

BUYERS 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) auctions 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. However, Guide Prices are subject to change so we would ask that you keep a close eye on the website for any changes and updates.

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.

All Legal Packs will be made available to download prior to any auction commencing.

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. The Reserve price, is never disclosed and remains confidential between the Seller and the auctioneer which may be up to 10% higher than the Guide Price.

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 on 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 Licenced 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. If a mortgage is required the Surveyor will need access to the Property in order to undertake a valuation report before deciding to make a mortgage offer to the applicant. Given the set timescales all parties are working towards, having finances in place means that the Seller is one step closer to meeting the completion date.

It should also be noted that on the fall of the gavel, the Buyer must be in a position to pay the contractual sums due, depending on whichever of the auctions methods have been adopted for the sale of the Property. It is very important that any bidder makes themselves aware of which auction sale method is being adopted and calculate the sums required before submitting a bid.

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.

The team at alotsold offer two options, the traditional and modern methods of buying a property at auction for those requiring a quick sale, with heightened interest during a short window of opportunity allowing Buyers the opportunity to buy their dream property or investment at the best possible price at the fall of the gavel.

Option 1 – Traditional Auction Method

Auction Room

The traditional method of auction requires the Buyer on the fall of the gavel to pay a 10% deposit (subject to a minimum of £3,000) and a 2% Buyers premium or alternatively an entry fee is paid by the Seller and no premium is payable and this is the point of exchange of contracts and payable within two hours, which means that the Buyer is legally committed to purchase the Property and the Seller is also legally committed to sell, with the completion date being inserted into the Contract for 28 days on the fall of the gavel.

Option 2 – Modern Auction Method

The second option is aimed at the residential market and those Buyers that require time to source completion funds such as a mortgage from a Bank, Lender or Building Society. With this option on the fall of the gavel, the Buyer places a £5,000 plus VAT non-refundable reservation fee with the Alotsold team and the Buyer agrees to exchange contracts within 28 days at which point the 10% deposit must also be paid, with a further 28 days allowed for completion to take place, providing ample breathing space to get the right financial package in place.

On-Line Property Auction

The team at Alotsold offer an-online auction whereby bids can be placed remotely which will run for a short period of time and end on a specified day for each property to ensure that only interested and serious Buyers interact with the website. The lot will be subject to our three minute rule, whereby bidding will not end until the highest price is achieved.

At the expiry of the time and on the fall of the on-line gavel, by law the on-line bidder has won the lot. The successful bidder will need to provide their Solicitors or Licenced Conveyancers details and will need to make the buyers payment of 10% of the purchase price (deposit) and in addition the buyer's reservation fee (£5,000 plus VAT) or premium (2% of the purchase price, subject to a minimum of £5,000 plus VAT), dependant on the choice of sale elected by the Seller and is payable within 24 hours of the auction finishing. The on-line bidder who is successful will already have had his identification confirmed before their bid is accepted.

Pre-Auction Offers

The team at Alotsold will strategically market your property and this will not only heighten activity and interest but will lead to offers being received before the auction starts. However, any such offers will need to be under auction conditions in order to ensure that you have committed Buyers and would advise against taking your property out of the auction until exchange of contracts has taken place.

Amendments and Addendums to the Auction Catalogue

Any late entries and changes to the auction catalogue will be contained in the addendum and it remains the Buyers responsibility to check this prior to bidding.

Agreeing to a Sale

If the Seller agrees to accept an offer before the auction, during the auction or an offer is accepted post auction, auction terms and conditions will still apply and therefore any payments due under the chosen auction method will still be payable. All prospective bidders are recommended to check if any specific lots that they may be interested in are still available.

Money Laundering Regulations

Deposits

Successful buyers must pay the Deposit either by cheque, bankers draft or by prior arrangement to the client account of Alotsold Auctions (UK) Limited. In complying with Money Laundering Regulations cash will not be accepted as a form of payment for the Deposit or any subsequent payment to completion.

Identification

Prior to submitting a bid on any lot, proof of identity and the bidders address is required in order for the team at alotsold to comply with the latest Money Laundering Regulations. The Regulations require original documents to be provided as photocopies are unable to be accepted. Documents acceptable as proof of identity include a current passport, Full UK driving Licence, resident permit issued by the Home Office to EU nationals.

For proof of address the following are acceptable – A utility bill, bank statement, council tax bill, HMRC correspondence containing your current address and dated within the last three months.