



Auction Notices

Important Notice to Prospective Buyers

1. Particulars of Sale

Prospective Buyers are advised to check the Particulars of any property to ensure that they are satisfied as to the accuracy of all measurements, areas, details of leases, planning permission and all other matters subject to which the property is sold or has the benefit of. This should be done by making an inspection of the Property and by making all necessary enquiries with the Seller's professional advisers. The Prospective Buyer should also make all necessary searches and enquiries of appropriate authorities including local authorities. All measurements and areas referred to in the Particulars are approximate only.

Prospective Buyers shall be deemed to have inspected the relevant property and to have made all necessary and appropriate enquiries and searches.

2. Inspection

Inspection of properties can be made during the scheduled times as printed in the catalogue or by prior arrangement and with the consent of Savills. Savills should be approached to make the appropriate arrangements.

All inspections are undertaken by interested parties at their own risk and the Auctioneers /Savills accept no liability in this regard.

3. Structure, Contamination & Equipment

Prospective Buyers are strongly advised to consult their professional advisers in respect of the structure and possible contamination or pollution of any property to be sold. If necessary a full structural and environmental survey should be carried out by a professional qualified person.

No representation, warranty or undertaking whatsoever is made or intended to be made in respect to:

- (a) the state of the structure of any property or the working condition of any fixtures fittings, heating systems, appliances or other items expressed to be included in the sale of any property
- (b) the type of structure or whether such structure is adequate or properly constructed or otherwise whatsoever in relation to the state of repair or suitability of such structure or the fixtures fittings or other equipment thereon
- (c) whether or not there is any contamination or pollution in relation to the property to be sold or any other property in the neighbourhood
- (d) whether or not it complies with any legislation relating to the environment or contamination, pollution

4. Conditions of Sale

The attention of Prospective Buyers is drawn to the Conditions of Sale relating to any property to be sold. Buyers should note that the Conditions of Sale relating to a particular property may be obtained from Savills website or the Seller's legal advisers.

Prospective Buyers should note that there may be additions or amendments to the Particulars or Conditions of Sale. An Addendum relating to these amendments will be available at the Auction. The Addendum will be attached to the sale Contract and form part of the Contract for Sale.

Buyers will be deemed to have read and considered the Particulars, Conditions and Addendum and have full knowledge of these and all documents and other matters referred to.

Prospective Buyers are strongly advised to consult their legal advisers in respect of the matters referred to in this paragraph.

5. Prior Sales

Prospective Buyers are strongly advised that they should contact Savills on the morning of the Auction to enquire whether a particular lot will be offered for sale at Auction or whether it has been withdrawn or sold.

Neither Savills nor the Seller will be responsible for any losses or abortive costs incurred by Prospective Buyer's in respect of Lots which are either withdrawn or sold prior to the Auction.

6. Sale of Property

Buyers should note that a legally enforceable Contract of Sale of the relevant property arises as soon as it has been "knocked down" to the Buyer at the Auction. On a property being sold, the successful bidder will be given a Buyer's slip by Savills. The bidder must complete the Buyer's slip with the required information and pay the required deposit. In default of such information being provided at once Savills will be entitled to re-submit the property for sale and may treat the Buyer as being in breach of Contract. Such action will be taken without prejudice to any claim there may be against the Buyer for breach of Contract.

Before the end of the Auction, the successful bidder should arrange for the Memorandum of Sale to be signed by or on behalf of the Buyer. Unless the Seller agrees otherwise the property will only be transferred to the Buyer named in the Buyer's Slip and Memorandum of Sale completed by the successful bidder. Specific Buyers must be named. Properties cannot be transferred to an un-named 'nominee' or 'agent'.

In relation to insurance, the Buyer should refer to the Special Conditions of Sale and Common Auction Conditions.

7. Deposit

A deposit cheque of 10% of the Purchase Price subject to a minimum of £2,000 per lot on the relevant property being 'knocked down'.

Payment is accepted by Barclays Pingit, personal cheque, banker's draft, solicitor's client account cheque or debit card. Purchasers must have a pin number for the card they intend to use. Deposit payments by cash or credit card are NOT accepted.

The deposit should be paid when the Buyer's slip is completed.

A separate Barclays Pingit, debit card or cheque payment will be requested in respect of each lot purchased.

All cheques should be made payable to 'Savills (UK) Limited'.

Unless otherwise specified, cheques will be accepted. Cheques must be drawn on a bank or branch of a bank in the United Kingdom. Any other cheques may be rejected.

8. Proof of Identification

Please ensure you bring with you on the day of the auction the following proof of identification, UK Driver's Licence, Passport and Utility bills.

Please note it is a requirement that you provide documentation to confirm your name and residential address. Please refer to page 20 for further details on the types of documentation we accept.

9. Administration Fee

The administration fee is £1,000 inc VAT on purchases of £20,000 and above and £250 inc VAT for purchases below £20,000.

10. Additional Costs/Buyer's Fee Premium

We recommend that you always check the Special Conditions of Sale/Contract documents in the Auction Pack relating to each property so that you are aware of any additional costs involved.

11. Completion

Completion date is 20 working days from the date of the contract unless specifically stated in the Special Conditions of Sale.

12. Please Note

You will NOT be entitled to KEYS or access to vacant properties until completion of the sale. If access is required, it may be arranged through our offices with the permission of the seller. A charge will be levied if an accompanied viewing is necessary.

Once we are advised by the seller's solicitors that completion has occurred, the keys will be available for collection at our offices or the local key holder. If arrangements are made to post the keys, Savills take no responsibility for their delivery.

Once the sale commences, we do not entertain questions, and if in doubt, or if any question is still outstanding, or you are not fully satisfied with the information you have, then our advice to you is not to bid.