



Important Notice to Prospective Buyers

1. Particulars of Sale

- 1.1 Prospective Buyers are advised to check the particulars of any property which have been prepared in all good faith to ensure that they are satisfied as to the accuracy of all measurements, areas, details of leases 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 of your professional advisors and Savills. The Prospective Buyer should also make all necessary searches and enquiries of appropriate authorities including local authority. All measurements, areas and distances referred to in the particulars are approximate only and given as a guide.
- 1.2 No warranty is given as to the accuracy of any photographs in the catalogue relating to the particular property to be offered for sale. They are provided to assist only on the location of the property. They should not be deemed to show the extent of the said property and no assumptions should be made with regard to parts not photographed.
- 1.3 Prospective Buyers shall be deemed to have inspected the relevant property and to have made all necessary and appropriate enquiries and searches. It should not be assumed that the property has all necessary planning, building regulation or other consents and interested parties should make their own enquiries in this regard.
- 1.4 Descriptions of the property are subjective and used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match expectations you may have of the property.
- 1.5 All statements contained in this catalogue relating to the properties on offer are made without responsibility on the part of Savills or their client. None of the statements may be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise of the correctness of each of the statements. The particulars of any property do not form any part of an offer or a contract.
- 1.6 The vendor does not make or give and neither Savills nor any person in their employment has any authority to make or give any representation or warrant any oral or written information about or in relation to the property or the sale whether in the particulars or otherwise.
- 1.7 Any information which is supplied by Savills or any person in their employment in the particulars or subsequently is given entirely without responsibility and should not be relied upon as a representation or warranty by the vendor or Savills. If you do require any representation or warranty about or in relation to the property or the sale please write to the specified solicitors in respect of each lot.

2. Inspection

Inspection of properties can only be made by prior arrangement and with the consent of Savills. They should be approached to make the appropriate arrangements.

3. Structure, Contamination & Equipment

- 3.1 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.
- 3.2 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 any fixtures fittings 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 or dangerous or potentially dangerous substances.

4. Notice to Prospective Buyers

All purchasers of houses in multiple occupancy are advised to make their own enquiries with the statutory authorities and are deemed to have made these enquiries prior to purchase.

5. Conditions of Sale

- 5.1 The properties contained in this catalogue are being sold on the basis of individual contracts with general and special conditions of sale relating to each of the properties. The buyer should note that the contracts and conditions of sale relating to a particular property may be obtained from Savills or the sellers legal advisors.
- 5.2 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 will form part of the Contract for Sale.
- 5.3 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.
- 5.4 Prospective Buyers are strongly advised to consult their legal advisers in respect of the matters referred to in this paragraph.

6. Prior Sales

- 6.1 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.
- 6.2 Neither Savills nor the Seller will be responsible for any losses or abortive costs incurred by Prospective Buyers in respect of Lots which are either withdrawn or sold prior to the Auction.

7. Sale of Property

- 7.1 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.
- 7.2 On a property being sold, the successful bidder will be given a Purchaser's form by Savills. The bidder must complete the Purchaser's form 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.
- 7.3 Before the end of the Auction, the successful bidder should arrange for the Contracts to be signed by or on behalf of the Buyer.
- 7.4 Unless otherwise stated in the Conditions of Sale, the property will be at the Buyer's risk on being sold at the Auction. The Buyer should make his own arrangement for insurance immediately.

8. Deposit

- 8.1 A deposit of 10% of the Purchase Price subject to a minimum of £1,000 per lot on the relevant property being "knocked down". This provision may be amended by the Special Conditions of Sale which the Purchaser should check. Cash deposits are not acceptable.
- 8.2 The deposit should be paid when the Purchaser's Form is completed, along with a separate Buyer's Fee for £750 (plus VAT) payable to Savills (UK) Limited.
- 8.3 A separate deposit will be requested in respect of each lot purchased made payable to the relevant solicitors.
- 8.4 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.

9. Plans

All plans and photographs in the catalogue are there to assist buyers in identifying the lots offered and are not guaranteed to be to scale or to indicate the exact boundaries of the property being offered. Buyers are advised to view the Special Conditions and full legal documentation in respect of the precise interest to be sold. Extracts from A-Z Plans are reproduced by permission of Geographer's A-Z Map Co. Ltd – Licence No. A0263. Extracts from Ordnance Survey Plans are © Crown Copyright – Licence No. 100018190. Based on Ordnance Survey 2005. Not to Scale – for identification purposes only. Extracts from Goad Plans are reproduced by permission of Experian Goad – Licence No. PU100017316. Not to Scale – for Identification purposes only.

IMPORTANT NOTICE

PLEASE NOTE THAT any person buying or bidding at auction, MUST produce documentation to confirm their name and residential address. Please find below a schedule of acceptable documentation. You must provide one document from each list and a copy to be retained by the auctioneers

Identity documents:

- Current signed passport
- Current UK Photo card driving licence
- Current full UK driving licence (old version)
(Provisional Driving Licence will not be accepted)
- Resident permit issued by the Home Office to EU Nationals
- Inland Revenue Tax Notification
- Firearms Certificate

Evidence of address:

- Current full UK driving licence (old version)
(Provisional Driving Licence will not be accepted)
- A utility bill issued within the last 3 months
- Local authority tax bill (current year)
- Bank, building society or credit union statement
- Most recent mortgage statement from a UK lender

Please note that a driving licence can be used as evidence for either one or the other BUT NOT BOTH