

AUCTION NOTICES

Please read this carefully if you're thinking about bidding at auction

1

PARTICULARS OF SALE

Please check the particulars of any property to ensure you are satisfied with the accuracy of all measurements, areas, details of leases, planning permission and all other matters.

You should do this by inspecting the property and by making enquiries with the seller's professional advisers. You should also make all searches and enquiries with appropriate authorities, including local authorities. All measurements and areas given in the particulars are approximate.

There may be additions or amendments to the particulars and an Addendum will be available at the auction. The Addendum will be attached to the sale contract and forms part of the contract for sale.

2

INSPECTION

You can inspect the property during the times printed in the catalogue or by prior arrangement with Savills. Please contact us to make arrangements.

You will be deemed to have inspected the property and to have made all necessary enquiries and searches.

All inspections are undertaken at your own risk and Savills accept no liability.

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STRUCTURE, CONTAMINATION & EQUIPMENT

You are strongly advised to check the particulars of any property of interest and to consult the seller's professional advisers about its structure and any possible contamination or pollution.

If necessary, a full structural and environmental survey should be carried out by a qualified professional.

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 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 or pollution.

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CONDITIONS OF SALE

Please read the Conditions of Sale relating to any property you intend to bid on. You will find a copy of the Conditions on the Savills website.

You will be deemed to have read and considered the particulars, Conditions of Sale and Addendum and have full knowledge of these and all documents and other matters. You are strongly advised to consult your solicitor.

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PRIOR SALES

Please see the Savills website before the auction and throughout the day of the auction to check 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 which you incur in respect of lots which are withdrawn or sold prior to the auction.

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SALE OF PROPERTY

A legally enforceable Contract of Sale arises as soon as the property has been 'knocked down' to the buyer at the auction.

Once a property is sold, the successful bidder will be given a buyer's slip by Savills. The bidder must complete the buyer's slip and pay the deposit. If this information is not 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.

Once the bid has been won, the successful bidder will be shown to the contracts room where they will pay the deposit and sign the Memorandum of Sale. 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.

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DEPOSIT

A deposit of 10% of the Purchase Price (subject to a minimum of £2,000 per lot) is payable when the property is 'knocked down' at the auction and the buyer's slip is completed.

We accept payment by:

- Barclays Pingit
- Personal cheque
- Banker's draft
- Solicitor's client account cheque
- Debit card.

If you pay by Debit Card, you must have a PIN number for the card you intend to use. We do not accept deposit payments by cash or credit card.

Cheques must be drawn on a bank or bank branch in the United Kingdom and should be made payable to 'Savills (UK) Limited'.

A separate payment is needed for each lot purchased.

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PROOF OF IDENTIFICATION

Personal buyers should provide photo identification and proof of address. If you're buying on behalf of a company, you'll need to bring further documents – please see page 23 for details.

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ADMINISTRATION FEE

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

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ADDITIONAL COSTS/ BUYER'S FEE PREMIUM

Always check the Special Conditions of Sale and Contract documents in the auction pack so you are aware of any additional costs.

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COMPLETION

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

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KEYS

You will not be entitled to keys or access to vacant properties until completion of the sale. If you need access and have the seller's permission, it can be arranged through our offices. There will be a charge for accompanied viewings.

Once the seller's solicitors let us know that completion has taken place, you can collect the keys from our offices or from the local key holder. If you have made arrangements for the keys to be posted to you, we can take no responsibility for their delivery.