



Live & Webcast Auction

Alton Grange Hotel

17-19 London Road,
Alton,
Hampshire
GU34 4EG

We are pleased to offer the entire contents of this privately owned and run country house hotel set in over two acres of landscaped gardens with 34 individually designed en-suite rooms.

This sale is being conducted Live and via Webcast with www.bidspotter.co.uk

Wednesday 17th October 2012

Commencing at 10.30am prompt

Viewing 16th October 2012
onsite between 10.00am – 4.00pm

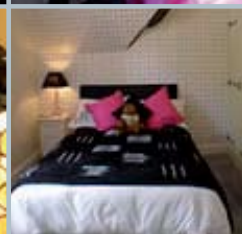
Lift out charges will apply; ask auctioneer for details.





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17-19 London Road,
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Hampshire
GU34 4EG



GENERAL CONDITIONS OF SALE

(as approved by The Royal Institution of Chartered Surveyors)

GLOSSARY

This glossary applies to the auction conduct conditions and the sale conditions.

Wherever it makes sense:

- singular words; can be read as plurals, and plurals as singular words;
- a "person" includes a corporate body;
- words of one gender include the other genders;
- references to legislation are to that legislation as it may have been modified or re-enacted by the date of the auction or the contract date (as applicable); and
- where the following words printed bold black type appear in bold blue type they have the specified meanings.

Addendum

An amendment or addition to the conditions or to the particulars or to both whether contained in a supplement to the catalogue, a written notice from the auctioneers or an oral announcement at the auction.

Approved financial institution

Any bank or building society that has signed up to the Banking Code or Business Banking Code or is otherwise acceptable to the auctioneers.

Auction

The auction advertised in the catalogue. Any auction (whether a Live Auction or an Online Auction and whether conducted independently or simultaneously) conducted pursuant to these General Conditions and the Special Conditions

Auction conduct conditions

The conditions so headed, including any extra auction conduct conditions.

Auctioneers

The auctioneers at the auction. In these general conditions the expression "the Auctioneer" includes his employees and agents and any person to whom conduct of the Auction is delegated.

Bid

An offer to purchase any Lot whether by bidding at Auction or offering to purchase by private treaty or tender.

Bidder

Any person or commercial entity who offers to purchase any lot whether by bidding at live auction, online sale or offering to purchase by private treaty or tender. Every Bidder shall be deemed to act as principal unless the auctioneer acknowledge in writing that he acts as Agent on behalf of a named principal.

Buyers Premium / commission

A commission payable by the buyer on the completion of a Sale the amount of which is set out in the Special Conditions. The auctioneer, when acting as Agent for the Seller, may also receive commission from the seller.

Business day

Any day except (a) a Saturday or a Sunday; (b) a bank holiday in England and Wales; or (c) Good Friday or Christmas Day.

Buyer

The person who agrees to buy the lot or, if applicable, that person's personal representatives: if two or more are jointly the buyer their obligations can be enforced against them jointly or against each of them separately.

Catalogue

The catalogue to which the conditions refer including any supplement to it. Condition One of the auction conduct conditions or sales conditions.

Contract

The contract by which the seller agrees to sell and the buyer agrees to buy the lot.

Contract date

The date of the auction or, if the lot is not sold at the auction:

- (a) the date of the sale memorandum signed by both the seller and buyer; or
- (b) if contracts are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

General conditions

That part of the sale conditions so headed, including any extra general conditions.

Interest rate

If not specified in the special conditions, 4% above the base rate from time to time of Barclays Bank plc. (The interest rate will also apply to judgment debts, if applicable.)

Lot

Each separate property described in the catalogue or (as the case may be) the property that the seller has agreed to sell and the buyer to buy (including chattels, if any).

Particulars

The section of the catalogue that contains descriptions of each lot (as varied by any addendum).

Practitioner

An insolvency practitioner for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, any similar official).

Price The price that the buyer agrees to pay for the lot.

Sale conditions

The general conditions as varied by any special conditions or addendum.

Sale memorandum

The form so headed (whether or not set out in the catalogue) in which the terms of the contract for the sale of the lot are recorded.

Seller

The person selling the lot. If two or more are jointly the seller their obligations can be enforced against them jointly or against each of them separately.

Special conditions

Those of the sale conditions so headed that relate to the lot.

Transfer

Transfer includes a conveyance or assignment (and "to transfer" includes "to convey" or "to assign").

VAT Value Added Tax or other tax of a similar nature.

We (and us and our) The auctioneers.

You (and your) Someone who has a copy of the catalogue or who attends or bids at the auction, whether or not a buyer.

AUCTION CONDUCT CONDITIONS

A1 Introduction

A1.1 Please ensure that you are familiar with the meanings as defined in the Glossary.

A1.2 The catalogue is issued only on the basis that you accept these auction conduct conditions. They govern our relationship with you and cannot be disappplied or varied by the sale conditions (even by a condition purporting to replace the whole of the Common Auction Conditions). They can be varied only if we agree.

A2 Our role

A2.1 As agents for each seller we have authority to:

- (a) prepare the catalogue from information supplied by or on behalf of each seller;
- (b) offer each lot for sale;
- (c) sell each lot;
- (d) receive and hold deposits;
- (e) issue and collect proceeds against an invoice.

A2.2 Our decision on the conduct of the auction is final.

A2.3 We may cancel the auction, or alter the order in which lots are offered for sale. We may also combine or divide lots. A lot may be sold or withdrawn from sale prior to the auction.

A2.4 You acknowledge that to the extent permitted by law we owe you no duty of care and you have no claim against us for any loss.

A3 Bidding and reserve prices

A3.1 All bids are to be made in pounds sterling exclusive of any buyers premium, administration charges or VAT.

A3.2 We may refuse to accept a bid. We do not have to explain why.

A3.3 If there is a dispute over bidding we are entitled to resolve it, and our decision is final.

A3.4 Unless stated otherwise each lot is subject to a reserve price (which may be fixed just before the lot is offered for sale). If no bid equals or exceeds that reserve price the lot will be withdrawn from the auction.

A3.5 Where there is a reserve price the seller may bid (or ask us or another agent to bid on the seller's behalf) up to the reserve price but may not make a bid equal to or exceeding the reserve price. You accept that it is possible that all bids up to the reserve price are bids made by or on behalf of the seller.

A3.6 Where a guide price (or range of prices) is given that guide is the minimum price at which, or range of prices within which, the seller might be prepared to sell at the date of the guide price. But guide prices may change. The last published guide price will normally be at or above any reserve price, but not always – as the seller may fix the final reserve price just before bidding commences.

A4 The particulars and other information

A4.1 We have taken reasonable care to prepare particulars that correctly describe each lot. The particulars are based on information supplied by or on behalf of the seller. You need to check that the information in the particulars is correct.

A4.2 The particulars and the sale conditions may change prior to the auction and it is your responsibility to check that you have the correct versions.

A4.3 If we provide information, or a copy of a document, provided by others we do so only on the basis that we are not responsible for the accuracy of that information or document.

A5 The contract

A5.1 A successful bid is one we accept as such (normally on the fall of the hammer). This condition A5 applies to you if you make the successful bid for a lot.

A5.2 You are obliged to buy the lot on the terms of the sale at the price you bid plus the buyers premium any applicable administration charges plus VAT.

A5.3 You must before leaving the auction:

- (a) provide all information we reasonably need from you to enable us to complete the sale invoice (including proof of your identity if required by us);
- (b) pay the deposit.

A5.4 The deposit:

- (a) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the seller, but otherwise is to be held as stated in the sale conditions; and
- (b) must be paid in pounds sterling by cheque or by bankers' draft made payable to us on an approved financial institution. The extra auction conduct conditions may state if we accept any other form of payment.

A5.5 If the buyer does not comply with its obligations under the contract then:

- (a) you are personally liable to buy the lot even if you are acting as an agent; and
- (b) you must indemnify the seller in respect of any loss the seller incurs as a result of the buyer's default.

A5.6 Where the buyer is a company you warrant that the buyer is properly constituted and able to buy the lot.

General Terms & Conditions section(s) b/c/d/e/f – relate only to sales physically conducted outside of the European Union and as such do not form part of the general conditions of sale for this auction.

GENERAL CONDITIONS OF SALE

Some words have special meanings, which are defined in the Glossary. The general conditions (including any extra general conditions) apply to the contract except to the extent that they are varied by special conditions or by an addendum.

G1. The lot

G1.1 The lot (including any rights to be granted or reserved, and any exclusions from it) is described in the special conditions, or if not so described the lot is that referred to in the sale memorandum.

G1.2 The lot is sold subject to all matters contained or referred to in the documents, but excluding any financial charges: these the seller must discharge on or before completion.

G1.3 The lot is also sold subject to such of the following as may affect it, whether they arise before or after the contract date and whether or not they are disclosed by the seller or are apparent from inspection of the lot.

G1.4 Where anything subject to which the lot is sold would expose the seller to liability the buyer is to comply with it and indemnify the seller against that liability.

G1.5 The lot comprises of the catalogued item all items in, under, over and around any lot in this catalogue are not included with such lot unless specifically stated in the catalogue description.

G1.6 The lot does not include any tenant's or trade fixtures or fittings.

G1.7 The buyer acknowledges that in agreeing to purchase any Lot he is not relying on any warranties or representations made by the seller or the auctioneer or any of their employee's agents or representatives. All representations, warranties and conditions, express or implied, statutory or otherwise in respect of all and any of the lots are expressly excluded and without limitation any warranties and conditions as to title, quiet possession, satisfactory quality, fitness for purpose and description are excluded to the fullest extent as permitted by law.

The buyer further acknowledges that:

(a) neither the seller nor the auctioneer shall in any circumstances be liable to or to compensate the buyer nor shall the buyer be entitled to rescind the Sale or reject any Lot for an error omission or misstatement contained in the Catalogue and/or in the Special Conditions.

(b) all the lots are purchased on the basis that risk of good title to all or any of them passing to the buyer is at the buyer risk and without limitation the Lots are sold subject to any claims, liens, distraint and execution and subject to all leasing, hire or hire purchase agreements and reservation of title claims (if any) in respect of them;

(c) if it shall be found that the seller does not have title to all or any of the lot the buyer shall have no right to rescind, avoid or vary this agreement or to claim damages or a reduction in the price paid or payable;

(d) any intellectual property rights or software subsisting in a Lot may be third party property and as such the seller and/or the auctioneer may be unable to effect transfer. The buyer will not be authorised to use intellectual property rights or software and any such use or transfer shall be at the buyer sole risk.



GENERAL CONDITIONS OF SALE continued

(as approved by The Royal Institution of Chartered Surveyors)

(e) The buyer undertakes that it shall ensure that any vehicle comprised in any Lot is in a roadworthy condition in accordance with the Road Vehicle (Construction and Use) Regulations 1986 and any subsequent amendments thereof or such other relevant regulations as shall from time to time be in force before using it on a public road. It is the buyer's responsibility to remove any logos and lettering from vehicles. Odometer readings are not warranted.

(f) any item of plant, machinery or equipment contained in the lot (s) may not necessarily comply with any statutory requirements or regulations governing the use of that plant, machinery or equipment in their working environment. Neither the seller nor the auctioneer shall incur any liability to the buyer because of any default or defect in all or any of the lots. Buyer are entirely responsible for ensuring that the use of any item of plant, machinery or equipment does not contravene any health and safety and environmental legislation in existence at the time of the Sale.

(g) agrees that the auctioneer is acting only as agent of the seller and it is expressly agreed and declared that no personal liability in connection with the sale of any lot or otherwise shall fall on the auctioneer and the buyer shall indemnify the auctioneer against all and any liabilities arising under or in connection with the Sale of any Lot. Insolvency Practitioner(s), including Administrative Receiver(s), Administrator(s) and Liquidator(s) act as agent(s) for the seller without personal liability and shall incur no personal liability whatsoever in relation to a Sale or pursuant to any document relating thereto.

G1.8 The buyer agrees that the General Conditions and the exclusions which they contain are fair and reasonable bearing in mind that:-

(a) the buyer must rely absolutely on the buyer's own opinion and/or professional advice concerning the quality, state, condition, performance and functionality of the lot any right, title or interest which is sold under the terms of these General Conditions, their fitness and suitability for any particular or any purpose, the possibility that some or all of them may have defects not apparent on inspection and examination including, without limitation, the presence of contamination and the possibility that the buyer may not acquire title and the fact that the buyer would have no remedy under this Agreement should that happen;

(b) the buyer has available to it skilled professional advice and on that basis agrees to purchase a lot for a consideration calculated to take into account amongst other things the risk to it represented by the fact that the parties believe that all the exclusions and limitations set out in these General Conditions would be recognised as being fully effective by the Courts and the seller making it clear that it would not have agreed to sell any lot on any other basis except for a higher consideration;

(c) the buyer has been given every opportunity which might reasonably be expected to examine and inspect the lot.

(d) The buyer acknowledges that a Sale by Auction is not a consumer sale for the purposes of the Sale of Goods Act 1979 (as amended by the Sale and Supply of Goods Act 1994) and the Unfair Contract Terms Act 1977 and the buyer shall not seek to rely upon and conditions or warranties implied thereby or by any other legislation.

G2. Deposit

G2.1 The amount of the deposit is the greater of:

(a) any minimum deposit stated in the auction conduct conditions (or the total price, if this is less than that minimum); and

(b) 25% of the price (exclusive of any VAT on the price).

G2.2 The deposit

(a) Must be paid in pounds sterling by bankers transfer, cash or credit/debit card (or by other means of payment that the auctioneers may accept); and

(b) is to be held as stakeholder unless the auction conduct conditions provide that it is to be held as agent for the seller.

G2.3 Where the auctioneers hold the deposit as stakeholder they are authorised to release it (and interest on it if applicable) to the seller on completion or, if completion does not take place, to the person entitled to it under the sale conditions.

G2.4 If a cheque for all or part of the deposit is not cleared on first presentation the seller may treat the contract as at an end and bring a claim against the buyer for breach of contract, additionally the buyer will be liable for all charges and expenses incurred as a result of a non cleared payment. G2.5 Interest earned on the deposit belongs to the seller unless the sale conditions provide otherwise.

G4 Identity of Parties

Every buyer is required to give his name and address and provide satisfactory proof of identity and such other information and documentation as is required to the Company before making any Bid and in the case of:

(a) A Live Auction by the completion of a registration form;

(b) An Online Auction by online registration at the Website; and

(c) A private treaty or tender by prior registration or notification of details, as and when requested by the auctioneer.

The Company reserves the right at any time to reject the registration of any persons and refuse access to the Auction at its sole discretion.

The auctioneer Name & Registered Office: Pro Auction Ltd, The Counting House, 13a Church Farm Business Park, Corston, Bath BA2 9AP. Company No. 05059610.

The auctioneer may from time to time act jointly with an associated Auctioneer who will be named in the Catalogue and/or in the Special. The seller the person upon whose instructions the auctioneer is conducting the sale, details of whom are set out in the Special Conditions of Sale.

G5 Conduct of Auctions

G5.1 Any lot may be subject to a minimum bid or reserve price. The auctioneer or the seller is entitled to change these at any time before the conclusion of the Sale.

G5.2 The seller, auctioneer or any representative, agent or person acting on behalf of the seller may Bid for any lot. Persons entitled to Bid pursuant to this condition shall be entitled to place Bids on any lot up to the reserve price including by placing Bids in response to other Bidders.

G5.3 Lot descriptions will be amended as appropriate as and when information becomes available to the auctioneer. Prospective Bidders must read lot descriptions before making a Bid so that they are fully aware of any amendments to the description appearing in the Special Conditions and/or on the Website or in the Catalogue in relation to a particular lot.

G5.4 The auctioneer may at any time before the conclusion of the Sale withdraw or divide any lot or combine any lot or sell any lot by private treaty or tender before, during or after the Auction.

G5.5 The auctioneer may reject any Bid at his sole discretion and without being required to give a reason.

G5.6 No Bid shall be retracted without the consent of the auctioneer.

G5.7 The auctioneer may where there is a dispute between buyer, summarily determine the dispute or immediately again offer the Lot for sale, in each case without being required to give a reason.

G5.8 The auctioneer shall in every other respect decide how the Auction is to be conducted and without being required to give a reason.

G5.8 A Sale is concluded (constituting acceptance of the Bidder's offer, subject to General Condition when:

(a) in the case of a Live Auction, on the fall of the auctioneers hammer and/or,

(b) in the case of an Online Auction, at the close of the timed Online Auction Sale as specified on the Website and as defined by General Condition

(c) in the case of a private treaty or tender, when the Bidders Bid is accepted by the auctioneer, such acceptance to be communicated to the Bidder in writing by way of receipt of the auctioneers invoice.

G5.9 The buyer shall be the person who made the highest Bid before the conclusion of the Sale pursuant to General Condition G5.8 above subject to approval and acceptance by the auctioneer and the Seller or such other Bidder as the auctioneer may declare to be the buyer without being required to give a reason. The auctioneer and/ or the seller is not bound to accept the highest Bid or any other Bid placed in the course of the auction.

G5.10 In the case of an Online Auction the buyer, as determined under General Condition above, shall within a reasonable time after the conclusion of the Sale receive by email an invoice in respect of the monies due for the Lot(s) purchased.

G5.11 In the event that the reserve price is not met, the auctioneer may consider the Bids received below the reserve price with the seller who at its sole discretion may accept, reject or place a counteroffer.

G5.12 On conclusion of the Sale and acceptance of the Bidders Bid pursuant to General Conditions, the buyer acknowledges and agrees that he has entered into a contract with the seller to buy the Lot and the Buyer must complete the transaction to purchase the Lot.

G5.13 The buyer may not remove any Lot he has bought until after the end of the Auction.

G5.14 In relation to an Online Auction:

(a) the auctioneer cannot guarantee that the internet services will operate continuously or without interruptions and this could affect the conduct of the Online Auction and the Bidders ability to Bid online. The Company shall not be liable in any respect in the event of any dispute due to errors, omissions or disruptions to internet services or power failures or any other unforeseen circumstances which may occur during the Online Auction;

(b) the auctioneer may at any time, without notice, postpone or cancel an Online Auction or extend an Online Auction beyond the published closing time (including extension of the timed Online Auction in accordance with General Condition below);

(c) the timed Online Auction Sale is auto bid extension enabled meaning that where a Bid is placed within ten minutes of the original scheduled close of the timed Online Auction the scheduled close of the timed Online Auction will automatically be extended by an additional ten minutes. This continues with a new scheduled close time each time a Bid is placed until no-one places a Bid before the last scheduled close of the timed Online Auction. Such time shall then be deemed to be the close of the timed Online Auction.

G5.15 In the event that the auctioneer unknowingly sells a Lot that was not eligible for Sale (i.e. there is a third party interest that comes to light) then the auctioneer shall be entitled to immediately rescind that Sale without any further liability to the auctioneer or the seller.

G5.16 Copies of the Auctions (Bidding Agreements) Act 1927 and 1969 are held at the auctioneers principal place of business.

G6 Sale and Payment

G6.1 The buyer shall pay the following sums to the auctioneer in full and without set off:-

(a) immediately upon the Sale of any Lot the Deposit, if requested by the auctioneer and

(b) the balance of the price of the Lot purchased, together with the Buyer's Premium, lift out charges and VAT.

(c) any other payment or amount due to the seller and/or the auctioneer pursuant to these General Conditions or the Special Conditions on demand.

G6.2 The time for complying with clause G6.1 above shall be the time specified in the Auction catalogue or if no time is specified there, 4pm on the next working day and in every case time shall be of the essence.

G6.3 In view of Money Laundering Regulations the auctioneer reserves the right to refuse payment in cash. Payments in cash of more than £7,500 will not in any circumstances be accepted.

G6.4 The auctioneer is entitled to charge in full or in part the amount due including all fees, from debit or credit card details registered by bidders participating in auction events

G6.4 If the buyer fails to make any payment on the due date for payment then, without limiting any other right or remedy available to the seller, the buyer shall pay to the auctioneer interest (both before and after any judgment) on the amount unpaid at the rate of 4% above the base rate from time to time of Barclays Bank plc. (The interest rate will also apply to judgment debts, if applicable) per month or any part thereof until payment in full is made.

G6.5 Until the buyer has fully complied with its obligations under the General Conditions

(a) title to any Lot bought shall not pass to the buyer;

(b) the seller or the auctioneer shall have a lien over any Lot bought by the buyer in the Auction;

(c) if the buyer effects or purports to effect a resale or any other disposition of all or part of the Lot, the buyer shall hold the proceeds of resale or other disposition on trust for the seller.

G6.6 All sums payable under these General Conditions and the Special Conditions are exclusive of any applicable VAT for which the buyer shall be additionally liable to pay to the auctioneer. On written request by the buyer the auctioneer will provide a VAT invoice.

G7 Removal of Lots

G7.1 The ownership of the Lot purchased shall not pass to the Buyer until he has made payment in full to the auctioneer of 'the total amount due', but each Lot is at the sole risk of the Buyer from the fall of the hammer.

G7.2 The removal of Lots from the Location shall be undertaken by the Buyer entirely at its own risk and without any liability whatsoever to the seller or auctioneer.

G7.3 Buyers are responsible for any and all costs and expenses incurred in relation to the removal of Lots and any other applicable charges, taxes and insurance costs.

G7.4 The Buyer may not remove any Lot until the Buyer has:-

(a) paid by cleared funds all amounts payable pursuant to the conditions of sale

(b) if requested by the auctioneer and/or the seller produced satisfactory evidence to the Auctioneer that the Buyer has adequate public liability insurance in respect of the indemnity set out in General Condition below and/or deposited with the auctioneer, by way of security, for the costs of making good any damage likely to occur, such sum as the Auctioneer may stipulate.

G7.5 The Buyer must remove each Lot purchased by the Clearance Date and Time for which time shall be of the essence. Lots may only be removed during normal working hours or such hours as are specified in the Special Conditions.

G7.6 Buyers should co-operate regarding order of removal of Lots in order to comply with the Clearance Date and Time. If it transpires that a Buyer makes no effort to commence dismantling and the particular Lot is preventing other buyers from removing purchased Lots, then the Auctioneer reserves the right to insist that removal take place immediately notwithstanding the specified Clearance Date and Time. In the event the Buyer does not comply with its obligations under this General Condition G7.7, then the Auctioneer reserves the right to arrange for the removal and/or storage of the Lot and charge any attendant costs to the Buyer.

G7.7 If any Lot is unsold and has to be dismantled & lowered to allow the removal of any other lot, then such dismantling & lowering shall be the responsibility of the Buyer of the relevant Lot(s).

G7.8 Title to computer software sold pursuant to the Sale of a Lot is not transferred under any Sale to the Buyer and use is subject to any licence or copyright restrictions and user conditions. The auctioneer or the seller reserve the right to erase any private or sensitive information prior to the Sale or at any later date.

G7.9 The Buyer and/or his removal contractor must liaise with the Company's site representative prior to commencing dismantling/removal of a Lot from the Location and must at all times comply with its obligations under clause G7.11 below.

G7.10 When removing any Lot from the Location the Buyer shall, or shall procure that its removal contractors shall:

(a) carry out a full assessment of Lot, the Location and the land or buildings to which the Lot is fixed to assess the risks associated with detaching/removing the Lot and shall fully satisfy themselves that they can detach/remove the Lot in compliance with the Buyers obligations under this

(b) obtain all relevant planning permissions (where required) in relation to the removal of building structures and plant housings;

(c) buyers of Lots will be required to make good holes or voids exposed by the removal of Lots. Cladding taken off buildings for removal of plant & equipment will have to be replaced, unless otherwise specified by the Company;

(d) when detaching any Lot fixed to land or buildings, do so safely and lawfully and must not use flame cutters, explosives or any other dangerous equipment or process without first obtaining written consent of the Company;

(e) remove the Lot in compliance with all relevant legislation, regulations, codes of practice, guidance, orders, rules and other requirements of any relevant government or governmental agency or authority whether Parliamentary, statutory, parochial or local including (without limitation) in compliance with the Health and Safety at Work etc Act 1974, the Environmental Protection Act 1990, The Construction (Design and Management) Regulations 2007, Control of Substances Hazardous to Health Regulations 2002 (COSHH), and the Road Vehicle (Construction and Use) Regulations 1986 and any subsequent amendments thereof and all other health and safety and environmental legislation in existence at the time of the Sale.

(f) To the extent that such regulations are advisory rather than mandatory, the standard of compliance to be achieved by the Buyer shall be to the best industry practice; In all cases arising under this General Condition 7.11 the costs of compliance shall be borne by the Buyer and the Buyer hereby indemnifies the Auctioneer and the Seller against all losses, costs, expenses, damages, liabilities, demands, claims, actions and proceedings which the Auctioneer and/or the Seller may incur arising directly or indirectly out of any breach by the Buyer to the provisions of these conditions and the Buyer shall make good any damage caused to (without limitation) other lots, the Location or to any property belonging to third parties, in removing any Lot.



GENERAL CONDITIONS OF SALE continued

(as approved by The Royal Institution of Chartered Surveyors)

(g) The auctioneer shall be entitled to halt the clearance of any Lot if in its absolute discretion the removal of a Lot is being carried out in an unsatisfactory manner. Where the clearance is halted by the auctioneer, the Buyer must liaise with the auctioneer site representative as to how the Lot should be removed from the Location provided that the Buyer shall at all times ensure that it complies with its obligations under General Condition 7.11 above and the seller nor the auctioneer shall have any liability in this regard.

(h) The Buyer shall provide evidence as and when requested by the auctioneer of the Buyer's insurance policies in respect of the following insurances and at a minimum level of: Public Liability Cover - limit Two Million Pounds (£ 2,000,000); and Employers Liability Cover - limit Ten Million Pounds (£10,000,000); the auctioneer reserves the right to vary the level of insurance cover stated above at any time, as and when required.

(i) The Buyer shall provide to the auctioneer a Risk Assessment & Method Statement complying with The Construction (Design & Management) Regulations 2007, COSHH or with any subsequent amendments thereof or such other legislation as shall from time to time be in force.

(j) Electric, gas, water, steam and waste disconnections are the responsibility of the Buyer and MUST be carried out by an approved contractor following consultation with the site representative.

(k) It is expressly brought to the Buyer's attention that certain Lots could contain blue or white asbestos, dangerous chemicals etc. which if not handled correctly during their removal could result in breach of Health & Safety at Work legislation and/or Control of Substances Hazardous to Health Regulations or other statutory requirements.

(l) Any fluids, gases and/or waste remaining in plant and machinery are the responsibility of the Buyer and MUST be removed from the Location strictly in accordance with any applicable statutory requirements.

(m) The Buyer must use safe and lawful means of removing the Lot, must comply with all current statutory requirements and regulations including those relating to the disposal and removal of waste, and if required, satisfy the auctioneer in relation to their removal procedures; in particular, the removal of waste materials must be undertaken by an approved and licensed contractor to an approved waste management site.

G7.11 The Buyer shall indemnify the auctioneer and the Seller against any loss, damages, expenses, claims or liabilities arising directly or indirectly from the possession or use of the Lot after title to the Lot has passed to the Buyer but before it is removed from the Location.

G7.12 All Lots are sold on the understanding that the Seller does not represent them as being in a condition which makes them suitable for domestic use. If any Lots are intended for domestic use the Buyer must ensure that they comply with the requirements of the Furniture & Furnishings (Fire) (Safety) Regulations 1988 and any subsequent amendments thereof or such other relevant statutory requirements or regulations as shall from time to time be in force.

G7.13 The Buyer undertakes to comply with the provisions of the Data Protection Act 1998 in processing data held by them in connection with any Lot.

G8 Default

G8.1 If at any time the Buyer has failed either to pay the sums specified above in full, by the expiry of the time specified in clause above (or any extension granted), or to remove any Lot by the time specified the auctioneer and/or the seller

(a) may rescind the Sale of that Lot, in which case any deposit shall be forfeit, and that Lot may be resold by auction or privately;

(b) may remove the Lot from the Location and leave it outside at the Buyer's risk in all respects;

(c) may charge the Buyer for the reasonable costs of transporting the lot, storage and administration charges;

(d) may charge the Buyer rent, taxes, men's wages and expenses incurred as a result of the Lot(s) remaining at the Location

G8.2 If the Auctioneer has rescinded the sale but the Buyer has removed the Lot bought, the Auctioneer shall be entitled without previous notice to enter upon any premises where he believes the Lot to be and remove it.

G8.3 If the Auctioneer has rescinded the sale and the Lot has been resold, the Buyer shall make good any deficiency, namely:-

(a) the sale price less the resale price;

(b) the costs of and incidental to resale.

G8.4 If because the Buyer has failed to remove any Lot by the time specified above (or any extension granted), and the Seller is unable to give vacant possession on disposing of or relinquishing any interest in the premises from which the Lot should have been removed, the Buyer shall compensate the Seller for any loss resulting and shall indemnify the Seller against any loss, damages, expenses, claims or liabilities incurred arising from the Buyer's failure to remove the Lot from the Location.

G9 Acknowledgements and Exclusion of Warranties

G9.1 The Buyer acknowledges that in agreeing to purchase any Lot he is not relying on any warranties or representations made by the Seller or the Auctioneer or any of their employee's agents or representatives. All representations, warranties and conditions, express or implied, statutory or otherwise in respect of all and any of the Lots are expressly excluded and without limitation any warranties and conditions as to title, quiet possession, satisfactory quality, fitness for purpose and description are excluded to the fullest extent as permitted by law.

G9.2 The Buyer further acknowledges that neither the Sellers nor the Auctioneer shall in any circumstances be liable to or to compensate the Buyer nor shall the Buyer be entitled to rescind the Sale or reject any Lot for an error, omission or misstatement (including photographic images or website entries) contained in the Catalogue and/or in the Special Conditions

G9.3 The Buyer also acknowledges that:-

(a) all the Lots are purchased on the basis that risk of good title to all or any of them passing to the Buyer is at the Buyer's risk and without limitation the Lots are sold subject to any claims, liens, distraint and execution and subject to all leasing, hire or hire purchase agreements and reservation of title claims (if any) in respect of them;

(b) if it shall be found that the Seller does not have title to all or any of the Lots the Buyer shall have no right to rescind, avoid or vary this agreement or to claim damages or a reduction in the price paid or payable;

(c) anything found in, under, near or in any Lot which is not specifically included in the description of the Lot remains the property of the Seller;

(d) any intellectual property rights or software subsisting in a Lot may be third party property and as such the Seller and/or the Auctioneer may be unable to effect transfer. The Buyer will not be authorised to use intellectual property rights or software and any such use or transfer shall be at the Buyers sole risk.

(e) The Buyer undertakes that it shall ensure that any vehicle comprised in any Lot is in a roadworthy condition in accordance with the Road Vehicle (Construction and Use) Regulations 1986 and any subsequent amendments thereof or such other relevant regulations as shall from time to time be in force before using it on a public road. It is the Buyer's responsibility to remove any logos and lettering from vehicles. Odometer readings are not warranted;

(f) The Buyer acknowledges that any item of plant, machinery or equipment contained in the Lot(s) may not necessarily comply with any

statutory requirements or regulations governing the use of that plant, machinery or equipment in their working environment. Neither the Seller nor the Auctioneer shall incur any liability to the Buyer because of any default or defect in all or any of the Lots. Buyers are entirely responsible for ensuring that the use of any item of plant, machinery or equipment does not contravene any health and safety and environmental legislation in existence at the time of the Sale.

(g) The articles may be inspected at the times and place set out in the Catalogue. Each buyer (whether or not he inspects those articles which he purchases) shall be deemed to buy with notice of all defects in them.

(h) The Buyer acknowledges and agrees that the Auctioneer is acting only as agent of the Seller and it is expressly agreed and declared that no personal liability in connection with the Sale of any Lot or otherwise shall fall on the Auctioneer and the Buyer shall indemnify the Auctioneer against all and any liabilities arising under or in connection with the Sale of any Lot.

G10 Liabilities and Indemnities

G10.1 The Auctioneer warrants that he believes that the Seller of each Lot is able to pass good title, and if the Seller is not able to do so, the Auctioneer shall use his reasonable endeavours to assist the Buyer in obtaining good title and in pursuing any remedies the Buyer might have against the Seller, but the Auctioneer shall not be bound to initiate litigation and shall not be under any other obligation to the Buyer.

G10.2 Every Lot is sold as seen and where lying. no Lot is sold as compromising or including any new goods.

G10.3 The Auctioneer neither has nor professes any expert or other knowledge of any Lot sold and is hereby excluded any liability the Auctioneer might otherwise incur and any right or immunity the Buyer might otherwise possess in respect of any conditions warranties or representations relating to the condition of any Lot sold or the merchantable quality of the Lot or its fitness for the particular or any purpose for which it is or may be required whether such conditions warranties or representations are expressed or implied in the Auction Catalogue or are the subject of oral or written statements made by or on behalf of the Auctioneer or any other person before or in the course of the Auction.

G10.4 No liability shall attach to the Auctioneer either in contract or in tort for loss, injury or damage legal or other expenses sustained by the Seller, any Bidder, the Buyer or any other person by reason of:-

(a) any defect in any Lot sold, whether or not such defect be latent or apparent on examination;

(b) any defect or danger of the premises where the Auction is held;

(c) any alleged failure of the Auctioneer to properly advertise the Auction or to seek or obtain expert legal advice with regard to any Lot offered for sale or its reserve price;

(d) any act or omission of the Auctioneer in the conduct of the Auction or after the Auction;

(e) any act or omission of any person other than the Auctioneer.

G10.5 The Seller shall indemnify the Auctioneer in respect of any claims made by another or third party for any loss injury damage or legal or other expenses referred to above

G10.6 The Auctioneer shall not be liable to indemnify the Seller or any Bidder or the Buyer in respect of any claims made by another or third party for any loss injury damage or legal or other expenses referred to in clause 10.4 above.

G10.7 In no circumstances shall the Auctioneers be liable for any consequential damage.

G10.8 Waiver No indulgence shown by the Auctioneer shall prevent the Auctioneer or the Seller from subsequently insisting upon their respective rights and remedies.



SPECIAL NOTES & CONDITIONS

(to be read in conjunction with the General Conditions of Sale as approved by The Royal Institution of Chartered Surveyors)

ALTON GRANGE HOTEL

ADDRESS OF AUCTION:

Alton Grange Hotel, 17-19 London Road, Alton, London, Hampshire GU34 4EG

VIEWING Viewing is strictly by arrangement with the auctioneers on Tuesday 16th October 2012 onsite between 10.00am - 4.00pm. Please visit the website to view any drawings or plans of equipment before placing bids.

REGISTRATION Prospective purchasers must register and obtain a buyer's number when entering the site on Sale Day in order to be a successful bidder. A REQUIREMENT OF SUCH REGISTRATION WILL BE PHOTOGRAPHIC AND PROOF OF ABILITY TO PAY FOR POTENTIAL PURCHASES, (PASSPORT, DRIVING LICENCE). The Auctioneers reserve the right to refuse admission.

Persons under the age of 16 will not be allowed on site.

PAYMENT All lots must be paid and cleared for before prior to removal by Cash, Banker's Draft, credit or debit card or Cheque supported by an appropriate Banker's Letter stating that the Bank will HONOUR your cheque and the limit up to which they are willing to do so, unless otherwise agreed.

V.A.T. V.A.T. will be added to sale bills at 20%. Special rules apply for sales for export – request information from the auctioneer

BUYERS PREMIUM Buyer's Premium of 15.5% plus V.A.T. will be added to purchasers bills. The Buyers Premium will relate to any sales which might take place prior to the auction, during the auction and after the auction and indeed to any Private Treaty Sales of items not included in the auction.

DEPOSITS The Auctioneer reserves the right to take a 25% deposit at Point of Sale. Purchasers are reminded to leave a 25% deposit before leaving site on sale day. Payment in full must be made within 24 hours of the sale.

ABSENT BUYING INSTRUCTIONS If you cannot attend the sale we will execute bids confidentially on your behalf.

For absent bids indicate your limit for each lot, Your bids will be executed at the lowest prices allowed by reserves and other bids.

A buyers premium plus applicable charges & taxes, is payable on successful bids.

Absentee and telephone bids are accepted at your risk, and are subject to the Terms & Conditions of sale and any Special Conditions relating to the auction.

Please submit your bids not later than 4 hours prior to the sale commencing, you will receive confirmation of receipt. 25% deposit required on composite total of bids.

REMOVAL All lots which are subject to a lift-out charge are detailed on an information sheet available from the Sale's pay office, where applicable the charges are mandatory. Goods to be removed from site not later than **Tuesday 30th October 2012 by 4.00pm.**

SITE PROCEDURE The Vendor or Pro Auctions Limited are not liable for, nor accept any responsibility for any injury, loss or damage to persons or property sustained whilst on site.

COMPLIANCE WITH LAWS, REGULATIONS AND PLANNING Purchasers or their Removal Contractors are responsible for applying for relevant planning permissions (if appropriate) with reference to the removal of building structures and plant housings.

Purchasers or their Contractors shall at all times comply with all orders, regulations, requirements and rules of any authority whether Parliamentary, statutory, parochial or local and in particular shall comply with all requirements applicable to the employment by them of labour or otherwise affecting the work.

The Purchasers or their Contractors shall in addition and without prejudice to the generality of the foregoing conform to the regulations and byelaws of local authorities and shall pay all fees and charges arising under the said regulations and byelaws in respect of the Work.

ORDER OF REMOVAL Buyers should co-operate regarding order of removal in order to comply with the clearance date. If it transpires that a purchaser makes no effort to commence dismantling and the particular item of plant is preventing other buyers from removing equipment, then the Auctioneer reserves the right to insist that removal take place immediately notwithstanding the final clearance date.

If in the event the purchaser does not comply, then the Auctioneer reserves the right to arrange for the removal of the lot or lots and charge any attendant costs to the purchaser.

INSURANCE The Auctioneers remind prospective bidders of Condition 7 of the Conditions of Sale. Any buyers of fixed plant or their duly appointed contractors **MUST** consult with the Auctioneers duly appointed representative, prior to commencing removal. Written consent to commence dismantling will be required. It should also be noted that all dismantling contractors working on site must be insured for at least two million pounds (£2,000,000) public liability cover and proof of cover must be produced before work commences.

Lots must be insured by the purchaser from the fall of the hammer, no responsibility whatsoever will rest with the Auctioneer or Vendor in the event of any loss suffered.

The Purchaser or his Contractor will also ensure that employers liability cover in the sum of **TEN MILLION POUNDS (£10,000,000)** is in place.

CONTENTS All items in, under, over and around any lot in this catalogue are not included with such lot unless stated in the catalogue description or by the Auctioneer

DOCUMENTS The Vendors/Agents/Auctioneers reserve the right to remove any documents they may require from the lot prior to the sale or at any later date.

SOFTWARE Title to computer Software is not transferred and use is subject to any licence or copyright restrictions and user conditions.

The Vendors/Agents/Auctioneers reserve the right to erase any private or sensitive information prior to delivery or at any later date

INSPECTION & CONDITION The articles may be inspected at the times and place set out in the Catalogue. Each buyer (whether or not he inspects those articles which he purchases) shall be deemed to buy with notice of all defects in them. No buyer shall have the right to reject for any reason any articles which he may purchase. Every express or implied warranty or condition as to merchantability, condition or fitness for purpose of any of the articles is excluded.

UNSOLD LOTS If any lot or item is unsold and has to be dismantled & lowered to allow the removal of any other lot, then such dismantling & lowering shall be the responsibility of the purchaser of the relevant Lot(s) or Item(s).

CONDITIONAL SALES Please note the Auctioneer reserves the right to effect conditional sales on certain lots.

The Auctioneer reserves the right to rescind the sale of lot(s) if purchasers or their contractors fail to provide a satisfactory Method Statement in accordance with current Health & Safety Regulations (or if their transport arrangements are considered unsuitable).

RESERVES Where applicable, Lots will be offered subject to reserve prices.

LOTS with a quantity greater than 1 shall be offered on an individual basis – the highest bidder shall have the option, at the auctioneers discretion, to bid for 1 or all of the quantity available.

All sales are binding, no refunds will be permitted under any circumstances – ensure you have viewed the lot before bidding.

WARNING
It is a criminal offence to form a ring at auction or to induce another to abstain from bidding.

Pro Auction Limited

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CATALOGUE LISTING



Please note all capacities, dimensions and dates of manufacture are approximate and potential purchasers should make their own inspection for verification.

MANNER OF OFFERING In order to assist prospective purchasers the plant has been broken down into individual lots for identification purposes. The auctioneer has absolute discretion regarding the offering of the lots and may offer lots as a group or consolidated lots, but where possible prospective purchasers wishing to bid for individual lots will be accommodated.

LOT NO. DESCRIPTION

Reception

1	Cast iron umbrella stand 350mm x 150mm x 700mm
2	Oriental black laquer cabinet with two door and two drawers gold painting decoration and detail of Chinese women 1050mm x 370mm x 780mm
3	Tourist information pocketed leaflet dispenser three tiers 620mm x 760mm
4	Electric wall-mounted convector heater 1.75kw
5	Small wall mounted mirror 380mm x 450mm painted gold
6	Reception counter in black matt wood with ceramic tile facing 1630mm x 600mm x 1100mm
7	Victorian mahogany corner chair shaped splats and having a cabriole front leg which is carved with a scallop shell to the knee and terminates in a pad foot upholstered seat pad 550mm seat pitch
8	Cherry wood coffee table with pad foot 600mm x 500mm x 540mm
9	Oriental shaped table vase with plant
10	Chrome pillar stand maitre d stand 1500mm tall
11	Ceramic jardinière 350mm diameter pot with plant
12	Chrome up lighter 940mm tall
13	Victorian style desk lamp metal base with colour glass bowl shade 590mm tall
14	Oriental style three tier what not stand wooden construction 290mm x 800mm
15	Victorian style desk lamp metal base with colour glass bowl shade 590mm tall
16	Bamboo side table with shelf 510mm x 300mm
17	Copper scuttle 520mm x 370mm
18	Pair of faux suede light brown club chairs 725mm x 635mm x 660mm
19	Rattan two seater occasional sofa 1200mm x 700mm complete with rattan frame glass top coffee table 830mm x 540mm
20	Brass fire fender 1200mm x 300mm tall
21	Metal fire screen black 910mm x 840mm
22	Chimney fire pit - brush shovel poker tongs set in brass
23	Art Deco style accent lamp supplied by Widdop & Bingham
24	Gilt frame over mantle mirror 1250mm x 1000mm
25	Chimney fire pit - brush shovel poker tongs set in cast metal
26	Brass picture light 700mm
27	Map of the World framed designed from a Chinese perspective

LOT NO. DESCRIPTION

28	Pair of wall sconces brass metal with flower etched glass shade
29	Tall glass vase shape as Martini glass 700mm tall
30	Barley twist leg occasional table 570mm x 400mm
31	Wooden frame hall chair with burgundy upholster pad 400mm seat pitch
32	Pair of prints in frame - rabbit theme and pot plant
33	Pair of carved jardinière plinths barley twist distressed effect
34	Drapes with valance spans 3000mm x 2300mm fully lined pattern
35	Brinton Axminster blue cobalt carpet appx 9m x 6m
36	Brinton Axminster staircase carpet 17 tread x 1000mm wide
37	Brinton Axminster hallway carpet appx 1000mm wide x 27m run
38	1997 ASTON MARTIN DB7 FH 2dr Coupe 2 door coupe green petrol manual P Reg (not including private plate)
39	Apollo XC.26 mens mountain bike 14" 18 speed gears and front suspension
40	Spare
Breakfast Room	
41	Dining table with cast base 760mm x 760mm complete with 2 x dining chairs
42	Dining table with cast base 760mm x 760mm complete with 2 x dining chairs
43	Dining table with cast base 760mm x 760mm complete with 2 x dining chairs
44	Dining table with cast base 760mm x 760mm complete with 2 x dining chairs
45	Dining table with cast base 760mm x 760mm complete with 2 x dining chairs
46	Dining table with cast base 760mm x 760mm complete with 2 x dining chairs
47	Dining table with cast base 760mm x 760mm complete with 2 x dining chairs
48	Dining table with cast base 760mm x 760mm complete with 2 x dining chairs
49	Dining table with cast base 1140mm x 760mm complete with 4 x dining chairs
50	Dining table with cast base 1140mm x 760mm complete with 4 x dining chairs
51	T&G Woodwear trolley Hevea top mobile complete with shelf, drawers & bottle wine rack 730mm x 570mm x 895mm
52	Wooden table 1070mm x 600mm

LOT NO.	DESCRIPTION
53	Wooden table 1070mm x 600mm
54	Wooden dumb waiter with two doors under and drawer 900mm x 510mm
55	Standard lamp with reproduction Tiffany style shade 1500mm tall shade diameter 500mm
56	Tall vase in blue black and white 680mm tall
57	Art Deco style accent lamp supplied by Widdop & Bingham figure on granite base plinth
58	Wooden wall sculpture of birds of paradise 650mm x 470mm
59	Spare
60	A selection of decorative ornaments as found
61	A selection of decorative ornaments as found
62	LED deco lighting cube effect that automatically changes colour to create a soothing ambience 240v 400mm x 400mm
63	Set of 3 Oriental black lacquer carved wall panels
64	Dark frame wall mirror 700mm x 1300mm
65	Honeywell HZ823FE wall mount convector heater 2kW turbo fan
66	Art Deco style accent table lamp 3 branch with Tiffany reproduction shades 750mm tall x 150mm wide each shade
67	La Maschera Del Gale Venetian paper Mache 2 x masks, 2 x hand masks and 8 x prints
68	Etched glass mirror 630mm x 660mm
69	LED deco lighting a triangular, decorative lighting effect that automatically changes colour to create a soothing ambience
70	Cast metal terracotta army figurines
71	Waterford's Lismore style crystal pattern decanter
72	3 x various vases with artificial flower
73	Light Up fibre optic bonsai tree
74	Black metal champagne bucket stand 700mm tall
75	Blue tall vase with sunflower design 450mm tall
76	Ceramic jardinière 380mm diameter pot with plant
77	Set of 4 x quarter sphere ceramic wall up light
78	Polished chrome curtain rail 2700mm span complete with voile panels
79	Goodman's Audio 1006 Micro CD player
80	Strip light fixture 550mm with three brass directional spots
81	Oriental style lamp table 370mm x 290mm
82	Tiffany reproduction table lamp 440mm tall 2 Iris shades
83	Wall mirror 1200mm x 600mm theatre dressing room style complete with lighting feature
84	4 x wall mirrors hexagonal pattern
85	Flush mount wall mirror 1200mm x 600mm
86	Electric wall-mounted convector heater 1.75kw
87	Electric wall-mounted convector heater 1.75kw
88	Heatstore HSS200 hand dryer

LOT NO.	DESCRIPTION
Conference Events	
89	Bi folding door manufactured by Jutlandia 1140mm x 2000mm
90	Bi folding door manufactured by Jutlandia 1140mm x 2000mm
91	Double glass panel door 1480mm x 2000mm each door with 8 glass partitions
92	Pair of wooden carved corbel stand 790mm x 235mm
93	Cast metal jardinière stand 800mm tall
94	Wall mounted electric heater
95	1520mm diameter round trestle table
96	1520mm diameter round trestle table
97	1520mm diameter round trestle table
98	1820mm diameter round trestle table
99	1820mm diameter round trestle table
100	1820mm diameter round trestle table
101	1820mm diameter round trestle table
102	1820mm diameter round trestle table
103	1500mm diameter round trestle table
104	1500mm diameter round trestle table
105	1850mm diameter round trestle table
106	1850mm diameter round trestle table
107	Howe Europe trestle table oblong 1600mm x 800mm
108	Howe Europe trestle table oblong 1600mm x 800mm
109	Howe Europe trestle table oblong 1600mm x 800mm
110	Howe Europe trestle table oblong 1600mm x 800mm
111	Howe Europe trestle table oblong 1600mm x 800mm
112	Howe Europe trestle table oblong 1600mm x 800mm
113	Howe Europe trestle table oblong 1600mm x 800mm
114	Large banquet table top 1800mm x 2400mm
115	Large banquet table top 1800mm x 2400mm
116	Howe Europe crescent banquet table 1600mm
117	Howe Europe crescent banquet table 1600mm
118	Howe Europe crescent banquet table 1600mm
119	Howe Europe crescent banquet table 1600mm
120	Howe Europe crescent banquet table 1600mm
Dining Room	
121	Wooden circular dining table 1050mm
122	Wooden circular dining table 1050mm
123	Wooden circular dining table 1050mm
124	Wooden circular dining table 1050mm
125	Wooden circular dining table 1050mm
126	Wooden circular dining table 1050mm
127	Wooden circular dining table 1050mm
128	Wooden circular dining table 1050mm
129	Wooden dining table 700mm x 800mm
130	Wooden dining table 700mm x 800mm
131	Wooden dining table 700mm x 800mm
132	Wooden dining table 700mm x 800mm



LOT NO.	DESCRIPTION
133	Wooden dining table 700mm x 800mm
134	Teak wood oblong table 1520mm x 750mm
135	Wooden table 1060mm x 600mm
136	Mobile service / cake trolley 700mm x 800mm x 1000mm
137	Derrys Contract Furniture tall black dining chair padded seat base 430mm seat pitch x 10
138	Derrys Contract Furniture tall black dining chair padded seat base 430mm seat pitch x 10
139	Derrys Contract Furniture tall black dining chair padded seat base 430mm seat pitch x 10
140	Derrys Contract Furniture tall black dining chair padded seat base 430mm seat pitch x 10
141	Derrys Contract Furniture tall black dining chair padded seat base 430mm seat pitch x 10
142	Derrys Contract Furniture tall black dining chair padded seat base 430mm seat pitch x 10
143	Derrys Contract Furniture tall black dining chair padded seat base 430mm seat pitch x 10
144	Derrys Contract Furniture tall black dining chair padded seat base 430mm seat pitch x 10
145	Derrys Contract Furniture tall black dining chair padded seat base 430mm seat pitch x 10
146	Derrys Contract Furniture tall black dining chair padded seat base 430mm seat pitch x 10
147	Derrys Contract Furniture tall black dining chair padded seat base 430mm seat pitch x 10
148	Derrys Contract Furniture tall black dining chair padded seat base 430mm seat pitch x 10
149	Chinese Corramandu carved panel screen black lacquer 1640mm x 1830mm
150	Projector screen wall mounted 1500mm wide
151	Pair of jardinière with stand and shrub 500mm diameter tubs
152	Electric wall-mounted convector heater 1.75kw
153	Mercier champagne picture in frame glass panel 530mm x 730mm
154	Electric wall-mounted convector heater 1.75kw
155	Florlok Jatoba hardwood dance floor 20 panels x 860mm x 860mm and half panels and edging complete with mobile trolley
156	Suzuki Mini-Grande Digital Piano model HG-425e and stool
157	Black metal up lighter 1800mm tall
158	Bamboo plant stand and ceramic jardinière 800mm tall
159	Metal plant stand and Grecian urn style jardinière 1200mm tall
160	Mercier champagne print in frame glass panel 440mm x 700mm
161	Oriental style block jardinière stand 1000mm tall
162	Mercier champagne print in frame glass panel 440mm x 700mm
163	Coated metal three tier plant stand
164	Electric wall-mounted convector heater 1.75kw
165	Terracotta jardinière and shrub 500mm depth tub

LOT NO.	DESCRIPTION
166	2 x painted blue jardinières with shrubs
167	Barley twist jardinière stand 1400mm tall
168	Wooden carved elephant design jardinière stand
169	Pair of ceramic jardinière stands with planter tubs
170	Standard lamp reproduction Tiffany design shade 440mm wide butterfly pattern
171	Tiffany reproduction down lighter shade 480mm wide floral design
172	Tiffany reproduction down lighter shade 520mm wide dragonfly design
173	Tiffany reproduction down lighter shade 500mm wide tulip design
174	Set of five wall sconces brass arm with single opal Victoria glass shade
175	La Vera Xione Artigianale paper Mache leather and ceramic Venetian masks x 3
176	Pair of glass panel doors 1400mm x 2600mm (12 panels in each door) manufactured by Jutlandia
177	Jutlandia dividing panel wall bi fold six panels 3600mm x 2600mm
178	Drapes and valance brown shell pattern spans 3000mm x 1600mm
179	Drapes and valance brown shell pattern spans 3100mm x 2010mm
180	Tiffany reproduction accent lamp 600mm tall 400mm shade diameter red leaf pattern
181	Jardinière stand distressed wood and fret metal 840mm x 300mm
182	Wooden carved elephant design jardinière stand
183	Oil on canvas in frame signed Benolt - tropical fish subject 510mm x 420mm
184	Art deco period reproduction lamp on granite base figure working but no shade
185	Artist proof titled Festival Fireworks in frame signed 600mm x 430mm
186	Oil on canvas in frame signed Fallon - abstract rabbits subject 320mm x 370mm
187	Terracotta jardinière and shrub 500mm depth tub
188	Electric wall-mounted convector heater 1.75kw
189	Oil on canvas in frame signed James 790mm x 690mm
190	Oil on canvas in frame signed P Sanchez - Paris subject matter 1040mm x 720mm
191	Projector screen wall mounted 500mm wide
192	L'esprit and le vin wit and wine bottle pourer
193	Tiffany reproduction table lamp 600mm tall 450 diameter shade nightt star design
194	Wooden dumb waiter single door and drawer 700mm x 480mm
195	Jardinière terracotta and stand
196	Oil on canvas in frame signed Cafieri woodland scene 490mm x 580mm
197	Tiffany reproduction up lighter standard floor lap 1800mm tall shade 370mm diameter

LOT NO.	DESCRIPTION
198	Signed print in frame "Mid Hants Balloon Club" dated 1994 620mm x 800mm
199	Ceramic jardinière
200	Mahogany library step 3 tread stands 700mm tall
201	De Dietrich mobile hostess trolley 960mm x 580mm
202	Waterford's Lismore style crystal pattern decanter
203	Tiffany reproduction accent lamp 680mm tall titled "Erotica" 270mm diameter shade with bronzed female model
204	Set of four wall sconces brass arm with Ballerina style glass shade
205	Drapes and valance fully lined 3200mm x 1500mm
206	Drapes and valance fully lined 1960mm x 2100mm
207	Jutlandia bi fold glass panel door 2800mm x 2000mm
208	Jutlandia bi fold glass panel door 2800mm x 2000mm
209	Tiffany accent table lamp "signed T and copyright logo" butterfly fret work with 280mm wide standard shade 150mm tall
210	Wooden maple leaf lamp table 440mm diameter
211	Tiffany reproduction table lamp 600mm tall 400mm wide shad summer colours
212	Wooden lamp table 850mm tall
213	Jardinière stand Indian elephant design
214	Tiffany reproduction table lamp 960mm tall 500mm traditional shade with cast base modelling women and wolfhounds
215	Wooden lamp table 600mm diameter
216	Wall mirror gilt and black paint frame 1100mm x 1380mm
217	Oil on canvas signed Benolt 350mm x 300mm dolphin theme
218	Tiffany reproduction lamp 600mm tall shade 280mm tulip pattern
219	Wooden lamp table 620mm tall
220	Jardinière stand carved wood with horse figure heads complete with ceramic pot
221	Tiffany accent table lamp "signed T and copyright logo" fisherman bronze figurine with palm tree design red and blue shade
222	Wooden lamp table 850mm tall
223	Electric wall-mounted convector heater 1.75kw
224	Moet & Chandon etched mirror 500mm x 600mm
225	Art deco period reproduction lamp on granite base figure with slight damage
226	Wooden lamp table 700mm tall 320mm top
227	Wooden wine cupboard mobile six shelves holds 36 bottles 580mm x 300mm x 1300mm
228	Wooden wine cupboard mobile six shelves holds 36 bottles 580mm x 300mm x 1300mm
229	Pair of black metal champagne bucket stand 700mm tall
230	Tiffany reproduction table lamp 600mm tall 400mm wide shade design called Mission
231	Oil on canvas signed May Line in frame 310mm x 360mm Japanese women

LOT NO.	DESCRIPTION
232	Wooden dumb waiter single door and drawer 690mm x 500mm
233	Oil on canvas signed Jahy in frame 290mm x 340mm window aspect scene
234	Tiffany accent table lamp "signed T and copyright logo" butterfly fret metal work up light glass shade
235	Metal lamp table 1000mm tall
236	Blue ceramic jardinière and shrub 460mm wide tub
237	White porcelain jardinière stand with gold detail 440mm tall
238	Brushed chrome up lighter 1300mm tall
239	Terracotta jardinière and shrub 350mm wide tub
240	Etched glass mirror Seasonal Fashions 800mm x 420mm
241	Tiffany reproduction lamp 630mm tall with 430mm diameter shade metal work of crabs to base
242	Coffee table glass insert 540mm x 540mm
243	Set of 5 wall sconces brass arm with Ballerina glass shade
244	Pair of downlighters Ballerina glass shade - some damage to one shade
245	Commercial quality carpet in green 10m x 6m appx
246	Commercial quality carpet in green 10m x 5m appx
247	Commercial quality carpet in green 10m x 9m appx
248	Jutlandia DK. Bi fold glass panel doors 3000mm x 2000mm (12 glass panels & blinds)
249	Jutlandia DK. Bi fold glass panel doors 3000mm x 2000mm (12 glass panels & blinds)
250	Adams fire surround features classic lines, intricate scrolls and detailed carving which combine with oak and rich mahogany finish with antique Rosa Verona marble hearth and back panel 1170mm x 1300mm back insert size is 1100mm x 380mm
251	Adams fire surround features classic lines, intricate scrolls and detailed carving which combine with oak and rich mahogany finish with antique Rosa Verona marble hearth and back panel 1600mm x 1400mm back insert size is 1400mm x 400mm
252	Carved marble fire surround polished white marble with carved detail to facing 1550mm x 1250mm tall
253	Spare
Bar & Lounge	
254	Set of 3 Hypnos club chairs with wooden frame and leg upholstered with 450mm seat pitch
255	Pair of upholstered deep back 500mm seat pitch winged chairs
256	Pair of upholstered deep back 500mm seat pitch winged chairs
257	Pair of upholstered deep back 500mm seat pitch winged chairs
258	Pair of upholstered deep back 500mm seat pitch winged chairs
259	Pair of wooden bar stool low level 320mm pitch padded burgundy top
260	Mahogany coffee table 530mm diameter
261	Mahogany coffee table 530mm diameter



LOT NO.	DESCRIPTION
262	Circular solid wooden frame table 830mm diameter
263	Circular marble top solid wood frame 910mm diameter table
264	Oval light wood side table 450mm
265	Set of 4 traditional wood bar stool 350mm seat pitch padded burgundy upholster top
266	Tiffany reproduction table lamp 440mm tall shade 300mm wide white rose bush design
267	Tiffany reproduction table lamp 370mm tall shade 280mm wide dragon fly design
268	Tiffany table lamp "signed T and copyright logo" metal work eagle on a polished marble plinth and sunset shade
269	Tiffany table lamp "signed T and copyright logo" metal work birds 475mm tall with 3 lily design glass shades
270	Tiffany "signed Tiffany" flying lady accent large lamp 700mm tall with 500mm wide shade
271	Tiffany reproduction pair of up lighters on brass arm - shades of colour circles
272	Gilt framed over mantle mirror 1050mm x 740mm
273	Pair of collectable bar mirrors branded Bass Ales and Hartridges soft drinks
274	Wooden toy collectable of man flying
275	Decorative urn planter manmade pewter effect
276	Oil on canvas signed Murken framed 360mm x 350mm floral design
277	Oil on canvas signed Benolt framed 350mm x 300mm dolphins
278	Oil on canvas signed Ambrose framed 360mm x 300mm ducks
279	Bar memorabilia clock in frame
280	Coffee table with glass insert 1150mm x 500mm
281	Coffee table 1150mm x 600mm
282	Sharp 40" flat screen television with Alba DVD player
283	Framed Rioja wine labels 740mm x 1000mm
284	Chateau Mouton Rothschild label print in frame 1050mm x 700mm
285	Large Grands Vins De Bourgogne regional print in frame 2800mm x 300mm
286	Taxidermy case 900mm x 340mm x 730mm of 3 stuffed red grouse (Lagopus Scoticus) with decorative copy of a brass taxidermist's label bearing the inscription This bird has been mounted and stuffed for The Great Exhibition 1851 by Ivor Poake (Taxidermist Ltd.)
287	Set of 3 glass shade down lighters floral design
288	Wooden bar counter 6500mm wood veneer over structure melamine counter top with in-built countering and sink unit complete with Amy security grill shutter
289	Hobart glass washer stainless steel 30 amp electric 240v model ASGW25C-10 basket size 450mm x 450mm overall width 550mm x depth 600mm x height 800mm
290	Gamko Maxi 25 – 500G anthracite hinged door upright bottle cooler bottle capacity 490 x 330 cl / 500 litre volume temp range +3 to +12°C 920mm x 514mm x 1800mm

LOT NO.	DESCRIPTION
291	Gamko Maxi 25 – 500G anthracite hinged door upright bottle cooler bottle capacity 490 x 330 cl / 500 litre volume temp range +3 to +12°C 920mm x 514mm x 1800mm
292	Gamko Maxi 25 – 500G anthracite hinged door upright bottle cooler bottle capacity 490 x 330 cl / 500 litre volume temp range +3 to +12°C 920mm x 514mm x 1800mm
293	Osborne back bar cooler single hinged door 120 bottle capacity 650mm x 840mm
294	Osborne back bar cooler twin hinged door 198 bottle capacity 900mm x 900mm x 540mm
295	FEC RT555-R4 EPOS 256mb system register and drawer
296	Wall mounted wine de-corker
297	Various glassware as found
298	Various barmen accessories as found including mixers, jiggers, ice buckets etc
299	Beer tap comprising of 3 top brass set lagers, 1 x hi-gene beer pump and a Guinness surge machine
300	9 x optics and bracket stands
301	Longlife wooden wine rack 104 bottles
302	Longlife wooden wine rack 120 bottles
303	Wooden wine cart two tier in teak 1125mm x 620mm x 910mm
304	Wooden revolving wine holder budged Ramos Pinto
305	Pair of Fujitsu ASY12ANJ internal air condition cassettes complete with AOY24AMAM2 outside condenser unit
306	Mini Remote cooler capacity of 4 - 5 coils and glycol compatible digital stat which can be adjusted from +10° > -10°. the can be use as a standard ice bank cooler or with glycol for extra cold product dimensions 700mm x 400m x 460mm
307	Gamko FK/MU 26 keg cooler refrigerated machine unit and keg box anthracite skin external finish temperature - operates between 2°C - 12°C fitted on top of keg box power consumption - 385w-500w / 220-240v
308	Gamko FK/MU 26 keg cooler refrigerated machine unit and keg box anthracite skin external finish temperature - operates between 2°C - 12°C fitted on top of keg box power consumption - 385w-500w / 220-240v
309	Pair of faux suede light brown club chairs 725mm x 635mm x 660mm
310	Pair of faux suede light brown club chairs 725mm x 635mm x 660mm
311	Pair of faux suede light brown club chairs 725mm x 635mm x 660mm
312	Pair of faux suede light brown club chairs 725mm x 635mm x 660mm
313	Pair of faux chocolate leather club chairs 720mm x 630mm x 640mm
314	Two seater faux soft leather sofa 1500mm
315	Two seater faux soft leather sofa 1500mm
316	Two seater faux soft leather sofa 1500mm
317	Oval side table 450mm
318	Coffee table 560mm x 650mm
319	Ceramic top metal frame coffee table 1070mm x 460mm

LOT NO.	DESCRIPTION
320	Set of two stacking wooden tables with inlaid leather largest table 510mm x 400mm
321	Marble top wooden table 1100mm diameter
322	Wooden frame glass top coffee table 1250mm x 640mm
323	Wooden coffee table 500mm x 500mm
324	Coffee table metal frame glass top 400mm x 400mm
325	Tiffany reproduction standard lamp 1500mm tall with 500mm green pattern shade
326	Tiffany reproduction accent table lamp 600mm tall with 400mm fruit pattern shade
327	Tiffany reproduction accent table lamp 600mm with 300mm wisteria pattern shade
328	Gilt framed mirror 800mm x 1100mm
329	Print in frame titled Air Display 1910 840mm x 440mm
330	Print in frame The Image Bank 940mm x 600mm
331	Collection of framed prints of various artists, actors and musicians
332	Trip mahogany table with marquetry inlay 500mm x 600mm
333	Large yellow ceramic vase and dry flower arrangement 500mm wide
334	Set of two vases clear glass and mosaic bead
335	Jardinière on stand 520mm diameter
336	Pair of ceramic jardinière with planter tubs
337	Metal accent table lamp with lily design glass shades
338	Pair of oriental pattern small vases
339	Metal accent table lamp with six down light lily glass shades
340	Globe of the world on brass stand globe features oceans and seas created from ground Onyx (Black Jasper). The latitude and longitude lines are thin inlaid ribbons of polished brass.
341	Brass chandelier five branch with glass shade 720mm drop x 600mm diameter
342	Set of 3 wall sconces brass arm with glass shade
343	Wooden curtain pole track with drapes spans 2010mm x 1500mm
344	Single drape valance and track 1250mm x 2200mm
345	Brinton Regal Red Flake woven Axminster carpet appx 10m x 9m
346	Spare
Kitchen	
347	Lincat automatic fill water boiler 34.5 litres per hour with 10.5 litres immediate draw off
348	Williams blast chiller HE1BC three internal shelf rack hold GN1 pans 1150mm x 770mm (s/n 9508106597)
349	Stainless steel preparation table with up stand 1800mm x 750mm
350	Autonumis UG1 bag in box milk chiller dispenser counter top
351	2 x stainless steel wall mounted shelves 1400mm x 300mm
352	Bravilor Filterflow Novo 2 filter coffee machine

LOT NO.	DESCRIPTION
353	Stainless steel four slot toaster
354	Stainless steel wall shelf 940mm x 300mm
355	Stainless steel wall shelf 1940mm x 300mm
356	Stainless steel preparation table with up stand and two shelves 1800mm x 600mm
357	Stainless steel preparation table with shelf 1800mm x 750mm
358	Hotpoint Future RL175 refrigerator 350 litre capacity 600mm x 655mm x 1750mm
359	Stainless steel mobile tank with bottom discharge 600mm x 600mm
360	Hobart AMX70 commercial pass through dishwasher 60 Baskets per hour separate rinse aid and detergent pumps (Wall mounting) 700mm x 720mm x 1520mm complete with in feed pass, utensil sink, out feed table and canopy
361	Infix four tier static modular rack 900mm x 600mm x 1800mm
362	Seiko QR 375 Calculating time clock machine with 4 x card racks
363	Various cleaning utensils as found
364	Stainless steel commercial utensil sink RHD 1900mm
365	2 x stainless steel wall mounted shelves 1900mm x 300mm
366	Stainless steel hand wash basin with stainless soap dispenser and paper towel roll dispenser
367	Stainless steel mobile cutlery & condiment dispense unit three tier holds cutlery tray 1500mm tall
368	Stainless steel pass-thru counter with hot cabinet double pan sliding doors in front & rear with gantry hot lamp and over shelving 2800mm x 900mm
369	700 Watt 1.7 litre microwave oven
370	Maxatec receipt printer
371	2 x stainless steel wall shelf 1200mm x 300mm
372	Fruilinox TR47 SILVE four door gastro counter refrigerator stainless steel
373	Williams Opal range two door three drawer gastro counter refrigerator stainless steel 510 litre capacity 1880mm x 650mm
374	Sammic 200T single sealing vacuum packer seal bar 264mm chamber 280mm x 300mm x 90mm
375	Stainless steel mobile preparation table with shelf 500mm x 650mm
376	Robot Coupe R301 Food processor 3.5 litre ABS cutter bowl with straight blade stainless steel knife with vegetable preparation attachment in ABS with ejection equipped with a half-moon hopper (area: 104cm ²) and a cylindrical hopper Ø: 58mm)
377	Stainless steel 1.5 litre blender
378	Rational Climaplus CPC61 6 grid combination (dry/steam) oven electric 3phase 10.0kw 3nac400/50-60hz capacity 6 x 1/1GN 12 x 1/2 GN number of meals 30-80 10Kw 3 x 16a water supply r 3/4' (water hose). drain dn50 (50mm or 2' waste outlet) (s/n E61CB99091012364)



LOT NO.	DESCRIPTION
379	Rational Climaplus CPC61 6 grid combination (dry/steam) oven electric 3phase 10.0kw 3nac400/50-60hz capacity 6 x 1/1GN 12 x 1/2 GN number of meals 30-80 10Kw 3 x 16a water supply r 3/4'(water hose). drain dn50 (50mm or 2' waste outlet) (s/n E61CB995101015345)
380	Imperial 6 burner restaurant range and oven 28, 000btu burners •power type 60kw/203,000btu/hr. 22mm rear gas connection 914mm x 850mm x 1040mm
381	Bonnet Optimum Series freestanding gas twin plate sold top range 800mm x 920mm x 900mm
382	Falcon G900SX griddle gas 600mm x 800mm x 1070mm
383	Stainless steel extraction canopy 8 filters 3200mm x 2200mm complete with extraction motor
384	Bradley BTSTCE240 smoke cabinet & generator 790mm x 430mm x 360mm (s/n 9902369)
385	Falcon 350 series smooth griddle plate freestanding gas 11.5kw / 39000 btu/hr 700mmx 650mm
386	Blue Seal Vee Ray twin tank twin basket fryer with drain gas 450mm wide
387	Falcon heavy duty salamander grill infra-red burner system double cased insulated body, 5 sets of runners cast aluminium brander wire shelf and drip tray. 14.5kw, 49,500 btu/hr 900mm x 553mm x 505mm on stainless steel table and frame 900mm x 850mm
388	Blue Seal Turbo Fan 32 convection oven electric reversing fan for even baking 4 tray capacity. 60 minute timer. 3 hour roast timer cook n hold system 6.6kw total loading 710mm x 810mm x 670mm on stainless stand with under shelf
389	Avery Berkel 251CE 250mm blade gravity slicer detachable cable carriage for easy cleaning integral sharpener electrical loading 230/50/1 400mm x 520mm x 350mm
390	2 x stainless steel wall mounted shelves 1950mm x 300 and 2400mm x 300mm
391	Stainless steel hand wash basin with stainless soap dispenser and paper towel roll dispenser
392	Stainless steel twin utensil sink and double drainer 2400mm
393	Stainless steel wall shelf 1100mm x 300mm
394	Bartlett stainless steel preparation table with under shelf and drawer 1200mm x 800mm
395	Hobart A200 planetary mixer with stainless steel bowl tools and stand (s/n 1496768)
396	Hobart A200 planetary mixer with stainless steel bowl tools
397	Viessmann TE1200-2030-60 walk in cold room 2000mm x 2000mm x 2300mm (s/n 7153324286486)
398	Craven four tier static rack 1500mm x 650mm x 1550mm
399	Infix four tier static modular rack 1150mm x 600mmx 1800mm
400	Infix four tier static modular rack 1150mm x 600mmx 1800mm
401	2 x stainless steel INOX 18 tier mobile trolleys holds 18 GN1 pans 330mm x 540mm x 1700mm
402	Stainless steel chafing dish and burner x 2
403	Stainless steel chafing dish and burner x 2

LOT NO.	DESCRIPTION
404	Infix static modular rack 1050mm x 500mm x 1800mm
405	Infix static modular rack 1050mm x 500mm x 1800mm
406	Infix static modular rack 1050mm x 500mm x 1800mm
407	Infix static modular rack 1050mm x 500mm x 1800mm
408	Mizushi portable air conditioner
409	Mobile stainless steel trolley 850mm x 500mm with six runners and two shelves
410	Whirlpool WC178 chest freezer
411	Stainless steel wall mounted shelf 2100mm x 300mm
412	AHT 29SPH-96 slide glass top door ice freezer temperature range -14°C to -23°C
413	Stainless steel wall shelf 1450mm x 300mm
414	Stainless steel wall shelf 1950mm x 300mm
415	Kitchen Aid KPM50 heavy duty commercial mixer 10 speed gearbox. 4.8 litre stainless steel bowl and tooling
416	Cuisinart Q39 commercial quality ice cream maker
417	Stainless steel portable chef pass heated gantry light tab grab and work surface 1050mm x 700mm
418	IMC garbage waste disposal unit (s/n 90490G24)
419	Stainless steel mobile table 880mm x 850mm
420	Moffat mobile hot cabinet with induction heated top
421	Amcor AMB 1200E mobile air conditioning unit
422	Cinders caterer professional gas BBQ 17ft long model 86AS501 (s/n 13098)
423	Spare
424	Insectocutor
425	Various aluminium stock pots as found
426	Various aluminium stock pots as found
427	Quantity of baking pans and trays as found
428	Quantity of various stainless steel saucepans as found
429	Quantity of various frying pans and skillets as found
430	Quantity of various frying pans and skillets as found
431	Various mixing bowls and jugs as found
432	Various kitchen utensils as found
433	Traek Rack Master glass rack ware washing 480mm x 480mm x 5
434	Traek Rack Master glass rack ware washing 480mm x 480mm x 5
435	Traek Rack Master glass rack ware washing 480mm x 480mm x 5
436	Hoshizaki IM65LE ice machine capacity (Kgs/24 Hours) 63 bin storage 26 kg. 633mm x 506mm x 850mm
437	Scotsman AC-175 ice machine capacity (Kgs/24 Hours) 40 bin storage 30kg 600mm x 340mmx 640mm
438	Chest freezer 700mm x 630mm
439	Foster Pro G1350L upright stainless steel freezer capacity: 48cuft 1350 litres temp range -18/-2°C 1440mm x 800mm x 2100mm (s/n E5114982)
440	Mil Tek baler model 102 - small footprint baler for cardboard and plastic 2250 kg at 8 bar bale size 650mm x 450mm x 520mm overall size 745mm x 540mm x 2260mm (s/n 211102570)

LOT NO.	DESCRIPTION
441	Fosters two door counter chiller 1420mm x 710mm
442	Hobart FX20 under counter glass washer
443	Weatherproof plastic storage unit front access and lift top 1450mm x 750mm x 1000mm
444	Weatherproof plastic storage unit front access and lift top 790mm x 830mm x 1000mm
445	Spare
Tableware	
446	Steelite Performance comprising of 10.5" plate x 39 & 10" plate x 7 , 9" plate x 52, 8.5" bowl x 20 , 6.5" plate x 16 and 6" saucer x 62 and large soup bowls 11.5" x 10
447	Steelite Bianco comprising of 10.5" plate x 15, 9" plate x 49, 8.5" bowl x 17, 6.5" plate x 32 and 6" saucer x 65
448	Mayfair Hotel ware comprising of oblong plate 12" x 13, rectangular plate 10" x 31, rectangular plate 9" x 30 & 11.5" soup bowl x 26
449	Dudson Cobalt Rim comprising of 12.5" plate x 22, 7" and 6.5" rim plate x 40
450	White tableware comprising of Dema 10.5" show plate 10.5" x 9, Pillivut Depuis 10" square plate x 3m Churchill 11.5" bowls x 4 and various serving platters , vegetable dishes and plates
451	Steelite hotel ware white teapots x 13
452	Various large teapots and coffee jugs x 9
453	Steelite teacup x 72
454	Various Espresso and cappuccino cups
455	Quantity of glass water jugs
456	3 x vacuum self pump flasks x 3
457	3 x vacuum self pump flasks x 3
458	3 x vacuum self pump flasks x 3
459	Quantity of cafetiere jugs
460	Various table ware including milk jugs, sugar bowls and flats
461	A quantity of cruet sets
462	A quantity of various trays
463	A quantity of chrome table number stands
464	Various tea light holders
465	A quantity of Dema spoon rests
466	Dubarry pattern dinner knife x 12 per lot (6 lots available)
467	Dubarry pattern dinner fork x 12 (6 lots available)
468	Dubarry pattern dessert knife x 12 (6 lots available)
469	Dubarry pattern dessert fork x 12 (6lots available)
470	Dubarry soup spoons x 30
471	Dubarry dessert spoons x 50
472	Various tea spoons
473	Spare
474	Spare
475	Spare
476	Spare

LOT NO.	DESCRIPTION
Guest Bedrooms	
477	Content of bedroom 1 generally comprising of fold away bed system, easy chair, luggage stand, circular table mirror, wall prints, TV, lamps and lighting, desk and chair, curtains and carpet
478	Content of bedroom 2 generally comprising of fold away bed system, large sofa, easy chair, circular table, TV and stand. lamps, mirror, wall prints, trouser press, iron and board, curtains and carpet
479	Content of bedroom 3 generally comprising double bed , easy chair, circular table, coffee table, chaise, mirror, coffee table, TV and stand, wall lights, wall prints, iron and board, curtains and carpet
480	Content of bedroom 4 generally comprising four poster bed, 2 x circular tables, desk and chair, chest, TV & stand, lamps, mirror, wall prints, wall sconces, iron and board curtains and carpet
481	Content of bedroom 5 generally comprising double bed, single bed, 3 drawer cupboard, desk, and chair, coffee table, mirror, TV & stand, wall sconces, iron and board curtains and carpet
482	Content of bedroom 6 generally comprising double bed, easy chair, desk, wardrobe, mirrors, night stand, wall prints, iron and board, hair dryer, curtains and carpet
483	Content of bedroom 7 generally comprising double bed, 2 x night stands, chest, desk and chair, rattan chair, TV & stand, mirror, wall sconces, wall prints, trouser press, iron and board, hair dryer curtains and carpet
484	Content of bedroom 8 generally comprising double bed, 2 x night stands, easy chair, chest, desk and chair, TV & stand, mirror, hair dryer, wall sconces, wall prints, trouser press, iron and board, hair dryer curtains and carpet
485	Content of bedroom 9 generally comprising double bed, 2 x night stands, 2 x easy chairs, cabinet , desk and chair, TV & stand, mirror, wall sconces, wall prints, trouser press, iron and board, hair dryer curtains and carpet
486	Content of bedroom 10 generally comprising double bed, night stand, desk and chair, chest, TV & stand , mirror, wardrobe, lamps, iron and board, hair dryer curtains and carpet
487	Content of bedroom 11 generally comprising 2 x single beds, 2 x night stands, chest of drawers, wardrobe, side chair, desk and chair, mirror, TV, lamps, trouser press, iron and board, curtains and carpet
488	Content of bedroom 12 generally comprising 2 x single beds, 2 x night stands, desk and chair, cupboard, wardrobe, side chair, TV, mirror, wall prints, lamps, hair dryer iron and board, curtains and carpet
489	Content of bedroom 14 generally comprising zip and link double bed, 2 x night stands, desk and chair, 2 x club chairs, chest, coffee table, mirror, wall prints, TV, lamps iron and board, hair dryer, curtains and carpet
490	Content of bedroom 15 generally comprising double bed, 2 x night stands, chest, desk and chair, 2 x easy chairs, TV, mirror, lamps, wall prints, trouser press, iron and board, hairdryer, curtains and carpet
491	Content of bedroom 16 generally comprising double bed, 2 x night stands, chest, desk and chair, two seater sofa, mirror, TV & stand, wall prints, trouser press, iron and board, hair dryer, curtains and carpet



LOT NO.	DESCRIPTION
492	Content of bedroom 17 generally comprising double bed, night stand, desk and chair, easy chair, coffee table, TV, mirror, wall print, iron and board, hair dryer, curtains and carpet
493	Content of bedroom 18 generally comprising single bed, night stand, desk and chair, TV, refrigerator, microwave, mirror, wall print, iron and board, hair dryer, curtains and carpet
494	Content of bedroom 19 generally comprising double bed, 2 x night stands, chest, coffee table, desk and chair, sofa, TV & stand. Lamps, mirror, wall prints, iron and board, hair dryer, curtains and carpet
495	Content of suite room 20 generally comprising carved furniture of four poster bed, 2 x night stands, desk and chair, marble top table, 2 x TVs, wardrobe, sofa, poufs, side desk and chair, console table, mirror, prints, lamp table, carved statues, wall sconces, lamps, chandelier down lighter, trouser press, hair dryer, curtains and carpet
496	Content of room 21 generally comprising double bed, night stand desk and chair, chest, mirror, TV, lamp, wall prints, curtains and carpet
497	Content of suite room 22 generally comprising double bed, 2 x night stands, sofa & poufs, side board, marble top table, 2 x dining chairs, TV, lamp stands, chest, mirror, lamps, chandelier, wall prints, 2 x fold away guest beds, TV DVD system, trouser press, curtains and carpet
498	Content of room 29 generally comprising 2 x single beds, night stand, desk and chair, easy chair, chest, TV, mirror, wall prints, lamps, iron and board, hair dryer, curtains and carpet
499	Content of room 30 generally comprising double bed, desk and chair, chest, TV, wall prints, lamp, mirror, iron and board, curtains and carpet
500	Content of room 31 generally comprising double bed, desk and chair, chest, TV, wall prints, lamp, mirror, iron and board, hair dryer curtains and carpet
501	Content of room 32 generally comprising double bed, night stand, desk and chair, chest, TV, wall prints, lamp, mirror, iron and board, hair dryer, curtains and carpet
502	Content of room 33 generally comprising 2 x single beds, desk and chair, TV, mirrors, lamps, iron and board, hair dryer, curtains and carpet
503	Content of room 34 generally comprising double bed, night stand, chest, desk and chair, sofa, coffee table, 3 door wardrobe, TV & stand, table, mirror, lamps, iron and board, curtains and carpet
504	Content of room comprising double divan bed, 2 x night stands, curtains and valance, lamp trouser press and chair.
505	Powder coated double black metal bed frame and mattress
506	Powder coated double black metal bed frame and mattress
507	Double futon 1350mm x 2000mm
508	Sleigh bed double size faux suede
509	Spare
Corridors	
510	Oil on canvas signed W Mistain depicting mountain scene framed 600mm x 500mm
511	Oil on canvas signed Benolt depicting tropical fish framed 600mm x 500mm

LOT NO.	DESCRIPTION
512	Oil on canvas signed Harris depicting Grecians heads framed 700mm x 600mm
513	Oil on canvas signed Wilkinson abstract framed 500mm x 400mm
514	Pair of brass picture lights
515	Oil on canvas signed Coubsoy depicting winter scene framed 490mm x 390mm
516	Oil on canvas signed Denver depicting floral scene framed 380mm x 490mm
517	Set of five sepia prints in frame depicting women
518	Pair of brass picture lights
519	Set of 5 brass picture lights
520	Oil on canvas signed Harvey depicting ships framed 490mm x 490mm
521	Oil on canvas signed Walton depicting ballerinas framed 410mm x 450mm
522	Pair of brass picture lights
523	Electric convection wall heater
524	Electric convection wall heater
525	Pair of prints in frame depicting children 430mm x 530mm
526	Pair of prints in frame depicting kittens / dogs 440mm x 400mm
527	Pair of brass picture lights
528	Pair of brass picture lights
529	Electric convection wall heater
530	Pair of Watercolours signed MWE Walker named Bretagne Farm & Basingstoke Canal framed 530mm x 450mm
531	Print in frame 540mm x 440mm and pressed flowers in frame 260mm x 300mm
532	Pair of brass picture lights
533	Pair of brass picture lights
534	Set of 6 prints in frames depicting hot air balloons, flowers, kittens & children
535	Pair brass picture lights
536	Pair brass picture lights
537	Set of 7 x prints in frame of hot air balloons
538	Pair of brass picture lights
539	2 x Oriental picture scrolls cloth and 2 x oriental decorative fans with 2 x prints in frame oriental theme
540	Gilt frame mirror 710mm x 1320mm
541	Set of 4 x monochrome country scene prints in frames 580mm x 440mm
542	Set of 4 x prints in frames
543	Pair of brass picture lights
544	Set of 3 brass picture lights
545	Limited edition print 14 of 250 signed Tony Yandell depicting hot air balloon 940mm x 770mm
546	Spare
547	Spare

LOT NO.	DESCRIPTION
Laundry	
548	JLA / Ipsy HW64 6kg (15lb) high spin commercial washing machine 1005mm x 660mm x 730mm (requires repair)
549	JLA G20 commercial dryer iron 2.5 metre industrial drying iron durable NOMEX ironing belts
550	Stainless steel deep utensil soak sink 850mm x 660mm
551	Blanca heavy duty ironing press ironing area 780mm x 280mm
552	Singer Steam press CSP1 steam press iron ironing area 609mm x 228mm
553	Stainless steel preparation table 1210mm x 750mm
554	Hozelock wall mounted retractable hose
555	3 x static modular racks 900mm x 600mm x 1800mm
556	3 x static modular racks 900mm x 600mm x 1800mm
557	Makita AC1300 2.0HP Air Compressor 10 bar 145PSI on/off type regulator and 2 pressure gauges air receiver in steel plate painted with special anti-scratch epoxy paint 20 litre tank capacity 2.0hp
558	Linen (to be confirm following return from laundry)
559	Linen (to be confirm following return from laundry)
560	Linen (to be confirm following return from laundry)
561	Linen (to be confirm following return from laundry)
562	Linen (to be confirm following return from laundry)
563	Linen (to be confirm following return from laundry)
564	Linen (to be confirm following return from laundry)
565	Linen (to be confirm following return from laundry)
566	Linen (to be confirm following return from laundry)
567	Linen (to be confirm following return from laundry)
568	Linen (to be confirm following return from laundry)
569	Linen (to be confirm following return from laundry)
570	Linen (to be confirm following return from laundry)
571	Linen (to be confirm following return from laundry)
572	Linen (to be confirm following return from laundry)
573	Linen (to be confirm following return from laundry)
Back of House	
574	Brother HL 2130 B/W Laser printer - 20 ppm - 250 sheets
575	Metal two drawer filing cabinet
576	Epson Stylus SX215 All in One inkjet printer 32 ppm (mono) / 15 ppm (colour) - 120 sheets
577	Maxatec receipt printer
578	Philips Magic 5 thermal fax telephone and printer
579	Leather operator chair
580	Metal wall key cabinet
581	Audio system comprising of TOA A61E mixer amplifier, Pioneer PDM603 six disc digital CD changer and a stereo system
582	Audio Technica microphone x 2
583	Hitachi CP-X275 3LCD projector 1200 ANSI Lumens 1024 x 768 native resolution 4:3 native aspect ratio 400:1 contrast ratio HDTV compatible
584	Thomas Withers & Sons fire safe late 1900's

LOT NO.	DESCRIPTION
585	Bisley four drawer metal filing cabinet
586	Datatax four drawer metal filing cabinet
587	2 x Nobo flip charts
588	Numatic CTD575 commercial vacuum cleaner
589	Henry HUR200 commercial vacuum cleaner
590	Basil NB200 commercial vacuum cleaner
591	Polti Mondial VAP 2000 professional vapour steam cleaner boiler volume: 3 litre pressure: 60 psi steam regulation feature that allows constantly variable steam between 1-70 gms/minute power: 1500 watts temperature: 270 degrees
592	Sharp XE-A102 electronic cash register with quantity of new rolls
593	Various office ancillaries and stationary as found
594	Epson LQ 570+ printer- b/w dot-matrix legal, b4 360 dpi x 360 dpi 24 pin up to 269 char/sec - parallel
595	Mannesmann Tally TD2030G dot matrix printer dot matrix 360 characters per second resolution of 144 x 240 dpi - serial
596	APC UPS 1000 surge protector
597	2 x low level two drawer metal filing cabinets
598	2 x low level two drawer metal filing cabinets
599	Office desk fan, floor fan and halogen heater
600	Contents of cleaning cupboard as found
601	Various light bulbs and fittings as found
602	ELF OHP projector
603	ELF OHP projector
604	3 x new flip chart pads
605	Large quantity of Christmas / seasonal decorations including illumination and statues
606	Pair of prints in frame 1000mm x 700mm
607	Large quantity of various prints in frames as found
608	Large quantity of various prints in frames as found
609	Quantity of lamps, shades and lighting fixtures as found
610	5 x Rayware gold flower vase as new
611	Naiko NR050 50 litre counter compact fridge
Boiler Room	
612	Gledhill J01535 direct copper hot water cylinder tank vented immersion gravity 700 litre 3.5 bar with flexi lagging jacket overall size 2135mm x 635mm
613	Gledhill J01535 direct copper hot water cylinder tank vented immersion gravity 700 litre 3.5 bar with flexi lagging jacket overall size 2135mm x 635mm
614	Potterton Suprima 80 HE boiler KW Output: 24 output BTU/H: 80000 400mm x 260mm x 595mm (s/n ABG0642)
615	Potterton Suprima 80 HE boiler KW Output: 24 output BTU/H: 80000 400mm x 260mm x 595mm (s/n ABG0642)
616	Set of 3 Grundfos water booster pump & motor set model MGE80-B2-19 FT1 complete with Control 2000 booster panel
617	Eco Water series 3000 water refiner (water softener + chlorine removal or reducer)



LOT NO.	DESCRIPTION
618	Fire rated hotel bedroom door 760mm x 1980mm x 45mm (27 lots available)
619	Pair of glass panelled doors leading from reception to bar 1200mm x 2070mm
620	Fire rated hotel door glass panel 920mm x 1970mm x 55mm (4 lots available)
621	Fire rated hotel door glass panel 910mm x 1980mm x 55mm (2 lots available)
622	Fire rated hotel door glass panel 760mm x 1990mm x 55mm
623	Fire rated hotel door glass panel 755mm x 1990mm x 45mm (4 lots available)
Terrace & Gardens	
624	Teak garden / terrace table 1350mm diameter complete with 4 x rattan style conservatory chairs
625	Teak garden / terrace table 1200mm diameter complete with 2 x rattan style conservatory chairs
626	Teak garden / terrace table 1200mm diameter complete with 2 x rattan style conservatory chairs
627	Teak garden / terrace table 1350mm diameter complete with 2 x rattan style conservatory chairs
628	Teak garden / terrace square table 1000mm x 1100mm complete with 4 x rattan style conservatory chairs
629	Teak garden / terrace square table 1000mm x 1100mm complete with 4 x rattan style conservatory chairs
630	Teak garden / terrace square table 1000mm x 1100mm complete with 4 x rattan style conservatory chairs
631	Teak garden / terrace table 12400mm x 1200mm complete with 6 x rattan style conservatory chairs
632	Parasol cream fabric large
633	Parasol cream fabric
634	Parasol cream fabric
635	Motorised extending folding arm canopy awning wall fixed 5500mm projection robust aluminium frame complete with side wind break panels & valances 6700mm wide
636	Wooden walkway flooring panels for marquee / garden events 8000mm x 3000mm
637	Large quantity of carpet tiling for marquee / garden event
638	Pair of Chinese stone pagoda low voltage garden light 600mm tall
639	Stone urn planter and pedestal 900mm tall decorated with cherubs
640	Stone garden trough planter decorated with squirrels 700mm x 300mm x 250mm
641	Stone urn planter and pedestal 900mm tall decorated with cherubs
642	Wooden pergola 2800mm x 1100mm x 2500mm
643	Stone garden trough planter decorated with squirrels 700mm x 300mm x 250mm
644	Pair of stone garden plinths and planters 800mm tall x 450mm wide planter
645	Stone urn planter fluted vase leaf decoration 700mm x 600mm
646	Pair of stone urn planters fluted vase 350mm tall x 350mm

LOT NO.	DESCRIPTION
647	Pair of Chinese stone pagoda low voltage garden light 600mm tall
648	Stone urn planter 380mm x 600mm decorated cherubs
649	Stone garden plinth 600mm tall
650	Wooden carved statue of a dog
651	Pair of black powder coated planter stands 550mm & 650mm tall
652	Pair of stone urn planters fluted vase 650mm tall x 600mm wide decorated with bows
653	Stone urn planter 450mm x 400mm decorated with bows
654	Stone statue of a frog
655	Stone urn planter and pedestal 600mm x 600mm decorated with bows
656	Cast metal and wooden garden table with bench 1200mm x 640mm
657	Stone urn planter and pedestal 850mm x 400mm
658	Stone statue figurine 800mm tall depicting three Roman women
659	Stone statue and pedestal 1300mm tall depicting cherub
660	Cast metal and wooden garden table with bench 1200mm x 640mm
661	Classic Aphrodite figurine stone garden statue 1300mm tall
662	Pair of stone statues of oriental dragons
663	Stone obelisk on base plinth pedestal 2600mm tall
664	Stone circular plinth 700mm tall x 570mm wide
665	Classic Aphrodite figurine stone garden statue 1750mm tall
666	Cast metal and wooden garden table with bench 1200mm x 640mm
667	Classic Aphrodite figurine stone garden statue 1100mm tall
668	Classic Aphrodite figurine stone garden statue 1100mm tall
669	Cast metal bird bath 750mm tall
670	Pair of stone pedestals depicting cherubs holding the top 700mm tall
671	Classic Aphrodite figurine stone garden statue 1200mm tall
672	Classic Aphrodite figurine stone garden statue 1200mm tall
673	Wooden pergola 2700mm x 1200mm x 2500mm
674	Stone urn planter and pedestal 880mm tall decorated with cherubs
675	Stone urn planter 750mm tall fluted vase with handles
676	Classic Aphrodite figurine stone garden statue 1850mm tall
677	Stone urn planter and pedestal 1000mm
678	Stone Egyptian figurine woman garden statue 1200mm tall
679	Classic Aphrodite figurine stone garden statue 800mm tall
680	Wooden pergola 4200mm x 1200mm x 2500mm
681	Wooden pergola 4000mm x 1200mm x 2500mm

LOT NO.	DESCRIPTION
682	Wooden pergola 9000mm x 1200mm x 2500mm
683	Wooden outside bar counter complete with overhead canopy to match - counter is 7000mm x 1050mm with cupboard, chiller and sink and the canopy spans 5600mm diameter
684	Garden table and two benches 1100mm x 1000mm
685	Garden table and bench 1100mm x 1000mm
686	Garden table 1100mm x 1000mm
687	set of 5 outside coach lantern lights
688	Al-Ko Powerline T15-102HD lawn tractor b & s 14.5hp i/c ohv engine power 500cc / 9.6kw electric blade engagement hydrostatic, foot-pedal controlled cutting width 102cm cutting-height adjustment 6-stage cutting-height 30 - 90mm 300-litre bag volume 2610mm x 1120mm x 1120mm
689	McCulloch MAC 320BV petrol leaf blower 1.1kw petrol powered
690	Karcher K5.55M pressure washer maximum pressure of 140 bar and a water flow rate of 460 litres per hour 2000 Watt motor max water temp 60 degrees
691	Tanaka TBC-230D grass strimmer / brush cutter 21 cc, 1.1 h.p. two-stroke engine
692	Flymo garden vac blower 2700 Watt Blow speed 212 km/hr. Suction capacity 250 l/s. Collection capacity 40-litre.
693	Ferm FBSM-150/50 combination 6" grinder 2" linisher
694	Ferm Ftb 16 500 9 speed pillar drill
695	Various garden tools as found
696	Various garden tools as found
697	Various garden tools as found
698	Greenhouse aluminium with anodised frame horticultural glass glazing apex roof complete with all benches, seed trays and incubator 7200mm x 3200mm x 2600mm
699	Pair of stone pedestals and base 700mm tall
700	Stone urn planter 440mm depicting cherubs
701	Various stone planters and terracotta pots as found
702	Various stone planters and terracotta pots as found
703	Leaded weather vane
704	3 x external halogen lights

LOT NO.	DESCRIPTION
705	Set of 6 external opaque globe lights
706	Set of 6 external clear globe lights
707	Hozelock wall mounted retractable hose
708	Hozelock wall mounted retractable hose
709	Pair of stone lions 1000mm tall
710	Pair of cast metal black fluted vase urns 1100mm tall
711	Pair of blue ceramic oval planters 300mm x 600mm
712	Set of 7 hanging basket and metal wall frame
713	Set of 7 hanging basket and metal wall frame
714	Hozelock wall mounted retractable hose
715	Hozelock wall mounted retractable hose
716	Set of 8 external opaque globe lights
717	External Perspex menu display case wall mounted 700mm x 500mm
718	Set of lawn croquet sticks
719	A large selection of outdoor & rope lighting
720	Pair of carved Indian temple doors complete with frame 1670mm x 2220mm believed to be natural Red Cedar
721	Solid carved timber door complete with frame natural timber 1240mm x 2160mm
722	Exterior fire escape staircase freestanding metal construction 15 treads
723	Spare
Shrubs & Trees	
724	Acer Palmatum 'Crimson Queen' (Japanese Maple) tree appx 14ft tall with spread of 9ft
725	Camellia evergreen bush appx 9ft x 7ft
726	Mexican orange blossom shrub (Choisya Ternate)
727	Yellow Azalea shrub
728	Orange Azalea shrub
729	Fatsia Japonica or Japanese Aralia Shrub
730	Magnolia à grande fleur tree (cup and saucer flower)
731	Trachycarpus palm
732	Magnolia Soulangeana bush 20ft tall x 12ft spread
733	Cotinus Smoke bush
End of Sale	



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Company Registration no: 5059610



Alton Grange Hotel

17-19 London Road,
Alton,
Hampshire
GU34 4EG



SALIENT INFORMATION:

Identification is required to enable allocation of a bidding card.

All capacities, dimensions and dates of manufacture are approximate and potential purchasers should make their own inspection & enquiries for verification.

All bids are subject to applicable VAT 20% and a buyers premium of 15.5% + VAT.

Payment is required on day of the sale unless prior arrangements have been agreed.

Funds must be cleared before collection of goods.

Lift out charges will apply; ask auctioneer for details.

PLEASE NOTE: Commission and telephone bids by arrangement only.

AUCTION:

Wednesday 17th October 2012

Commencing at 10.30am prompt

This sale is being conducted Live and via Webcast with www.bidspotter.co.uk



ADDRESS OF AUCTION:

Alton Grange Hotel 17-19 London Road, Alton, Hampshire GU34 4EG

VIEWING:

16th October 2012

onsite between 10.00am – 4.00pm



Alton Grange Hotel
17-19 London Road,
Alton,
Hampshire
GU34 4EG

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