



# Property Auctions



## Seller's Information

### Why sell at auction?

The majority of people that sell at auction are either looking for a quick sale or have a property which does not attract conventional buyers. The demand within the room can often help to drive the price up, especially if the buyers are desperate not to miss out.

Jackson, Green & Preston work in conjunction with Regional Property Auctioneers to provide the best possible auction service. Our auctions are based on the 'traditional auction method', where on the fall of the hammer, a deposit must be paid and the buyer is entered in to a legally binding contract with a further 28 days to complete the purchase. This offers a higher level of certainty to sellers over the 'modern method' as the process is quicker and the buyer is contractually bound from the fall of the hammer.

All sellers within our auction can expect the same, excellent level of marketing and service that we provide to our traditional estate agent clients. This includes high quality brochures, including professional photography and floor plans, property tour videos, internet marketing on websites including Rightmove and OnTheMarket. We also provide an accompanied viewing service and you can expect excellent service from our experienced staff.

In addition, your property will reach potential purchasers through the Regional Property Auctioneer's extensive database of over 25,000 people, printed catalogues which are sent to over 3,000 people and further internet marketing.

### Prior to Auction

Prior to entry in to our auction, we require the seller to agree to our terms and conditions and the terms of the auction. In order to comply with legislation, the

seller is required to provide identification in the form of evidence of identity and evidence of address. The property will also require the production of an Energy Performance Certificate (EPC), which we can arrange on your behalf. It is also a requirement of any auction to have a legal pack produced for every property being sold, the seller will be expected to instruct a solicitor to produce the legal pack, prior to entering in to the auction.

### Guide & Reserve Prices

The 'guide price' will be recommended by our valuer and is set at a figure which will assist potential purchasers and attempt to reflect the initial anticipated price expected to be achieved at auction. The 'reserve price' is the lowest figure that the seller would be willing to accept at the auction, this figure will not be disclosed.

### Viewings

Prospective viewers are invited to contact us directly to arrange a viewing which we will then arrange between yourself and the viewer. Should you be unable to attend the viewings in person, we offer an accompanied viewing service, 7 days a week.

### At the Auction

During the auction, the bidders will be encouraged to offer on the properties to achieve the maximum amount for each property. Each bidder is required to register prior to bidding. On the fall of the hammer, the winning bidder will be required to pay a deposit and will be automatically entered in to a legally binding contact, with a further 28 days to complete the purchase.

Should you have any further queries regarding the process, you can contact a member of staff from Jackson, Green & Preston.

### Jackson, Green & Preston

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