

Date as Postmarked



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Dear Sir/Madam

PADDOCKS ON HARDY LANE, TOCKINGTON

Thank you for your enquiry regarding the above. We are pleased to enclose details of the land which is for sale on Hardy Lane, Tockington and which will be offered by Auction on Monday, 28th November 2011 at 7.00 pm at Old Down Sports & Social Club, Tockington, BS32 4PF.

Guide Prices for the two lots are as follows:

Lot 1	£25,000 - £30,000
Lot 2	£20,000 - £25,000

Should you require any further information, please contact me at this office.

Yours faithfully

R A E Price BSc FRICS FAAV
OLDBURY OFFICE
E-mail: roger@voycepullin.co.uk

Encls

Note: The attention of prospective Purchasers is drawn to the information set out on the reverse of this letter.

IMPORTANT NOTICE TO BE READ BY ALL BIDDERS

1. Unless otherwise announced at the time of the auction each lot is sold subject to the Auction Conduct Conditions contained within the RICS Common Auction Conditions of Sale (Edition 3 August 2009), The Auctions (Bidding Agreements) Act 1969 and to the Special Conditions of Sale to each lot along with the conditions contained in this Notice numbered 1 – 11 inclusive. A copy of these conditions should be available from the Seller's solicitors or direct from the Auctioneers. These conditions are legally binding and a Purchaser is deemed to have read and understood these prior to bidding.
2. Prospective Purchasers shall be deemed to have inspected the relevant property and made all usual and necessary searches and enquiries, with all relevant authorities and other bodies.
3. Subject to the General and Special Conditions, as soon as the Auctioneer's gavel falls on a bid, the successful bidder is under a binding contract to purchase the relevant property.
4. Following upon the fall of the hammer, the successful bidder must immediately present to the Auctioneer's clerk his name and address and, if appropriate, the name and address of the person or company on whose behalf he has been bidding and in default of such information being provided at once, the Auctioneer shall be entitled to re-submit the property for sale. This information will be used to complete a Memorandum of Contract which the successful bidder must sign and exchange prior to leaving the room and at the same time present a non-returnable deposit of 10% of the purchase price.
5. The Auctioneers reserve the right to sell any lot or lots or any part of any lot before the auction to alter the order of sale or to amalgamate lots or to withdraw the whole or any lot or parts thereof. Prospective purchasers are therefore advised to check with the Auctioneers prior to the Auction that a lot has not been sold prior, withdrawn or amalgamated
6. Each lot is sold subject to a reserve price and the Vendor reserves the right to bid up to the reserve price through the Auctioneer at Auction.
7. Should any dispute arise between the Vendor and the Purchaser before completion as to any point whatsoever contained in these particulars or as to their interpretation the matter in dispute shall be referred to the arbitration of the Auctioneers whose decision shall be final and binding on all parties and who shall decide how the cost of such reference shall be borne.
8. Prospective Purchasers are strongly advised to view the Special Conditions of Sale and additional information appertaining to each lot which are available separately from the Solicitor's or Auctioneer's Office.
9. Prospective Purchasers are reminded that no questions will be invited after the commencement of the sale. The Auctioneers and Solicitors will be available approximately half an hour prior to the commencement of the Auction to answer any last minute queries, however, prospective Purchasers are recommended to make any enquiries before the day of the Auction.
10. Bids will be regulated entirely at the discretion of the Auctioneer.
11. Prospective Purchasers who attend the auction intending to bid should bring adequate identification with them to prove their identity within the terms of the money laundering regulations. Examples of appropriate identification include: Passport/Driving Licence and a recent household utility bill.