



general conditions

General Conditions

The Auctioneer reserves the right to:-

- a) On behalf of his clients, to sell any of the Lots prior to the Auction and prospective buyers should verify the availability of the Lot prior to the Auction.
- b) Sell as a whole or in Lots.
- c) Amend the Lotting order.
- d) Withdraw the property prior to Auction.
- e) Determine the conduct of the Auction between competing bidders.
- f) Regulate the size of the bidding increments.
- g) Refuse bids.
- h) Bid on behalf of the Seller up to but not including the reserve price.
- i) Accept an offer prior to the Auction.

Subject to the Conditions of Sale which will not be read out on the date of the sale but may be inspected at the offices of the joint agents/auctioneers or the solicitors concerned on the five working days prior to the auction. All purchasers will be deemed to have knowledge of such conditions and the terms thereof and therefore will be deemed to bid on those terms whether they have inspected the conditions or not.

Responsibility to insure

Prospective buyers should note that it is the buyer's responsibility to insure the property on the fall of the gavel.

Reserve Price

There will be a reserve price, however, the figure will be confidential and will be between the Auctioneer and the Vendors. If the Lot fails to reach the reserve price, the Auctioneer will state that the Lot has not been sold.

Completion/Money Laundering Regulations

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the gavel. Purchasers should note that proof of identification must be provided to comply with the Money Laundering Regulations 2003. Completion of the sale will occur within 28 days unless stated otherwise at Auction or as specified within the Contract of Sale. We do not accept cash as a means of deposit or payment.

Proof of Identity and Address

All successful bidders must provide proof of identity and address to the Auctioneers immediately after the fall of the hammer.

Original documents must be provided. Photocopies are not acceptable.

To Prove Identity

- Current signed passport
- Current full EU/UK Photo Card Driving Licence*
- Current full UK Driving Licence (old style)* (a provisional licence will not be accepted)
- Resident Permit issued by the Home Office to EU Nationals
- Inland Revenue Tax Notification
- Firearms Certificate

Evidence of Address

- Current full UK Driving Licence (old style)* (a provisional licence will not be accepted)
- A utility bill issued within the last three months (not a mobile phone bill)
- Local Authority tax bill (valid for the current year)
- Bank, Building Society or Credit Union statement containing a current address
- The most recent original mortgage statement from a UK lender

* These documents may be used as an identity document or evidence but not both.

If the successful bidder is buying on behalf of someone else then the actual buyer will also be required to produce details.

Deposits

Deposits must be made in the form of either:-

- Personal Cheque
- Company Cheque
- Bankers Draft

Please contact the Estate Agent or Auctioneers office 24 hours prior to the Auction to confirm that the lot you are interested in is still available.