



Property Auctions



Buyer's Information

Conditions of Sale

All our properties are sold subject to the Conditions of Sale printed in the catalogue, together with the Special Conditions relating to each individual lot. These, together with any related documentation will be available for inspection at the office of Regional Property Auctioneers and their solicitors prior to the sale. Interested parties are deemed to buy in full knowledge of these whether or not they have actually inspected the Conditions. We recommend inspecting the legal documents once they are available and avoid leaving it to the day of auction. The legal packs will only be available for inspection at Regional Property Auctioneers' Doncaster offices 7 days prior to the auction by prior appointment or at the auction venue from 1pm onwards.

Ordinance Survey

Boundaries are shown for identification purposes only and should not be taken as definitive.

Tenure Details

It is not always possible to provide tenure details relating to each lot at the time the catalogue is printed. Where we have written confirmation from the vendor's solicitors we will provide details. In the absence of written confirmation, the tenure details will be omitted from the catalogue but, details will be included in the Conditions of Sale.

Viewing Auction Properties

All of the properties listed by Jackson, Green & Preston can be viewed by contacting our Grimsby office on the details below.

Surveys

If you wish to have a survey carried out at a property prior to the auction, please refer your Surveyor to Regional Property Auctioneers as soon as possible and appropriate arrangements will be made where possible.

Guide & Reserve Prices

Guide prices are published to assist potential purchasers and attempt to reflect the initial anticipated price expected to be achieved at auction. The reserve price is the lowest amount which the seller is prepared to accept and will not be disclosed. This figure may be higher or lower than the guide price and will reflect the amount of interest in the property.

Registration of Interest

If you are interested in a particular property, we advise you register your interest with us as soon as possible. We can then make you aware of any alterations and, if requested, inform you when the legal documentation is received. A bidder's registration form

should be completed on or before the auction date.

Money Laundering Regulations

In order to comply with legislation, both sellers and buyers at auction will have to provide formal identification in the following two groups; personal identity documents & evidence of address.

Pre-Auction Offers

There may be circumstances where the acceptance of an offer prior to the auction may be considered. However, only unconditional offers will be submitted.

If you are interested in purchasing a property prior to auction, you must submit the offer in writing confirming your details, solicitors, financial arrangements and the amount of the offer. The offer should be submitted in writing to Regional Property Auctioneers who will contact you in writing within 48 hours if your offer has been accepted. If accepted, the property will remain in the sale until you have exchanged contracts with us under auction conditions. If you do not have a response within 48 hours, you must assume that the offer has not been accepted.

Telephone/Proxy Bids

If you are unable to attend the auction or have someone bid on your behalf, you may choose to bid by proxy or by telephone. The appropriate forms are available at the end of the catalogue or available on request from the Regional Property Auctioneers offices.

Alterations

Should any of the properties be withdrawn from sale or any alterations arise, details will be provided or included on Regional Property Auctioneers' website. An addendum sheet will also be distributed prior to the auction and referred to by the auctioneer prior to each particular lot.

Auction Procedure

If you are intending to bid at the auction, you must complete the bidder's registration form, providing your details or the details of the person or company you are bidding for and solicitor details. The vendor's solicitor will usually be present to oversee the signing of the contract.

Deposit & Administration Fee

The deposit will be stated in the Conditions of Sale and will usually be 10% of the purchase price, subject to a minimum £3,000. Some auction contracts also require the buyer to cover the vendor's fees. Payments must be made at the saleroom; failure to do so may lead in the lot being re-offered.

Please note that there is also a buyer's administration fee of £750+vat on each lot.

Jackson, Green & Preston

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