

These terms and conditions apply to the bidder and the buyer (if different) and you will be bound by them if you bid by telephone, proxy or online.

1. The auctioneer reserves the right not to bid on behalf of the prospective buyer should there be any error or confusion in the registration for bidding or the instructions received.
2. Registration for bidding must be completed by 3pm the day prior to an auction. It is your responsibility to ensure the registration has been received together with two forms of certified identification documents as per the Anti-Money Laundering Requirements document, as well as certified identification documents for the buyer should this differ.
3. The prospective buyer appoints the auctioneer as agent and authorises the auctioneer to bid for the relevant lot on behalf of the prospective buyer in such manner as the auctioneer thinks fit at his absolute discretion.
4. The prospective buyer shall be considered to have inspected the auction catalogue, the Common Auction Conditions, and separate Special Conditions of Sale, addendum and notices to prospective buyers for the relevant lot and to have full knowledge thereof and authorises the auctioneer or any duly authorised partner or employee of Savills as the prospective buyers agents to sign the Memorandum of Contract incorporating all such matters at or after the auction.
5. If successful the winning bidder hereby agrees to pay to Savills 10% of the purchase price as a deposit together with Savills buyer's fee (£250 for any sale below £30,000, £2,100 for any sale at or above £30,000) within two working days of the auction date. This payment is to be made by bank transfer and Savills shall confirm account details in a timely manner with the winning bidder. If the winning bidder has not paid the deposit within two working days of the auction date then Savills fully reserves its rights at law to pursue any remedy available to it, acting on behalf of the Seller, to recover from the winning bidder the deposit and any associated losses and interest as applicable. Should the winning bidder fail to pay the buyer's fee owing to Savills within two working days of the auction date then Savills fully reserves its rights at law to pursue any remedy available to it to recover the buyer's fee from the winning bidder plus damages and interest as applicable.
6. The prospective buyer may, in writing only, at any time up to the commencement of the auction withdraw the auctioneer's authority to bid or make alterations to their registration. It is the prospective buyer's responsibility to ensure that the auctioneer personally receives such instructions and the prospective buyer should check to ensure such instructions have been received.
7. With regards to proxy bids, the amount of the prospective buyer's maximum bid will not be disclosed to the seller or any other person either during or after the sale without the consent of the prospective buyer.
8. The auctioneer reserves the right to bid himself or through an agent up to the reserve price for the particular lot.
9. Prospective buyers are advised to check the addendum and Savills Auctions Website on the day of the auction to ensure that there are no amendments to the particulars of sale or conditions relating to the relevant lot or other matters relating to it. The prospective buyer will be deemed to have knowledge of such amendments and will buy subject to them in any event. If the prospective buyer does not telephone and such amendments have been made, the auctioneer may in his absolute discretion decide not to bid for the relevant lot on the prospective buyer's behalf and the auctioneers will not be responsible for any loss, costs or damages incurred by the prospective buyer as a result thereof.
10. Should the prospective buyer wish to bid at the auction, in person or through an agent, such intention must be conveyed in writing to the auctioneer in person prior to the lot being offered for sale. In this case the auctioneer will not make any bids on behalf of the prospective buyer.

11. The auctioneer will use all reasonable endeavours to provide remote bidding facilities at the auction and will make no additional charge to a prospective buyer for this service.

The auctioneer will accept no liability whatsoever for any bid not being made on behalf of the prospective buyer as a result of:

- Lack of clarity of instructions
- Error, lack of clarity or confusion regarding the bidder's registration or the deposit
- Prospective buyers become disconnected during bidding or are unobtainable
- Interruption or suspension of telephone or internet services
- For any other reason whatsoever beyond the control of the auctioneer.

12. In the case of proxy bids, the prospective buyer will be advised if the relevant lot has been successfully purchased on his behalf as soon as possible after the auction.

13. The successful buyer and/or bidder will be jointly and severally liable to pay Savills the administration fee referred to in the Important Notice to Prospective Buyers.

14. The auctioneer will accept no liability whatsoever for any bid not being made on behalf of the prospective buyer for any reason whatsoever. Prospective buyers will not hold Savills liable for any loss or claims relating to the remote bidding system.

15. We are obliged to identify buyers, bidders and payers in accordance with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended). We are likely to request from you, and retain some information and documentation for these purposes and/or make searches of appropriate databases electronically (including verification through third party data providers). For the avoidance of doubt, searches may also be conducted on individuals, directors and shareholders of these entities as is required by the legislation. If satisfactory evidence of your identity is not provided within a reasonable time, there may be circumstances in which we are not able to proceed. Failure to satisfy our requirements can also result in a termination of the acquisition of the property. Please be aware that we may share the information and documentation you provide for this purpose with the vendor, the vendor's solicitors, agents or other authorised representatives of the vendor in order to facilitate the transaction.

Savills is committed to providing the highest level of service to its customers. In order to comply with our regulatory and legal requirements all personal information and certified documentation provided to Savills when registering to become a bidder, will be subject to checks. It is understood that you agree to comply with our requests to verify your identity, and to answer any follow up questions that may be raised in due course, as and when necessary. Failure to do so within the timeframe requested will result in your account being temporarily blocked and suspended and if necessary, closed.

Please note that all identification checks will be need to be validated before any successful bids can be approved. These identification checks are a condition precedent to any and all Sales and Purchase Agreements. This means that if identification checks are considered incomplete or do not fully comply with the specific information requested, and any further attempts to clarify this missing information have been unsuccessful, Savills are at liberty to reject the bidder's successful bid and offer the property to another bidder. Such action will not amount to a breach of contract since no contractual relationship will exist between the parties until confirmation of the necessary identity checks has been received and confirmed in writing to the bidder by Savills

I hereby instruct and authorise Savills to bid on my behalf in accordance with these Terms & Conditions. I understand that should my bid be successful the offer will be binding upon me and that I will be legally bound jointly and separately with the intended Buyer (where the Buyer is different) by the applicable Conditions of Sale. If required, Savills will bid on my behalf taking my instruction in this regard on the telephone when the relevant lot is being sold at the auction. I authorise Savills to record such bidding and instructions in order to avoid any doubts or disputes.

If my bid is successful, I authorise Savills to sign the Memorandum of Sale on my behalf as per clause 4 of the Terms & Conditions and I undertake to transfer the deposit and buyers fee as per clause 5 of the Terms and Conditions.