

Notice to Bidders

- The Auctioneer will offer the lots in the order shown in the catalogue, although we reserve the right to amend the Order of Sale.
- The Addendum provides details of amendments to the catalogue and Conditions of Sale and is an important document. Prospective buyers should ensure that they inspect this document as its contents will form part of the sales contract. Prospective buyers should ensure that they have a copy of the catalogue and addendum prior to bidding and are deemed to have read these documents whether they have done so or not.
- The Auctioneer will always endeavour to inform prospective purchasers of any variation to the catalogue, when such changes are brought to our attention. The Auctioneers nor their clients cannot be held responsible for any losses, damages or abortive costs incurred in respect of lots that are withdrawn or sold prior to auction.
- Prospective buyers bid on the basis that they have checked the General Conditions of Sale which are detailed at the back of the catalogue, and any Special Conditions of Sale relating to individual lots. If there is a conflict between the documents then the Special Conditions of Sale shall prevail.
- The Special Conditions of Sale together with Title documentation have been available for inspection either at the Auctioneer's office or on line at www.walkersingleton.co.uk for a period of time immediately prior to the auction date.
- Prospective buyers bid on the basis that they are deemed to have inspected the property, have made all necessary enquiries and have checked the General and Special Conditions of Sale and are satisfied that they fully understand their content. Potential buyers are advised to take legal and professional advice prior to bidding on any lot.
- The viewing arrangements are detailed under individual lots in the catalogue and whilst the Auctioneer will endeavour to provide access to all lots, this cannot be guaranteed. Walker Singleton will attempt to answer any questions prior to the auction and in the auction room. Please note the Auctioneer will not be able to answer any questions whilst the auction is proceeding.
- We recommend you register your interest in a particular lot with us in order that you can be kept updated of any changes and we can inform you of the availability of legal documentation.
- Guide prices may be varied at any time prior to the auction and are given without any liability on behalf of the Auctioneers and should not be regarded as a valuation. The guide price may be subject to amendment up to the auction sale. The guide price and eventual sale price may differ.
- All bids should be made to the Auctioneer at the appropriate time and in a clear and precise manner. It is the bidder's duty to attract the Auctioneer's attention. The Auctioneer will ask for clarification of any bids which are not clear or precise. At the fall of the hammer the successful bidder will be under a binding contract to purchase the property in accordance with the General and Special Conditions of Sale, together with the Addendum and the contents of this notice. If you are the successful bidder, a member of the auction team will approach you, take your name, address, telephone number and details of your solicitor. You will then be taken to a private area, where the Vendor's solicitor will usually be present. You will be asked to provide proof of identity (see money laundering regulations below) and be invited to sign the Memorandum or Contract of Sale. Should the buyer refuse, the Auctioneer is legally entitled to sign the Memorandum on behalf of the buyer, or alternatively offer the lot to the under bidder or re-offer to the room and the seller may have a claim against you for breach of contract.
- On signing the Memorandum or Contract of Sale you will be required to pay a deposit amount of 10% of the selling price (plus VAT where applicable) subject to a minimum of £3,000 unless otherwise stated by the Auctioneer. Payment can be made by bankers draft, building society cheque, company cheque or personal cheque. Please note we do not accept cash or card deposits under any circumstances.
- The Auctioneer only accepts deposit cheques on the basis that there are adequate funds in the account at which the cheque is drawn. We reserve the right to take any action as appropriate against a purchaser whose cheque is not honoured on first presentation.
- It should be noted that some auction contracts also have a provision for payment of the sellers legal and surveyor's fees.
- The successful buyer will be required to pay Walker Singleton a buyer's administration charge of £500 Inc. VAT. Cheques payable to Walker Singleton.
- Unless otherwise stated all property is sold subject to a reserve price whether declared or not.
- Please note purchasers will not be entitled to keys or access to properties until completion of the sale. If access is required between exchange and completion please contact the Auctioneers where access can be arranged with the express permission of the Vendor. Upon completion of the sale please contact the Auctioneers to arrange collection of the keys.
- If keys are not collected within three weeks of completion they will be destroyed for security reasons and we also recommend that the locks to the property are changed by the purchaser.
- No representation or warranty is made in respect of the structure of any properties nor in relation to their state of repair. Prospective purchasers are advised to satisfy themselves in this regard.
- Unless stated otherwise in the Special Conditions of Sale all lots are sold exclusive of VAT.
- Bidders are advised to check with the Auctioneers on the morning of the sale that the property they are interested in will still be offered for sale, as there is always the possibility of the vendor selling or withdrawing the property at any time before the auction.

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Money Laundering Regulations

It is important for buyers to note that under the Government's money laundering regulations successful buyers are legally required to provide two forms of identification in respect of deposits to be paid. Formal identification can be provided in the form of one item from each of the following two groups:

a) Identity documents

- Current signed passport.
- Current UK driving licence (photo ID).

b) Evidence of address

- Utility bill – issued within the last 3 months (not mobile phone bill).
- Local authority tax bill for the current year.
- Bank, building society or credit card statement containing current address issued within the last 3 months.
- Current UK driving licence (if not used for evidence of identity).

Withdrawn Lots

All properties are sold subject to a reserve price which is confidential between the Auctioneer and Vendor. If the bidding does not reach or exceed the reserve price then that property will be withdrawn from the Auction. Enquires for unsold lots are welcome after the sale when unconditional offers will be considered. In many cases properties are sold immediately after the auction is finished and if you are interested please see the auction staff at the sale room.

Telephone and Proxy Bidding

If you are unable to attend the auction, this does not prevent you from bidding. You can bid by telephone or by proxy. See the terms and conditions and complete the form at the back of the catalogue, provide the appropriate funding and ID and we will do the rest.

Insurance

If you are intending to purchase a property at auction it is important that insurance arrangements are made as the responsibility for building's insurance passes to the purchaser upon exchange of contract.