

BUYING AT AUCTION

Detailed Information For Bidders:

The following points are intended to assist and guide prospective purchasers. Please take careful note of the advice and information given

- **Conditions of Sale and Legal Enquiries:**
Each property will be sold subject to the General and Special Conditions of Sale which will have been prepared by the vendor's solicitors, at whose offices copies can be inspected. If there are any amendments to the Conditions of Sale, they will be detailed in an Addendum. The Conditions will not be read out at the auction, but the auctioneer will draw your attention to the existence of any Addenda. The successful bidder shall be deemed to have purchased the property with full knowledge of the contents of the Conditions of Sale and of any other relevant legal documents, whether or not they have actually been inspected. It is therefore important to be aware of all such documents prior to bidding and prospective purchasers should obtain independent legal advice.
- **The Particulars:**
The particulars given in the catalogue do not form part of an offer or contract. All descriptions, dimensions, suggested potential incomes and other particulars are given in good faith but are approximate and for guidance only. You should not rely on them as statements of fact and should satisfy yourself by inspection or otherwise as to their correctness.
- All plans and photographs are for identification purposes only. The plans are not to scale. You should consult the available legal documentation for each lot and view the property to be totally satisfied as to the location, description, state of repair and extent of the property which is being sold. Where appropriate, you should seek the advice of a suitably qualified surveyor or valuer.
- References to title and tenure are based on information supplied by the vendor. You are advised to make your own enquiries of the vendor's solicitor to ascertain the precise nature of the interest to be sold.
- Some properties may be investments and, as such, have tenants. Tenancy details have been provided to us and cannot be guaranteed. They should be checked, in detail, with the vendor's solicitor. No responsibility can be accepted by the vendor's agents where tenancy details have changed or differ from those shown in the particulars.
- You should make your own enquiries regarding planning matters and any associated regulations with the appropriate authorities.
- You should confirm with the vendor's solicitor which fixtures and fittings are to be included in the sale. Services and installations have not been tested and their condition or safety cannot be guaranteed. It is recommended that you obtain appropriate specialist advice on these features.

- VAT may be chargeable on some properties. This should be checked with the vendor's solicitor prior to auction. Where VAT applies, bids are made net of this tax and it will be payable in addition to the purchase price.
- **Inspection:**
Details regarding the arrangements for inspecting the properties are given on the relevant page of the catalogue. No representation or warranty is made with regard to the structure or repair of any property. Where appropriate, you should obtain your own independent advice from an appropriately qualified surveyor prior to the auction.
- **Registration of Interest and Availability:**
We strongly recommend that you formally register your interest in a particular lot with the Auctioneer's Office (tel. 0117 970 1551), and that you maintain contact in order to monitor any changes in guide price or whether the property has been sold or withdrawn prior to the auction and whether there will be an Addendum to the particulars. The vendors, or their agents, can accept no responsibility for abortive costs where a property is withdrawn from sale or sold prior to auction.
- **Auction Procedure:**
You should arrive at the auction at the start in order to hear any announcements made by the Auctioneer as these may affect the property you wish to purchase.
- Each property will be offered for sale subject to a reserve price. All interested parties will be entitled to bid. In the event of a default or dispute in the bidding, the auctioneer may re-offer the property or withdraw it.
- If you are bidding for a property, please make your bids clear and in plenty of time. If your bid is successful, on the fall of the Auctioneer's hammer, you will be under a binding contract to purchase the property. You will be presented with a Purchaser's Card by one of the Auctioneer's clerks and asked to fill out some initial details. Immediately after the auction sale, and before leaving the room, you should go to the appropriate contract table and sign the Memorandum of Sale and any Addendum. A deposit of 10% of the purchase price must be paid by Bankers Draft or Guaranteed Cheque made payable to the solicitor named in the Lot details in the catalogue.
- **IMPORTANT NOTE:** Please also see 'Anti Money Laundering Procedures' section below.
- **Buyer's Premium:**
At the same time as paying the deposit, the purchaser must also pay to Besley Hill the sum of £150 inclusive of VAT) in respect of the Buyer's Premium.
- **Insurance:**
The purchaser becomes responsible for the insurance of the property from the moment the gavel falls. Necessary arrangements should be made prior to the day of auction.
- **Completion:**
Completion of any purchase will normally take place 28 days from the date of the auction, unless otherwise notified by the vendor's solicitor.

ANTI-MONEY LAUNDERING PROCEDURES

Recent Government legislation requires that formal documentary evidence of identity and address must be provided by purchasers of properties at auction.

Any purchaser of a property in this auction sale must provide at least two forms of original documentation, one from each of the columns below:-

Identity documents	Evidence of address
<ul style="list-style-type: none">• Current valid signed passport.• Current UK photo card driving licence.• Current Full UK driving license (old version).¹• Residential permit issued by the Home Office to EU Nationals on sight of their passport from their own country.• Benefit book or original notification letter from the Benefits Agency confirming the right to benefits.• Self-employed in the construction industry – tax exemption certificate with photograph of holder (forms C155, C156 or SC60).• Inland Revenue tax notification.• Firearms certificate.	<ul style="list-style-type: none">▪ A utility bill issued within the last three months (but not mobile phone bills as these can be sent to different addresses).▪ Local Authority tax bill (valid for the current year).▪ Current bank, building society or credit union statement containing a current address.▪ The most recent original mortgage statement from recognised lender.▪ Confirmation from the electoral roll that a person of that name lives at that address.▪ Record of home visit.