



Property Auctions

0330 088 2013
www.alotsoldauctions.com

Property Auction
Brochure



About us

Alotsold Auctioneers offer one of the fastest and most effective ways to sell or buy property and land. It's so much easier than one might think offering a high degree of certainty that contracts will be exchanged on the agreed day.

The entire auction process, from instruction to exchange of contracts, is achieved within as little as 4 to 6 weeks. Sales are entirely open and transparent and the majority of property types and land are suitable for Auction.

Alotsold Auctioneers aim to be one of the country's leading property auctioneers, specialising in the

sale of residential and commercial property and land, in any condition. We cover the whole of the UK. At Alotsold we aim to provide a professional, innovative and supportive service to both buyers and sellers wherever they are located in the UK.

Auction packs

In order for the Alotsold team to market and sell your Property through our auction process you will need a Legal Pack for your property also known in the industry as an Auction Pack. The Legal Pack contains important information about the Property that a potential bidder will need when deciding to bid for the Property. A typical Legal Pack contains the following:

Title Register & Title Plan or Epitome of Title and copies of any Leases and documents referred to therein;

- ✔ Local Authority or Personal Search;
- ✔ Water and Drainage Search (Con 29 DW);
- ✔ Property Information Form;
- ✔ Leasehold Information Form (if applicable);
- ✔ Fixture & Fitting and Contents Form;
- ✔ Reservation Form and Contract;

- ✔ General Terms and Conditions;
- ✔ Special Conditions of Sale.

If you instruct us to sell your Property through our auction process we can also prepare the Legal Packs for you. At the same time you will also need details of your Solicitor or Licenced Conveyancer and will require an EPC for your Property.



Sellers guide

If you instruct the team at Alotsold and place your trust in them you will find that you will be met with potential buyers from all walks of life from cash purchasers, buy to let investors, first time buyers looking for the perfect family home, or builders looking for a project. Commercial property owners will find businesses looking for start-up premises or expanding geographically or moving to larger premises. With any of the above potential buyers, using the Alotsold auction team you will be one step closer in achieving a sale.

The benefits of selling your property through the Alotsold auction team include:

0% Sale Fee and Marketing Costs

The Seller pays nothing to enter the Property (other than the legal pack) into the auction and nothing to pay whether the Property is sold or not.

Seller agrees with the Alotsold team an Undisclosed Reserve Price

The Seller is in complete control, given that the Seller sets a reserve price and the property cannot be sold below this price unless the Seller provides the option to allow the auctioneer to have discretion, that should the highest bid be slightly less than the reserve price, you will allow the Property to be sold.



Heightened Interest and Viewings

The Property will be marketed on our website and with the network of agent's websites, and property platforms which will naturally drive traffic and heightened interest in your lot with the bidding facility accessible 24/7 and 365 days a week, resulting in more bids and thus maximising the sale price of the Property.

Comprehensive Marketing

We offer extensive coverage of your Property through our network of agent's websites, over the internet and distribution of our auction catalogue. The marketing will attract local, national and international buyers and investors.

Maximising your Property Value

By creating a heightened interest in the Property and fuelling a competitive bidding war the value of your property will only go one way, naturally driving up the selling price and achieving the best possible price for you through the auction process.

Fixed and achievable dates for completion

On the fall of the gavel or acceptance of an offer pre-auction, the time scales are set and fixed to ensure that the transaction runs as smooth as possible and giving you peace of mind and avoiding any last minute surprises.

Security from a non-refundable Reservation Fee or deposit ('subject to modern method of auction adopted')

The Buyer pays a non-refundable reservation fee or deposit which secures the Property and if the Buyer withdraws from the sale they will forfeit the reservation fee and the deposit.

Avoid re-negotiation on prices

The auction process avoids the situation when Buyers want to renegotiate the agreed price following the survey results which identifies the property requiring remedial work, whether this is cosmetic or structural work or alternatively pulling out all together, leaving the Seller with an exhaustive re-marketing campaign and further viewings, thus losing valuable time and resources.

Guide Prices

We will need a valuation of the Property before we can set a guide price for the Property and you will need to approve this along with setting a Reserve Price before we can commence marketing your Property.

Proof of Identity

In order to sell your Property through our auction process we will require two forms of identity, including photo ID such as a certified copy of your passport or driving licence (by a Solicitor, Independent Financial Adviser or Accountant) and proof of your address such as a utility bill or bank statement (dated within the last three months).

Instruct Us

If you have any questions the Alotsold team will be more than happy to hear from you or if you wish to instruct us to sell your Property, please contact our auction team who will take your instructions and advise you accordingly of the necessary steps.





Buyer's guide

Buying a Property at auction need not be complicated with the Alotsold team to hand in ensuring that the transaction runs as smooth as possible. We market properties for sale using both the conditional (modern method) and unconditional (traditional) auction methods.

Guide Prices

Every property sold at auction will have a Guide Price, which will feature prominently in the catalogue and on the on-line auction website. Guide Prices are generally where the bidding will commence and will go up from that point.

Legal Documents

For every Property submitted to the Alotsold team to enter into the auction a Legal Pack must be provided giving the Sellers the opportunity to review the legal title and any information about the Property, enabling the Seller and his advisers to make an informed decision before placing a bid on any lot.

Reserve Price

The Reserve Price is one of the most important figures that will be communicated to the Alotsold team, as it provides total confidence to the Seller that the Property will not be sold below the market value. The Reserve remains the Sellers minimum acceptable price at auction and the figure below which the auctioneer cannot sell unless the Seller provides instructions to the contrary.

To view our latest properties visit:
www.alotsoldauctions.com

Property Viewings

It is prudent to ensure that if you are interested in a Property that you make arrangements to view the Property before a bid is placed. The viewings will be co-ordinated as either block open viewings or on specific dates or by prior appointment, whichever is preferred by the Seller and these details will be made available in the catalogue and on the on-line website.

Before the Auction

Potential Buyers should ensure that they check the Legal Pack and the accuracy of any boundary plans, locations, measurements, information contained in completed forms, photographs, floor plans, the general condition of the Property and the structural condition of the Property.

You should also ensure that you make arrangements for your finances to be in place and you have a Solicitor or Licensed Conveyancer to advise you on the Legal Pack and raise any concerns with the Alotsold team before you place a bid on any Property.

In the event that you are unable to attend the auction, you may be able to bid remotely by telephone or proxy bid. On-line bids are accepted through our website up to 24 hours before each auction. The Remote Bidding Application Form is available in the auction catalogue or under the heading Auctions or alternatively you can telephone the Alotsold team who will be more than happy to e-mail you the Form.

Legal Advice

We recommend that you obtain independent legal advice prior to submitting a bid. The Legal Packs should be thoroughly investigated and any enquiries raised with the Sellers Solicitors before any bids are placed. Your legal advisors should be able to help you make an informed decision about the title and security of the Property.

Survey Property

The team at Alotsold are aware that purchasing a property itself let alone at auction is the most exciting but most valuable purchase that will be made and it goes without saying that certain due diligence should be carried out including a survey. Appointments can be made for a Surveyor to access the property by e-mailing info@alotsoldauctions.com or telephoning the team at Alotsold on **0330 088 2013**, with details of the Property and the Surveyors business contact details.

Arranging Finance

It is important that your finances are in place prior to bidding on any Property.

Terms and Conditions

All bidders must ensure that they have read the Terms and Conditions and the Legal Packs before submitting a bid on individual lots.



What the Alotsold team can offer

Alotsold Auctioneers offer live auctions, and online auctions, working in partnership with our agents and professional network providing local knowledge and expertise.



Partnership with Agents

We are keen to forge partnership with agents and professionals within the property sector in order offer your clients a complete auction service that will give you additional revenue streams and your client's exposure to an unrivalled service.



Benefits of using the Alotsold Team

- ⊙ Working with nationwide agents and professionals
- ⊙ Earn competitive fees per auction sale
- ⊙ Sales Support and Progression team
- ⊙ Access to our Marketing team at no additional cost
- ⊙ Use of the Branded Alotsold website.





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 info@alotsoldauctions.com

Company Registered Office

20-22 Wenlock Road
London
N1 7GU

Regional Offices

Please refer to our website
for our regional offices.