solicitor:**  
Mr Chris Georgiou of Berry Redmond Gordon & Penney LLP, 50 Boulevard, Weston-super-Mare, North Somerset, BS23 1NF  
**Telephone:** 01934 414 161  
**Email:** chris.georgiou@brgplaw.co.uk

**\*Guide Price: £95,000 Plus**  
Legal Completion date: Friday 26th April 2024



**10 17-21 High Street,  
Weston-super-Mare,  
North Somerset, BS23 1HA**

17-21 High Street offers tremendous potential for growth and profitability. Full planning permission has already been approved for the development of x 40 residential apartments, x 4 ground floor retail units, and x 10 parking spaces (planning reference: 23/P/0985/FUL). The vendor has advised that business rates have been removed.

The development is set to feature 1 and 2 bedroom apartments, providing a modern and comfortable living experience. Don't miss out on this iconic site's transformation, offering both a home and a coastal lifestyle for its new residents.

Situated within the centre of Weston-super-Mare, this property boasts a convenient location just moments away from the seafront and beach.

**FH** **C66** **N/A**  
Tenure EPC Rating Council Tax Band

**Conditions of Sale: From Solicitor:**  
Mr Stephen Soper of Powells Law, 7-13 Oxford Street, Weston-super-Mare, North Somerset, BS23 1TE  
**Telephone:** 01934 623 501  
**Email:** soper@powellslaw.com

**\*Guide Price: £1,500,000 - £1,600,000 + VAT**  
Legal Completion date: Friday 10th March 2024



**11 Greystones, 16 Lippetts Way, Catcott, Somerset, TA7 9HZ**

Set in a tranquil rural locale, this charming three/four bedroom, detached, freehold bungalow offers superb potential. Situated on an expansive plot of approximately 0.44 acres, this charming residence is adorned with enchanting front and rear gardens that gracefully embrace the home.

The property is further enhanced by a secluded gravel driveway, providing generous off-street parking and presenting an ideal canvas for potential expansion (subject to the necessary planning permissions and building regulations). The property extends its appeal with a private driveway, detached timber cabin, sheds and a Shepherd's hut. To the rear of the garden is a lovely pergola providing sheltered seating and to one corner a view of the iconic Glastonbury Tor.

**FH** Tenure    **F24** EPC Rating    **E** Council Tax Band

**Conditions of Sale: From Solicitor:**  
Mr Chris Georgiou of Berry Redmond Gordon & Penney LLP, 50 Boulevard, Weston-super-Mare, North Somerset, BS23 1NF  
**Telephone:** 01934 414 161  
**Email:** chris.georgiou@brgplaw.co.uk

**\*Guide Price: £450,000 Plus**

Legal Completion date: Friday 26th April 2024



**12 41 Ashcombe Road, Weston-super-Mare, North Somerset, BS23 3DT**

Presenting a semi-detached freehold period property set to go under the hammer, featuring three residential flats across two storeys. The property comprises one studio apartment and two two-bedroom apartments. The property is due to be sold with the tenants in situ, offering a straightforward buy-to-let investment opportunity with immediate rental income potential.

The current rental income for each flat is as follows; £440.00 PCM for Flat 41, £625.00 PCM for Flat 41a and £700.00 PCM for Flat 41b. The potential income (depending on market conditions at the time of re-let) for each flat is £490.00 - £540.00 PCM for Flat 41, £675.00 - £725.00 PCM for Flat 41a and £750.00 - £800.00 PCM for Flat 41b. Additionally, there is a rear yard and garaging available as a separate Lot in the auction (Lot 13).

**FH** Tenure    **F24** EPC Rating    **E53**    **TBA**    **A** Council Tax Band

**Conditions of Sale: From Solicitor:**  
Ms Deborah Stone of Wards Solicitors, 37 Boulevard, Weston-super-Mare, North Somerset, BS23 1PE  
**Telephone:** 01934 413 535  
**Email:** deborah.stone@wards.uk.com

**\*Guide Price: £250,000 - £260,000**

Legal Completion date: Friday 26th April 2024



**13 Rear of 41 Ashcombe Road, Weston-super-Mare, North Somerset, BS23 3DT**

Explore a prime opportunity in Weston-super-Mare with two detached buildings offering versatile storage and workshop potential. Subject to obtaining necessary planning permissions and building regulations, these structures offer the possibility for further development. Accessible via a neighbouring coach house-style terrace, the property includes a power supply with its own meter for each outbuilding.

Positioned in the heart of Weston-super-Mare, this site presents a rare chance for strategic development (subject to planning permission as previously mentioned).

**FH** Tenure    **EPC EXEMPT** EPC Rating    **N/A** Council Tax Band

**Conditions of Sale: From Solicitor:**  
Ms Deborah Stone of Wards Solicitors, 37 Boulevard, Weston-super-Mare, North Somerset, BS23 1PE  
**Telephone:** 01934 413 535  
**Email:** deborah.stone@wards.uk.com

**\*Guide Price: £50,000 - £70,000**

Legal Completion date: Friday 26th April 2024



**14 97 & 97b Oxford Street, Burnham-on-Sea, Somerset, TA8 1EW**

A great opportunity to acquire an end of terrace, mixed use, freehold commercial/residential premises in the heart of Burnham-on-Sea. The property consists of a ground floor commercial unit and a residential first floor one bedroom apartment, providing an interesting investment opportunity. The commercial unit is tenanted with a 15 year lease in place from 10th March 2020 (rental income of £15,500 per annum, paid quarterly).

The property also benefits from a valuable workshop area which is used by the current vendors as parking. Please note we are offering the freehold of the entire building which includes the ground floor commercial unit and first floor one bedroom residential apartment. 97a is a separate flat which is on a long leasehold title and is NOT included in the sale. Business Rates may apply.

**FH** Tenure    **D84** Commercial EPC Rating    **E50 for 97b** Residential EPC Rating    **A** Council Tax Band

**Conditions of Sale: From Solicitor:**  
Mr Charles Flemming of Holley and Steer Solicitors, 1 Berrow Road, Burnham-On-Sea, Somerset, TA8 2ET  
**Telephone:** 01278 780 202  
**Email:** charles@holleyandsteer.co.uk

**\*Guide Price: £250,000 Plus**

Legal Completion date: Friday 26th April 2024



**15** 98 Church Street,  
Highbridge, Somerset,  
TA9 3HR

Presenting an exciting opportunity to acquire a mixed-use, freehold property situated in a prime, visible position in Highbridge's High Street, Somerset. This super, versatile property offers spacious and flexible accommodation with a commercial premises on the ground floor and a spacious three bedroom apartment occupying the first floor.

The commercial unit is tenanted with a 7 year lease originally granted from 8th February 2016 so the tenant is currently overholding with a passing rental income of £9,600.00 per annum. The apartment is being sold with vacant possession upon completion. Business Rates may apply.

<b>FH</b>	<b>C75</b>	<b>D64</b>	<b>A</b>
Tenure	Commercial EPC Rating	Residential EPC Rating	Council Tax Band

**Conditions of Sale: From Solicitor:**  
Mr Chris Georgiou of Berry Redmond Gordon & Penney LLP, 50 Boulevard, Weston-super-Mare, North Somerset, BS23 1NF  
**Telephone:** 01934 414 161  
**Email:** chris.georgiou@brgplaw.co.uk

**\*Guide Price: £200,000 Plus**

Legal Completion date: Friday 26th April 2024



**16** 274 Lodge Causeway,  
Fishponds, Bristol,  
BS16 3RD

Located in the bustling area of Fishponds, Bristol, this freehold terraced property presents a lucrative investment opportunity for investors. The six-bedroom property, currently tenanted by three individual occupants generates a steady rental income. The property underwent extensive refurbishment approximately three years ago, ensuring a modern and well-maintained interior for the occupants.

The private rear garden offers additional appeal. Strategically situated, the property is within close proximity to the local amenities of Fishponds and Bristol city, enhancing its desirability and convenience for tenants.

<b>FH</b>	<b>D62</b>	<b>B</b>
Tenure	EPC Rating	Council Tax Band

**Conditions of Sale: From Solicitor:**  
TBC  
**Telephone:** TBC  
**Email:** TBC

**\*Guide Price: £375,000 - £400,000**

Legal Completion date: Friday 26th April 2024



**17** 68 Earlham Grove,  
Weston-super-Mare,  
North Somerset, BS23 3JJ

Presenting a wonderful opportunity to acquire a two bedroom, semi-detached, freehold bungalow in a prime position near Weston-super-Mare's town centre. Benefitting from a private front driveway offering ample off-street parking, a single garage and private, enclosed front gardens, the property is ideal for an investor to add to their portfolio or a homeowner looking to purchase their next home.

Set to go under the hammer, it is not one to be missed! The property is currently tenanted however it will be sold with vacant possession upon completion.

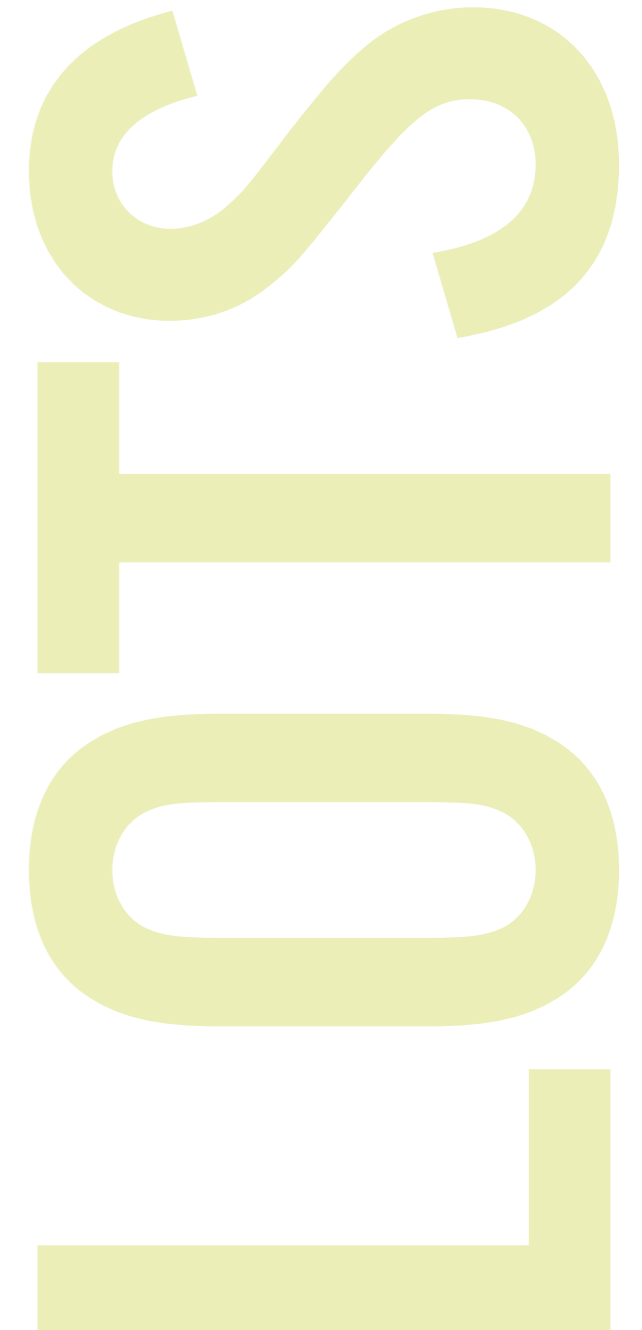
<b>FH</b>	<b>TBC</b>	<b>C</b>
Tenure	EPC Rating	Council Tax Band

**Conditions of Sale: From Solicitor:**  
Ms Deborah Stone of Wards Solicitors, 37 Boulevard, Weston-super-Mare, North Somerset, BS23 1PE  
**Telephone:** 01934 413 535  
**Email:** deborah.stone@wards.uk.com

**\*Guide Price: £200,000 Plus**

Legal Completion date: Friday 26th April 2024

\*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) which we expect will be set within the Guide Range or no more than 10% above a single figure guide.



## Meet our Auction Team



### David Plaister

Managing Director  
Valuer / Auctioneer  
david@davidplaister.co.uk



“ DAVID BRINGS A WEALTH OF KNOWLEDGE, EXPERTISE, & PASSION TO OUR PROPERTY AUCTIONS. ”

Allow us to introduce our esteemed property auctioneer, David Plaister. With over 40 years of experience in the industry, David brings a wealth of knowledge, expertise, and passion to our property auctions. Known for his exceptional auctioneering skills, he has successfully facilitated numerous property sales, always ensuring a fair and transparent process for both buyers and sellers.

David understands the intricacies of the property market and is adept at navigating its dynamics to maximize value for clients. He possesses an in-depth understanding of current market trends, property valuation, and various considerations involved in property auctions. His charismatic and engaging style captivates audiences, making each property auction an exciting and dynamic event.

David Plaister Ltd are an organisation which heavily commits to and endorses the requirement of trade regulation, qualification, training, systems, and compliance.

David Plaister Ltd are fully qualified members of:

- National Association of Estate Agents (NAEA)
- Association of Residential Lettings Agents (ARLA)
- National Association of Valuers & Auctioneers (NAVA)
- The Property Ombudsman (Sales & Lettings)
- Propertymark - Client Money Protection (CMP)

These professional organisations strictly regulate the trading methods, practices and standards of their members and are fundamentally strategic to their agents' development and progression.

### Please contact our auction department



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chloe@davidplaister.co.uk



**Edward Plaister**  
Director / Valuer  
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**Olivia Roche**  
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# Buyers Step by Step Auction Guide



## Step 1

View the property you are interested in.



## Step 2

Download the legal pack.



## Step 3

Review the legal pack.



## Step 4

Make any pre-sale enquiries.



## Step 5

Arrange all finances in advance of the auction.



## Step 6

Register to bid on the night of the auction.



## Step 7

Bid on the lot of interest.



## Step 8

If successful you will be required to provide ID, sign contracts (exchange), pay 10% deposit and buyer's premium.



## Step 9

Instruct a solicitor to deal with post exchange and pre-completion formalities.



## Step 10

Complete in 28 days unless agreed otherwise.





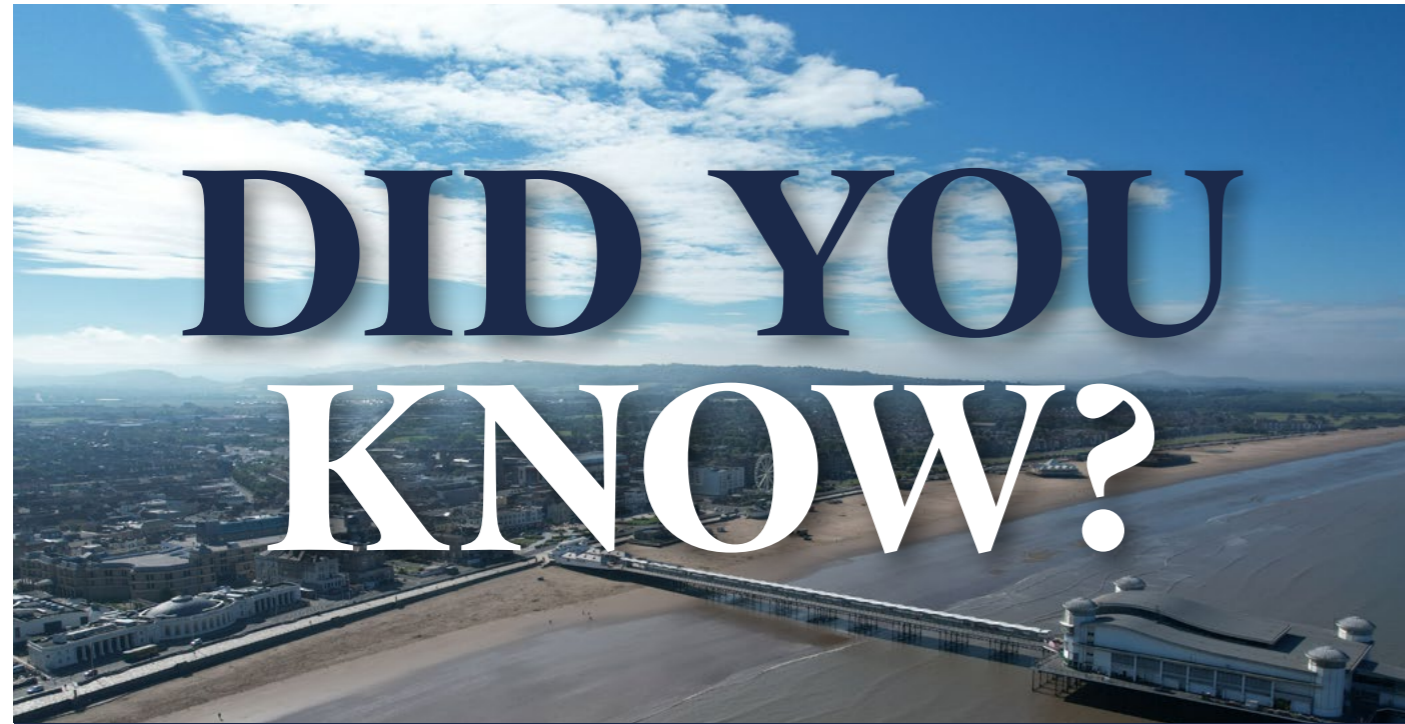


1. Unless otherwise announced at the time of the auction each lot is sold subject to the Conditions of Sale Auctions (Bidding Agreements) Act 1969 and to the Special Conditions of Sale for each lot along with the conditions contained in this Notice numbered 1-21 inclusive.
2. Prospective purchasers shall be deemed to have inspected the relevant property, instructed a survey and made all usual and necessary searches and enquiries with all relevant authorities and other bodies.
3. Prospective purchasers shall be deemed to have checked the legal documents and contracts for any additional costs which may apply to the purchaser.
4. Subject to the General and Special Conditions, as soon as the Auctioneer's hammer falls on a bid the successful bidder is under a binding contract to purchase the relevant property.
5. Following the fall of the hammer, the successful bidder must immediately present to the Auctioneer's Clerk his/her name and address and if appropriate, the name and address of the person or company on whose behalf he/she has been bidding and in default of such information being provided at once, the Auctioneer shall be entitled to re-submit the property for sale.
6. Prospective purchasers are strongly advised to check the property particulars as to measurements, areas and all other matters to which the properties are expressed to be subject to or have the benefit of and in respect of any contents, fixture or fittings, expressed to be included in the sale by making inspection of the property and all necessary enquiries to David Plaister Limited, the vendor, the vendors appropriate advisers and all other appropriate authorities. All measurements and areas referred to in these and all other particulars are approximately only.

# IMPORTANT INFORMATION

**TO BE READ BY ALL INTENDING TO BID**

7. All location plans published in the Particulars of Sale are to enable prospective purchasers to locate the property only. The plans are photographically reproduced and therefore not to scale and are not intended to depict the interest to be sold and are expressly excluded from any contract. Any arrow on photographs are again only to enable prospective purchasers to locate the property and are not intended to depict the interest to be sold.
8. The right is reserved to sell any lot or lots or any part of any lot before the auction, to alter the order of sale or to amalgamate lots or divide lots or to withdraw the whole or any parts thereof.
9. Each lot is sold subject to a reserve price and the vendor reserves the right to bid up to the reserve price through the Auctioneer at the auction.
10. Should any dispute arise between the vendor and the purchaser before completion, as to any point whatsoever contained in the property particulars or as to their interpretation of the matter in dispute, it shall be referred to the Arbitration of the Auctioneers whose decision shall be final and binding on all parties and who shall decide how the cost of such reference shall be borne.
11. Prospective purchasers are strongly advised to view the Special Conditions of Sale and additional information appertaining to each lot which are available separately from the relevant Auctioneer's office or the offices of the acting Solicitors.
12. Prospective purchasers are reminded that no questions will be taken after the commencement of the sale. The Auctioneers and Solicitors will be available approximately half an hour prior to the commencement of the sale to answer any last-minute queries. However, prospective purchasers are strongly advised to make any enquiries before the day of the sale.
13. Bids will be regulated entirely at the discretion of the Auctioneer.
14. Methods of payment: If you are intending to bid at the auction, acceptable methods of deposit payment are; debit card payment, bank transfer, cheques drawn on a UK bank, a bankers' draft, solicitor's client account cheque or a building society cheque.
15. Deposits: Each buyer will be required to provide a minimum deposit of £2,000.00 (two thousand pounds) or 10% of the purchase price, whichever is higher. Separate deposits will be required for each Lot purchased.
16. If you are bidding by proxy, telephone or internet then all deposit funds must be cleared and received into our client bank account no later than 5pm the day before the auction. (This is a strict and adhered to policy).
17. Buyer's Premium is applicable to ALL LOTS. The successful buyer will be required to pay a Buyer's Premium of £1,000.00 plus VAT (£1,200.00 including VAT) to the auctioneers upon exchange of contracts. This applies to each purchase and supersedes any references to alternate costs in the legal documentation for the Lots. This premium is unequivocally payable when the property is purchased prior to the auction/at the auction/ subsequent to the auction.
18. Prior Sale. Under no circumstances will the property be sold within 10 working days of the auction date.
19. Block viewings apply to auction properties. Contact the office to register your interest and to find out when the viewings will take place. No viewings will take place at the property on the day of the auction. (This is a strict and adhered to policy)
20. The auctioneer has not tested any apparatus, equipment fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain their own verification by way of survey/ electrical/plumbing and asbestos survey.
21. The Buyer is responsible for Insurance of the building from the fall of the Auctioneer's hammer. It is prudent to make arrangements for this to be put in place prior to the Auction.
22. David Plaister Ltd comply with The Money Laundering Regulations 2017, therefore all purchasers must provide two forms of identity (one photographic and one with proof of address) upon the fall of the gavel. David Plaister Ltd are required to take copies which will be held on file. Certified ID is acceptable for those wishing to bid remotely providing the documentation has been correctly completed and the person certifying the documents is a professional and not a relative. David Plaister Ltd are obligated to carry out necessary Anti-Money Laundering (AML) checks prior to accepting any monetary transactions from bidders.
23. The integrity and structure of the property is 'Sold as seen' and in addition there may well be some fixtures, fittings and chattels left at the property which will become the responsibility and ownership of the purchaser upon legal completion of the transaction.



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# #investwest PROPERTY EXPO

## NETWORKING EVENT

An exciting networking event running alongside the David Plaister Ltd Property Auction.

The #investwest Property Expo offers the chance to connect with like-minded property professionals and individuals within the industry who share a passion for property. Alongside the networking event, you will get the chance to amp up your auction experience by mingling with prospective bidders and fellow budding developers.

The #investwest Property Expo extends a warm invitation to a diverse range of exhibitors from the property industry, each showcasing their services and products. Immerse yourself in a great atmosphere where a fantastic collection of individuals from the South West's property industry come together to engage in stimulating conversations, while the auction seamlessly unfolds in the background.

- ✓ PRIME LOCATION
- ✓ NETWORKING
- ✓ VISIBILITY



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