



Guide to buying at Auction

Prior to the Auction

Fully inspect the property and arrange for all surveys to be undertaken before the date of the auction

Prior to the auction, the vendors' solicitors will be preparing the "Purchasers Information Pack" which will include all information required by a purchaser. All purchasers will be deemed to be aware of the content of the Pack and to purchase with full knowledge of the conditions contained therein. It is recommended that a copy of the Pack is obtained from the solicitors, the details of whom can be found in the sale particulars, and if necessary take your own legal advice. The Pack should be available for inspection approximately two weeks before the date of the auction. A charge may be made for these.

The sale particulars will provide you with specific information relating to the property, such as what services are connected, rights of way, easements and the date of completion.

Any offer put forward prior to the auction will be reported to the vendors and Voyce Pullin will advise accordingly. If your offer is accepted prior to the auction then you will be required to exchange contracts prior to the auction and also complete within the timescale set.

On most occasions, properties will continue to the auction but in the event that an offer is submitted then Voyce Pullin will endeavour to contact all those who have expressed a keen interest in the property.

The night of the Auction

The date, time and venue of the auction will be given in the sale particulars.

The vendors' solicitors and members of staff of Voyce Pullin will be available to answer questions on the night prior to the start of the auction.

Last minute changes will be announced prior to the auction commencing.

Once the auctioneer has started the auction there will be no opportunity to ask questions.

Each lot will be introduced in accordance with any Order of Sale issued on the evening. The auctioneer will introduce each lot with a brief description. When bidding please make your bid clear.

The auctioneer will call the final bid three times, giving every opportunity for a further bid to be placed. Once he has called the bidding three times the gavel will be brought down and the particular lot declared sold.

In the event that a lot does not meet its reserve then the auctioneer will declare the lot withdrawn.

Following a successful purchase

A member of Voyce Pullin staff will approach you asking that you complete a form giving your name, address, solicitors name and address and ask you to sign at the bottom.

You will then be introduced to the vendors' solicitor. You will be asked to sign a Memorandum of Sale and pay a deposit of 10% of the sale price. A personal cheque will be sufficient. Cash or credit cards will not be accepted.

At the fall of the hammer, as the successful purchaser you will be responsible for insuring the property. Therefore, it is recommended that you put this in place as soon as possible after the date of the auction.

Completion will have been set for a set date, usually 28 days after the date of the auction. Successful purchasers will be required to put in place the necessary funds for completion to take place.

If the property you were interested in does not sell then feel free to approach the auctioneer after the auction