Property Auction

Thursday 10th September 2026
Live venue and online sale

Presented by **Peter Alan Auctions**
in association with **Barnard Marcus Auctions**

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Auction Venue

Live Auction - 10th September 2026

De Vere Grand Connaught Rooms

61-65 Great Queen Street,
Covent Garden, London WC2B 5DA.



Rail

Nearest tube stations are Covent Garden and Holborn, both within walking distance. London Euston, Kings Cross, London Waterloo and St Pancras International stations are within a 30 minute walk or a short taxi ride away. All of London's remaining mainline stations can be easily reached by the underground network.

Car

SatNav coordinates 51.515567, - 0.120687 or postcode WC2B 5DA. The nearest car park is on the corner of Drury Lane and Parker Street.

Auction Day - 10th September 2026

Lot No.	Property Address	Guide Price
366	5 Heol Y Felin, Seven Sisters, Neath, SA10 9BD	£99,000
367	Rose Tree Cottage, 19 The Kymin, Monmouth, NP25 3SF	£530,000
368	2 Albert Terrace, Maesteg, CF34 9EB	£45,000
369	Land at the back of 3a East Grove, Cardiff, CF24 3AE	Withdrawn Prior
370	Penybryn, Gypsy Cross, Waunarlwydd, Swanseam SA5 4RU	£180,000
371	433 Newport Road, Cardiff, CF24 1RP	£190,000

These lots are presented by Peter Alan Auctions (covering the whole of Wales) in association with Barnard Marcus Auctions, and the information may be subject to change.

Visit **www.barnardmarcusauctions.co.uk** for the full catalogue, additional info, bidder registration & legal packs.

Office Address:
52 High Street, Cowbridge,
Vale of Glamorgan CF71 7AH

Telephone:
029 2059 0899

Email:
auctions@peteralan.co.uk



Lot 366 5 Heol Y Felin, Seven Sisters, Neath, SA10 9BD



All enquiries: Tel: 029 2059 0899 • Email: auctions@peteralan.co.uk



- **Sought-after village location**
- **Planning for residential conversion**



Location:
Conveniently situated close to local amenities, transport links, and within easy reach of Neath and the M4 corridor.

Description:
Former commercial property with approved planning for change of use from a club to residential dwelling together with external alterations and openings and retrospective consent for demolition of existing flat roof two storey extension, rear staircase structure and dance hall - P2025/0831. The existing layout provides a blank canvas for developers and investors to reconfigure and maximise the available space. Externally, the property benefits from surrounding land further enhancing its development potential in our opinion.

Tenure:
Freehold

Agents Note:
Cash buyers only

To view:
Viewings by appointment only with Peter Alan Ltd. Tel: 01639 635115
Please see important advice for viewers on page 19 of this catalogue.







Lot 367 Rose Tree Cottage, 19 The Kymin, Monmouth, NP25 3SF



All enquiries: Tel: 029 2059 0899 • Email: auctions@peteralan.co.uk



- **Highly sought-after location**
- **Extended property**
- **Must be viewed!**

Location:

The Kymin is situated just over one mile from the historic market town of Monmouth, surrounded by picturesque rural and agricultural landscapes with far-reaching views across the stunning countryside. This area is steeped in history, with the iconic Round House and Naval Temple, built between 1794 and 1800, both owned and preserved by the National Trust. The Kymin is also part of a designated Area of Outstanding Natural Beauty. Monmouth itself provides a superb range of amenities, including a variety of shops, leisure centre, historic attractions, and highly regarded schools, such as the renowned Haberdashers Schools and Monmouth Comprehensive School. The town benefits from excellent transport links, with easy access to Cardiff, Bristol, and the Midlands via major road networks, and intercity rail services available from Newport and Severn Tunnel Junction.







Description: Four bedroom detached property comprising entrance porch, inner hallway, cloakroom, living room, conservatory, formal dining room, kitchen/ breakfast room, utility room, and rear porch to the ground floor. To the first floor there are four bedrooms, including a master bedroom with a recently refitted en-suite shower room and French doors opening onto a Juliet balcony. A five-piece family bathroom. Externally the property benefits from a private driveway with ample off-road parking for multiple vehicles and views over the town and towards the distant Black Mountains.

EPC Rating: F

Council Tax Band: G

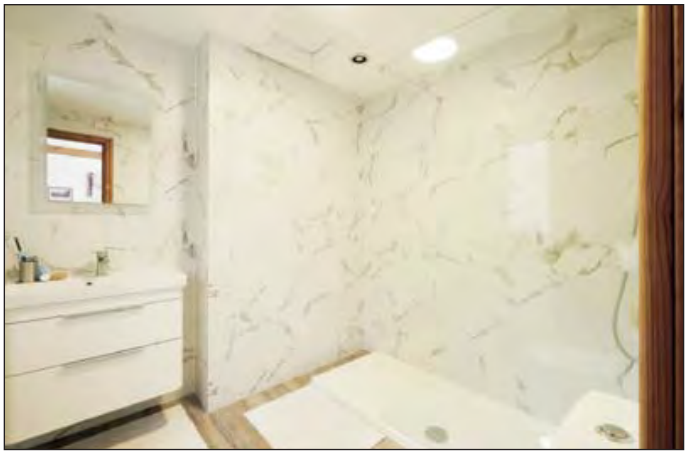
Tenure: Freehold

Agents Note:
Cash buyers recommended.

To view:
Viewings by appointment only with Peter Alan Ltd. Tel: 01600 714355







Lot 368 2 Albert Terrace, Maesteg, CF34 9EB



All enquiries: Tel: 029 2059 0899 • Email: auctions@peteralan.co.uk



- **Investment potential**
- **Three bedrooms**

Location:
Situated in a popular area close to local schools, Maesteg Town Centre, amenities and public transport links.

Tenure:
Freehold

Council Tax Band: C

Description:
Three bedroom mid terrace house in need of full renovation and clearance. Internally the property comprises entrance hall, two reception rooms and a kitchen to the ground floor. To the first floor there are three bedrooms and a bathroom. The is a rear garden to the property which we have not been able to access

Agents Note:
Cash buyers only

To view:
Viewings by appointment only with Peter Alan Ltd. Due to the amount and possessions and internal water damage to the property, viewings are at your own risk.
Tel: 01656 736136



COMING TO THE AUCTION?

You will need to register and be in possession of a bidders paddle to bid in-person at this auction.

You can register for in-person bidding at the venue on the day. Don't forget to bring your ID Documents (Passport or Driving Licence **AND** Proof of Address). Or fill in the form on p13 and present at the Registration Desk along with your two forms of ID.



LEGAL DOCUMENTS ARE NOW AVAILABLE ONLINE

Please visit
www.barnardmarcusauctions.co.uk

Click on the upcoming auction to view all of the lots in this month's auction. Choose the lot you are interested in and click the "legal docs" button.



Lot 369 Land at the back of 3a East Grove, Cardiff, CF24 3AE







WITHDRAWN

All enquiries: Tel: 029 2059 0899 • Email: auctions@peteralan.co.uk

- **Approx. 54sq m (581sq ft)**
- **Secure lane access, locked ov[illegible]ight**

Location:
The land is located i[illegible] h[illegible]y desira[illegible]position[illegible]ithin [illegible]ath, one of Cardiff's most [illegible]onsis[illegible]ly p[illegible]lar area[illegible]with ea[illegible]each of Cardiff city centre. Card[illegible]vers[illegible]the [illegible]ersity H[illegible]tal of Wales and an excellent rang[illegible] loc[illegible]iti[illegible] Alba[illegible]oad, City Road and Wellfield Road are all ne[illegible] o[illegible]ing [illegible]e sele[illegible]on of cafés, restaurants, independent retailers, [illegible]e [illegible]arke[illegible]everyday conveniences. The area is exceptionally well conn[illegible]ith regular public transport links and excellent access into the city cen[illegible].

Description:
A compact plot of land extending to approximately 54sq m, accessed via a private lane. The site formerly accommodated a Victorian dairy and coach house, although these structures are no longer in situ. The plot offers potential for a variety of uses, subject to any necessary consents and permissions. Access is provided via the adjoining lane, which is secured and locked overnight.

Tenure:
Leasehold – held on a term from and including 7 March 2014 and expiring on 24.3.2984

Agents Note:
Cash buyers only

To view:
By application to the land during daylight hours only.
Please see important advice for viewers on page 19 of this catalogue.

CONTRACT DOCUMENTATION CHARGE

In addition to the deposit, buyers will be required to pay a Contract Documentation Charge. This charge is £1,800 inclusive of VAT and can be paid by credit/debit card, bank transfer or added to your deposit payment.

A full VAT receipt is available upon request.



Lot 370

Penybryn, Gypsy Cross, Waunarlwydd, Swansea, SA5 4RU



All enquiries: Tel: 029 2059 0899 • Email: auctions@peteralan.co.uk



- **Sought-after area**
- **1¼ acres of land**
- **Off road parking**

Location:
Set in the sought-after location of Waunarlwydd providing easy access to the Gower Peninsula and convenient M4 link.

EPC Rating: F

Council Tax Band: D

Description:
Three bedroom detached property comprising lounge, dining room, kitchen and bathroom on the ground floor. To the first floor there are three bedrooms. Externally the property offers a garage and parking and an additional 1¼ acres of land.



Tenure:
Freehold

Agents Note:
Cash buyers only. We believe there to be Japanese knotweed within the boundaries, although this has not been confirmed by an expert.

To view:
Viewings by appointment only with Peter Alan Ltd
Tel: 01792 894422

Lot 371

433 Newport Road, Cardiff, CF24 1RP



All enquiries: Tel: 029 2059 0899 • Email: auctions@peteralan.co.uk



- **Three separate flats**
- **Close to amenities**

Location:
Ideally positioned for easy access to Cardiff city centre, excellent transport links, shops and local amenities.

EPC Rating: D

Council Tax Band: B/C

Description:
Traditional semi-detached property split into three separate flats. The is a one bedroom apartment to the ground floor comprising a lounge, kitchen, bedroom and bathroom. To the first floor a two bedroom flat comprising a lounge, kitchen, two double bedrooms a bathroom and separate wc. The final one bedroom flat comprises an open plan lounge/kitchen, bedroom and bathroom.



Tenure:
Freehold

Agents Note:
Cash buyers only

To view:
Viewings by appointment only with Peter Alan Ltd
Tel: 029 2046 2246

End of Sale

If there are any unsold lots you would like to make an offer on, please give us a call on **029 2059 0899** or visit **www.barnardmarcusauctions.co.uk** for a full list of available properties.

Auction Dates 2026

Tuesday 3rd February
Tuesday 10th March
Tuesday 14th April
Tuesday 19th May
Tuesday 23rd June
Tuesday 28th July
Thursday 10th September
Thursday 15th October
Tuesday 17th November
Tuesday 15th December

Contact us

Office Address:
52 High Street, Cowbridge,
Vale of Glamorgan CF71 7AH

Telephone:
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Email:
auctions@peteralan.co.uk



General Conditions of Sale

Each lot is sold subject to the following General Conditions

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Note: Any reference to Auctioneer includes the Auction Bidding web platform and bidding there of.

1. (i) The sale of each Lot shall subject to paragraph 1(ii) below incorporate the following documents:
   (a) These General Conditions of Sale which incorporate the Standard Conditions of Sale (5th Edition): where any inconsistency results these General Conditions shall have precedence.
   (b) Special Conditions of Sale which will be attached to the contract. Special Conditions of Sale take precedence over these General Conditions save in the case of Condition 8(iii) below where the General Condition shall have precedence.
   (c) The "Important Notice to be read by all Bidders" which forms part of the Auction Catalogue.
   (d) The Particulars of the Lot which forms part of the Auction Catalogue and
   (e) Any relevant Plan referred to in the Particulars or in the Special Conditions.
   (ii) The Auctioneer may by announcement made at the commencement of the auction or when calling the Lot or at any time prior to the Lot being knocked down reasonably vary the content, number and identity of the documents to be incorporated into the sale provided that the Auctioneer shall use his reasonable endeavours to make any such variation as early as possible before the auction.
   (iii) A Copy of the Standard Conditions and any relevant plan may be inspected at the offices of the Vendor's Solicitors and Barnard Marcus and on the website immediately before the sale. The Special Conditions of Sale and Particulars of the Lot are included with the Auction Catalogue (save to the extent that any Special Conditions are stated to be available upon application) as are these General Conditions.
   (iv) The Purchaser should read and understand the contents of the documents subject to which the Lot is sold and the purchaser should take professional advice (as appropriate) on the documents.
   (v) Immediately following the Lot being knocked down to him the purchaser irrevocably authorises the auctioneer for and on behalf of the purchaser to sign the Memorandum of Contract stating:-
   (a) The price agreed.
   (b) The deposit paid.
   (c) The short address of the Property purchased.
   (d) The Lot number.
   (e) The names of the Vendor and Purchaser.
   (f) The date of the Contract.
   And having attached to it the documents referred to under paragraph 1(i) above or such other documents as the Auctioneer shall have determined under paragraph 1(ii).
2. The Standard Conditions shall be varied as follows:
   (i) Standard Conditions 2, 3.3.2(a), 5.2.2(e), 6.1.1, 6.1.3, 6.3.2, 7.2.4 and 8.1.2 shall be deleted.
   (ii) The words "Seller" and "Buyer" in the Standard Conditions of Sale shall be interchangeable with the words "Vendor" and "Purchaser" respectively in these Conditions and in the documents which are incorporated.
   (iii) The Contract Rate in Condition 1.1.1(e) shall be 3% over National Westminster Bank Plc base rate from time to time [At the statutory rate].
   (iv) Condition 3.2.1 shall be read as though the words "at the date of the Contract, unless the Seller is building or converting it" were deleted and replaced by "at the Contractual Date for Completion or if Completion is delayed due to the fault of the Purchaser at the Date of Actual Completion".
   (v) Condition 4.6.4 shall be read as though the words "but the law does not imply any covenant by the buyer to indemnify the Seller against liability for future breaches of it" and the word "future"in paragraph (a) were deleted.
   (vi) The Time Limits in the second column of Standard Condition 4.3.1 shall be deleted and replaced by:
   "Step 1 Four working days after the date of the Auction Contract.
   Step 2 Three working days after the day of delivery of the Seller's evidence of title.
   Step 3 Three working days after receiving the requisitions.
   Step 4 Two working days after receiving the replies".
   (vii) The Time Limit in the second column of Standard Condition 4.3.2(c) shall be deleted and replaced by "to arrive at least six working days before the Completion Date".
   (viii) Apportionment of Income and outgoings shall be made with effect from the Date of Actual Completion and if the sale shall not be Completed on the Completion Date other than due to the default of the Vendor then the Vendor shall be entitled to receive the income from the property and the Purchaser shall pay to the Vendor compensation calculated at the contract rate on the purchase price (giving credit for the deposit paid if any) from the Completion Date to the Date of Actual Completion.
3. (i) The sale is subject to a reserve price for each of the properties and the Vendor reserves the right to bid (both up to but not including the reserve price) through the Auctioneer at the Auction.
   (ii) The Auctioneer reserves the right to regulate the bidding and to refuse to accept any bid or bids without assigning any reason therefore in his sole absolute discretion. In the event of any dispute on bidding, the Auctioneer's decision shall be final. This is without prejudice to the bidder's right to bring arbitration or legal proceedings.
   (iii) On the property being knocked down the successful bidder must, upon being asked by the Auctioneer or the Auctioneer's Clerk, give 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 the Auctioneer shall be entitled to resubmit the property for sale.
   (vi) All obligations agreements or warranties given by or on behalf of the Purchaser or the Guarantor (as defined in General Condition 4 below) pursuant to the Particulars or Conditions of Sale shall, where such party consists of two or more persons, be deemed to be joint and several.
4. N.B. Condition 4 only applies to companies.
   In the event of the Purchaser being a limited company or a non-natural body it is agreed that this contract is being entered into at the request of the person ("the Guarantor") whose bid the Auctioneer shall have accepted. In consideration of this contract being entered into at the request of the Guarantor, the Guarantor warrants that the Purchaser is a properly constituted limited company that the Company is empowered to purchase take on lease or otherwise acquire any lands and buildings and any estate or interest in any rights connected with any such lands or buildings therein and that he had authority to bind the Company to this contract as agent on its behalf and guarantees to the Vendor (as witnessed by his agreement to these General Conditions of Sale which he shall be deemed to have signed both as agent for and on behalf of the Company and in his capacity as Guarantor") as follows:-
   (i) That the Purchaser will observe and perform all of its obligations under this contract in accordance with the Auctioneers' General Conditions of Sale as varied by the Special Conditions and will pay and make good to the Vendor all losses, costs, damages and expenses occasioned to the Vendor by the non-performance of all of the terms and conditions of the contract or any of them including (but without prejudice to the generality of the foregoing) the non-payment of the deposit or the whole or any part of the purchase price or any other monies which may become due on Completion and it is agreed that any neglect or forbearance on the part of the Vendor in enforcing or giving time to the Purchaser for the performance of the terms and conditions under this contract or any of them shall not in any way release the Guarantor in respect of his liability under this Condition.
   (ii) That if the Purchaser shall enter into liquidation and the Liquidator shall disclaim this contract the Guarantor shall if the Vendor within 28 days after such disclaimer so requires by giving 14 days' notice in writing to the Guarantor, accept an assurance of the property hereby agreed to be sold. In the event of the Vendor serving such a notice the Completion Date of which time shall be of the essence shall be on or before the expiration of such notice and the Auctioneers' General Conditions of Sale (as varied by the Special Conditions of Sale) shall apply and the Guarantor shall pay to the Vendor such sum or sums as the Purchaser would have been liable to pay (including interest) had the Liquidator not disclaimed this contract including (but without prejudice to the generality of the foregoing) the amount of the deposit payable on the signing of the memorandum of sale (if such deposit has not previously been paid) and the whole or any part of the purchase price or any other monies which may become due on Completion.
5. The Purchaser shall accept that vacant possession is given of the whole or any part offered with vacant possession not withstanding that:
   (i) There may be furniture fittings or effects remaining therein and shall not require the removal of any such contents and shall not raise any requisitions or enquiry with regard thereto but shall accept responsibility therefore.
   (ii) The property if a house or part of a house may not be occupiable immediately (for legal or other reasons) owing to any of the matters referred to in sub-paragraphs (i), (ii), (iii) or (iv) of Condition 10 or referred to in sub-paragraphs (i), (ii) or (iii) of Condition 11 in these General Conditions of Sale.

6. (i) A deposit which shall be l0 per cent of the purchase money or £3,500.00 whichever shall be the greater shall be paid to Barnard Marcus, Sovereign House, 361 King Street, Hammersmith, London W6 9NA. ("the Auctioneers") immediately after the sale as Agents for the Vendor.
   (ii) The Purchaser warrants that any cheque or cheques tendered by him by way of deposit will be met upon first presentation and the drawer expressly waives the right to notices of dishonour notwithstanding that the cheque or cheques may be represented.
7. (i) If a cheque given for the payment of the deposit is dishonoured in presentation or is not met when first presented or if the successful bidder fails to pay such deposit or fails to sign a Memorandum of the Contract immediately following the Auction the Vendor shall be entitled (but shall not be bound) to treat such dishonour or failure as a repudiation of the Contract and rescind the Contract but without prejudice to the Vendor's right to claim the payment of this deposit against the successful bidder and or damages for repudiation of Contract.
   (ii) For the avoidance of doubt the Contract for the sale of each Lot shall be concluded upon the Auctioneer or the Auction web platform knocking down the Lot to the Purchaser and neither the payment of the deposit by the Purchaser nor the signing of the Memorandum of the Contract by the Purchaser shall be preconditions of the Contract.
   (iii) For the further avoidance of doubt, no proceedings brought by Barnard Marcus upon a cheque which is dishonoured shall constitute a waiver of repudiation nor an election by the Vendor to treat the failure to pay a deposit as a repudiation.
8. (i) The tenure of the property and the estate or interests sold are as stated in the Particulars and/or Special Conditions. In the case of land where the title is registered at H.M. Land Registry this title shall be deduced and consist of a Copy of the Entries on the Register and of the Title Plan. In the case of land where the Title is not so registered it shall be deduced as provided by the Special Conditions.
   (ii) Where by the Special Conditions of Sale any property is sold subject to any lease, covenant, restriction or other matter a copy of the said lease, covenant, restriction or other matter may unless otherwise provided in the Special Conditions be inspected at the said office of the Solicitors for the Vendor and Auctioneer at any time during normal office hours and in the sale room immediately before the sale.
   (iii) Where there is any inconsistency arising out of the Particulars and/or Special Conditions as to whether vacant possession is to be given on Completion it shall be assumed that vacant possession is not to be given on Completion.
9. (i) The Completion of the purchase shall take place at the office of the Vendor's Solicitors or wherever they shall so direct four weeks from the date of the Contract or at the option of the Vendor (in the case where the property is sold subject to and with the benefit of a weekly tenancy or tenancies), the Completion Date shall be the first Monday or other rent payment day falling after the fourth week from the date of such Contract.
   (ii) The Vendor shall not be required to convey the whole or any part of the Property other than to the Purchaser and shall not be required to execute a Conveyance other than of the whole of the Property, or at a price different, from that stated in the Contract.
10. (i) Whilst reasonable care has been taken by or on behalf of the Vendor to ensure that all statements in the Particulars and the Conditions of Sale are accurate, the Purchaser should take all necessary steps to verify the accuracy of all such statements by inspection, survey and professional advice. The Purchaser confirms that he will make Local Land Charges Searches and Enquiries prior to the auction and the Purchaser further confirms that he has inspected, surveyed and taken all professional advice (as may be appropriate) prior to the auction.
   (ii) Notwithstanding anything in the Special and/or General Conditions or in the Particulars, no representation, warranty or condition shall be made or implied either as to the state or condition of the property or any part thereof or as to whether the same is subject to any resolution, scheme, development or order, improvement line, improvement notice or scheme, sanitary notice or notices or intimation notices or notices or proposals under the proposals or schemes except where the Auctioneer has expressly made or given such a representation, warranty or condition without any caveat or other condition.
   (iii) No objection or requisition shall be raised as to the permitted user of the property for the purposes of the Town and Country Planning Act 1990 or any Act or Acts for the time being amending or replacing the same or otherwise relating to town and country planning or as to any other matters arising under the said Acts or any Rules or Regulations made or arising thereunder and the Purchaser shall take the properties as they are under the said Acts, Rules and Regulations.
   (iv) Each Purchaser shall satisfy himself of ownership of electric wiring and fittings and/or gas fittings and installations in the property sold as in some cases the same are on hire or hire purchase from the Supply Companies.
11. The property is sold subject to:-
   (i) All local land charges (subject to the provisions of General Condition 11(ii) whether registered or not prior to the date of Contract and all matters capable of registration as local land charges whether or not actually so registered.
   (ii) All notices served and orders demands proposals or requirements made by any local public or other competent authority whether before or after the date of Contract.
   (iii) All actual or proposed orders directions notices or charges restrictions conditions agreements or other matters arising under the Town and Country Planning Act 1990 or any statutory modification or re-enactment thereof for the time being in force.
   (iv) All legal easements benefiting the owners or occupiers of other property and, in the event of Title to the property being registered, any of the makers which are by Section 70(1) of the Land Registration Act 1925 declared to be overriding interests.
   (v) All matters which would have been revealed at the date of Contract by such searches, enquiries and inspections as a prudent purchaser would make but provided that the Vendor and the Auctioneer should take reasonable care to describe the property and matters affecting the property.
12. (i) Each Purchaser should undertake all reasonable and necessary inspections, surveys and enquiries as to the state of repair and condition of the property and as to any tenancies.
   (ii) Each property shall, as from the date of Contract, be at the sole risk of the Purchaser. The Purchaser shall insure the property (and each property) accordingly.
   (iii) The Vendor makes no representation that under any tenancy subject to which the Property is sold.
      (a) The same is contractually binding upon all parties.
      (b) The same is capable of being determined.
      (c) Any Notice has been validly prepared and/or served or
      (d) The rent particularised is one that is recoverable or has been paid up to the date of auction.
      (e) A bidder shall raise requisitions by or make enquiries by his solicitors as to any tenancies. However, the Vendor will answer any requisitions or enquiry as to factual matters about any tenancy.
   (iv) Nothing shall be incorporated in any sale either collaterally or indirectly whether by way of condition, warranty or representation as to whether, in the case of property sold subject to any tenancy or tenancies, there are subsisting any sub-tenancies or similar such occupation and whether or not any such shall be disclosed at or before the Auction the Purchaser shall be deemed to purchase with full knowledge of any such sub-tenancy or sub-tenancies or occupation that there may be whether or not he shall have enquired of the Auctioneers or have inspected and no objection shall be taken or requisition made on account thereof. Nothing shall be incorporated in any sale either collaterally or indirectly (or at all) whether by way of condition, warranty or representation as to any covenant about the state or condition of the property and the Transfer shall expressly exclude any such condition, warranty, representation or covenant (express, deemed or implied) accordingly.
13. The Vendor shall not be required to reconcile differences between the description of any Lot and the property sold or furnish evidence of any change in the numbering of any property and shall not be bound to show any Title to boundary division walls or fences or the ownership thereof. However, the Vendor and the Auctioneer will take reasonable care when describing the property.
14. The Misrepresentation Act 1967:
   (i) All statements contained in the foregoing Particulars are made (so far as the law allows) without responsibility on the part of the Auctioneers or the Vendor and are statements of opinion and are not to be taken as or implying a statement or representation of fact and any intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of each statement contained in the Particulars. However, the Vendor and the Auctioneer will take reasonable care when describing the property.
   (ii) The Vendor does not make or give any implied representation or warranty about the property and the Vendor is only taken to make or give any representation or warranty about the property if that representation or warranty is expressly stated by the Vendor (or by the Auctioneer on the Vendor's behalf).
15. Neither the Vendor nor the Purchaser may rely on a representation made by the other (or by the other's conveyancer) unless the representation has been made in writing. If information is required about the property, the purchaser shall check with their conveyancer.
16. The Purchaser hereby expressly agrees that the interest (if any) earned upon any deposit (or part thereof) paid by him shall be applied for the benefit of the Auctioneers and this condition shall constitute a separate agreement between the Purchaser and the Auctioneer.
17. These General Conditions will only apply to a Property outside England and Wales where the Conditions do not conflict with the laws of the country or province in which the land is situate.

Auction Dates 2026

Auction date	Deadline
Tuesday 3rd February	Friday 9th January
Tuesday 10th March	Friday 13th February
Tuesday 14th April	Friday 20th March
Tuesday 19th May	Friday 24th April
Tuesday 23rd June	Friday 29th May
Tuesday 28th July	Friday 3rd July
Thursday 10th September	Friday 14th August
Thursday 15th October	Friday 18th September
Tuesday 17th November	Friday 23rd October
Tuesday 15th December	Friday 20th November

Contact us

Address:
52 High Street, Cowbridge,
Vale of Glamorgan CF71 7AH

Email:
auctions@peteralan.co.uk

Telephone:
029 2059 0899

Web:
peteralan.co.uk/branches/pa-auctions#/