



North Wales 01248 75 39 39
South Wales 0800 905 905

Legal Documentation

All legal documentation supplied to us, including special conditions of sale, title deeds, leases, searches, planning permissions, EPC's and plans will be available for inspection prior to the sales. Click onto www.allwalesauction.com to view and download legal documentation direct to your computer - saving time and money. Online legal documents are available 24/7, subject to registration.

Legal documents are also available by post upon pre payment of the appropriate copying charges (usually in the region of £25 North Wales only) or inspection at the auctioneers' office by prior arrangement or in the auction room before each sale.

Prospective bidders are strongly advised to inspect the legal documentation and to consult a legal advisor for independent advice prior to bidding.

Guide Prices

The guide prices are the parameters which we believe the lot may achieve, although by the very nature of entries the actual sale prices may be higher or lower depending upon demand and popularity of the lot at the actual auction. Guide Prices are published in good faith and may change

at any time during the marketing campaign. For up to date information contact us on North Wales 01248 75 39 39 or South Wales 0800 905 905 or visit www.allwalesauction.com

Measurements & Location Plans

All room sizes and site measurements (if stated within the catalogue or online) are approximate and may have been scaled from architects, land registry or Ordnance Survey plans.

Each lot will be sold in accordance with the title documentation as the Location and/or floor plans shown in the catalogue are for identification purposes only.

Interested buyers should make their own site inspections and investigations with regard to the accuracy of all measurements given in the catalogue.

Pre-Auction Offers

Offers must be submitted to us in writing and will only be considered if the lot has been viewed and the legal documentation inspected. Pre-auction bids are on the basis of an immediate exchange of auction contracts upon acceptance by the seller, with the buyer providing



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a full 10% deposit AND the administration fee.

Any offer will be assumed to be your best and final offer and we cannot guarantee that you will be invited to increase your bid in the event of an alternative, satisfactory offer being received prior to exchange of contracts.

Our clients have agreed that only pre-auction offers SUBSTANTIALLY above the top guide price figure will be submitted for their consideration.

Proxy & Telephone Bidding

Although we strongly recommend prospective buyers to attend the sales, we do provide a proxy or telephone bidding service if you are unable to attend to bid personally.

Detailed application forms are available from either the auctioneers office on North Wales 01248 75 39 39 or South Wales 0800 905 905 or can be downloaded immediately from the website www.allwalesauction.com.

As there are limited telephone lines to the auction rooms, telephone bidding will be dealt with on a strictly "first come first served" basis.

We do not accept responsibility in the event of failure of either the postal or telephone services.

Withdrawals & Sales Prior

There is always the possibility of last minute withdrawals or sales prior.

Please call our offices on (North Wales Sale) 01248 75 39 39 or (South Wales Sale) 0800 905 905 to register your interest in any particular lot and we will endeavour to contact you if the lot is withdrawn or likely to be sold prior to the auction.

Auction Day

Please allow plenty of time for parking and registration. Read the addendum and review any last minute legal documentation at the clerks' desk. The auctioneers will be in attendance two hours before each sale. Questions are NOT invited during the auction. Last minute information may be obtained from the clerks' desk while the sale is in progress.

Listen carefully to the auctioneer's opening remarks as they may affect the lot in which you are interested and, if you are not interested in the first few lots, watch the way in which the auction is conducted.



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Bid briskly by raising your bidding number so that the auctioneer can see you clearly – leave winking and nodding to the professionals/regular buyers!

On the fall of the gavel (auctioneers hammer) the highest bidder above the reserve is contracted to buy. They will be required to pay their deposit and administration fee and should sign the sale memorandum before leaving the sale room. The auctioneer is legally authorised to sign the auction contract on behalf of both buyer and seller if you leave the room without signing.

Bidders Registration

All potential buyers are required to register their details before bidding.

At registration you will need to provide the full names and address of the buyer for auction contract purposes, the bidders' details (if these are different from the named buyer) and the solicitor/ legal representative who will be acting on your behalf.

You will also need to PROVE your method of payment of the deposit/administration fee and that you have the necessary proof of identity to comply with Money Laundering Regulations.

Registration usually takes place adjacent to the auction room where you will be allocated a personal bidding number, which will enable you to bid. There is no charge for registration. The auctioneer reserves the right to refuse a bid where registration has not taken place and to offer the lot to the under bidder.

You are also advised to read the notice on auction deposits and proof of identity notice within this catalogue.

Auction Contracts

On the fall of the gavel the highest bidder above the reserve is contracted to buy.

The successful bidding number is noted and the buyer is required to pay the deposit, administration fee and confirmation of identity. The sale memorandum will be prepared at the clerks' desk and must be signed by the buyer and exchanged before leaving the auction room.

The signed counterpart sale memorandum should be passed to your solicitor or legal representative immediately. You should, if appropriate, insure the property immediately.

Completion will usually take place 28 days after exchange of



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contracts, but this may be varied in the individual special conditions of sale, which are attached to the sale memorandum.

The auctioneer is legally authorised to sign the sale memorandum on behalf of both buyer and seller if you leave the auction room without signing. We reserve the right to immediately re-offer the lot if the deposit conditions are not strictly adhered to in accordance with our conditions of sale.

Auction Deposits

Deposits, which are payable on the fall of the gavel (the auctioneers hammer), are 10% of the purchase price. If the sale price is less than £30,000 then a minimum deposit of £3,000 will be payable. Buyers should arrange to bring either a bankers draft or counter signed cheque to the sale room to cover their maximum bid. Please note that **ONLY** South Wales accept debit card payments.

Personal & company cheques **WILL NOT** be accepted unless agreed by prior arrangements, even if you are well known to us and have bought before. If you wish to pay by either personal or company cheque you should contact us on (North Wales) 01248 75 39 39 or (South Wales) 0800 905 905 at least **THREE WORKING DAYS** prior to the auction,

for further details. A £20 fee will be charged (payable cash only) upon acceptance of any personal or company cheque to cover the bank charges for special clearance (North Wales Only). All cheques/drafts should be made payable to ALL WALES AUCTION unless stated otherwise in the special conditions of sale.

Buyers should note that CASH will NOT be accepted for deposit payments in either North or South Wales Auctions. In North Wales only the administration fee of £960 (inc. VAT) may be paid as cash separately to the main deposit.

Please note South Wales DO NOT accept any cash payments at all.

We have a primary duty to our clients (the sellers) and reserve the right to immediately re-offer any lot if the deposit conditions are not strictly adhered to in accordance with our conditions of sale.



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Administration Fee

An administration fee of £800 + VAT (£960), is payable at the same time as the contractual deposit on EACH lot purchased. In the event of non-payment, a deduction of £800 + VAT (£960) will be made from the amount received before the balance is applied to the deposit.

A VAT receipt (if requested) will be issued in the name of the buyer.

Proof Of Identity

In compliance with the Money Laundering Act all successful bidders are required to provide photographic identification and proof of address when signing the memorandum of sale.

In ALL cases, buyers must present the following documents:

Photographic identity document such as a current passport or UK driving licence

AND

An original utility bill, building society or bank statement, credit card statement or any other form of identity document (excluding mobile phone bills) that has been issued within the last three months and that provides evidence of residency at the correspondence address.

If the bidder is acting on behalf of another party, they will be required to provide the documents detailed above for both themselves AND for the named buyer for whom they act, as well as providing a valid letter of authority from the buyer authorising them to bid on their behalf. If the bidder is acting on behalf of a company, the above documents will still be required, together with written authority from the company.

If you require further advice then please contact us on:
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northwales@allwalesauction.com or
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