

CATALOGUE

Details of each individual lot to be sold are set out in our catalogue. All lots are sold subject to the Conditions of sale which will not be read out at the auction but which are available in the offices and/or those of our respective solicitors prior to the sale. It is important that prospective purchasers satisfy themselves of the location, boundaries and condition of the lots before the auction.

COMMON AUCTION CONDITIONS

The properties are being sold under the RICS Common Auction Conditions (Edition 2)

DESCRIPTION

The description together with plans and photographs published in this catalogue are for the purposes of identification only. Plans are not to scale.

GUIDE PRICES

Where guide prices are quoted they are an indication only and may change at any time prior to the sale. The final sale price will be dependent on the bidding in the auction room and on the vendor's instructions.

RESERVE PRICE

Each of the properties is sold subject to a reserve price which is agreed between the vendor and the auctioneer prior to the sale. This is a confidential figure below which the auctioneer cannot sell the property.

LEGAL ADVICE

Buying at auction is a contractual commitment and therefore you are advised to take legal advice from a solicitor regarding the General and Special Conditions of Sale and other legal documentation prior to bidding.

SALES PRIOR TO AUCTION

Any offers made prior to the auction sale will be submitted to the vendor for consideration and may in certain circumstances result in a property being sold prior to the auction sale. It is recommended that you keep in contact with the sales office dealing with the property and make them aware of your interest. The auctioneers cannot be held responsible for costs incurred in respect of any lot which is withdrawn or sold prior to the auction.

ATTENDING THE AUCTION

Please allow yourself sufficient time to arrive at the auction as we will commence promptly at the appointed time. Legal packs are available for inspection prior to the sale and it is important that you make yourself aware of these together with any final alteration as any sale will be subject to these.

BIDDING BY PROXY OR TELEPHONE

Should you find yourself unable to attend the auction sale then arrangements can be made for you to bid by proxy or telephone. Please enquire at the relevant branch office and they will provide the appropriate notification. Please note that you must provide the relevant information and deposit cheque to the auctioneer at least forty eight hours prior to the sale.

BIDDING

Each bid is offered individually by the auctioneer and it would be helpful if you made sure that your bids are clear and noticed by the auctioneer. If you are successful in securing a property you will be approached by a member of our staff who will guide you to a separate room for the payment of deposit.

MONEY LAUNDERING REGULATIONS

We ask that all purchasers provide proof of identity by reference to your passport or photographic UK driving licence together with a utility bill, bank statement or council tax bill not more than three months old. If purchasing on behalf of a company you will also need to present proof of your position within the company and a company letterhead of your solicitor. Please note that we will require the name, address and telephone number of the solicitor who will be acting for you in respect of your purchase before leaving the auction rooms.

DEPOSIT

After successfully bidding for the property you will be guided by a member of our staff to a separate room to sign the Memorandum of Sale. We will require a deposit of 10% of the purchase price which should be paid by bankers draft, building society cheque or personal cheque. Cash or card payments will not be accepted.

ADMINISTRATION CHARGE

Purchasers will be required to pay by cheque an administration charge of £300 including VAT in addition to the deposit. A VAT receipt will be issued after the auction.

CONTRACT

The Memorandum of Sale will be signed in duplicate and one copy will be given to you which should be passed to your solicitor. The second will be retained and passed to the vendor's solicitor. Completion usually take place after 28 days but this date can vary. Announcements are generally made by the auctioneer for any variation on this date.

INSURANCE

At the fall of the hammer the property becomes the purchaser's insurable risk. You are strongly advised to make the necessary arrangements immediately after the auction.

POST AUCTION SALES

If a property has failed to sell at auction you may speak to the auctioneer immediately after the sale. Any offers submitted will be put forward to the vendor and if accepted you will be able to proceed with your purchase under the normal auction procedure.

Buying at Auction ESSENTIAL INFORMATION



DISCLAIMER

Whilst every endeavour has been made to ensure that the particulars in this catalogue are correct their accuracy is not guaranteed. Information we have obtained has been by verbal enquiry only and therefore purchasers are advised to make their own enquiries of the appropriate authority. All measurements, areas and distances are approximate only. Potential purchasers are advised to check them.

THE AREA'S LEADING INDEPENDENT ESTATE AGENCY