

## NOTICE TO ALL PROSPECTIVE BUYERS

**Prospective purchasers wishing to bid by telephone or proxy please contact the auctioneers on 01248 75 39 39 (North Wales) or 0800 905905 (South Wales).**

The Property People Group Ltd and Peter Alan Estate Agents Ltd ('the Auctioneers') for themselves and for the vendors of the properties to be offered herein draw the attention of prospective purchasers to the following information:

### Notice to all Prospective Buyers

**1** A prospective purchaser wishing to make a telephone or proxy bid (a bidder) must complete a separate authority form (overleaf) for each lot involved and provide a bankers draft, solicitors clients' account cheque or cheque signed by a Building Society for 10% of the maximum amount of the bid for each lot (minimum of £3,000).

**2** For North Wales auctions, the form must be sent to or delivered to All Wales Auction at Williams & Goodwin The Property People Ltd, 23 Church Street, Llangefni, Anglesey, LL77 7DU; or for South Wales the form must be sent to southwales@allwalesauction.com or delivered to Ty Croes Cwrlwys, Cophorne Way, Valegate Retail Park, Cardiff, CF5 6EH; to arrive before 5pm two working days prior to the Auction. It is the buyers responsibility to check that the form has been received by telephoning the relevant office. The form must be accompanied by the appropriate payment as detailed in 1 above and 12 below.

**3** The bidder shall be deemed to have read the 'important notice to be read by all bidders'; the particulars of the relevant lot in the

catalogue; the general and special conditions of sale. The bidder shall be deemed to have taken all necessary professional legal advice, to have made enquiries and to have knowledge of any announcements to be made from the rostrum of any amendments relating to the relevant lots. Announcements can and should be checked by bidders on the day of the auction.

**4** In the case of a telephone bid you will be provided with a member of the Auctioneer's staff contact number in order for you to contact the clerk before the lot in question is offered for sale. If contact is made the Bidder may compete in the bidding through the Auctioneer's staff. However, if telephone contact cannot be made or the link breaks down the Bidder hereby authorises the Auctioneers and their staff to bid on their behalf up to their maximum bid price for the lot in question. If the Bidder is successful at a price which is higher than their maximum bid price the Bidder must within 24 hours of the auction provide the Auctioneers with additional funds to make the amount of his deposit equal to 10% of the purchase price. If the Bidder is successful at a price which is less than their maximum bid price the whole of the Bidder's deposit will be used towards the purchase price. If the Bidder is unsuccessful the full amount of the Bidder's deposit will be refunded to the Bidder promptly after the auction without interest.

**5** In the case of a proxy bid the Bidder hereby authorises the Auctioneers and their staff to bid on his behalf as his agents up to the maximum amount of the authorised proxy bid. If successful the bidder will be notified as soon as possible. If the Bidder is successful at a figure which is less than the maximum of the authorised proxy bid the whole of the Bidders deposit will be used as a deposit towards the purchase price. If the Bidder is unsuccessful the full amount of the Bidder's deposit will be refunded to the Bidder promptly after the auction without interest.

**6** If the Bidder is successful the Bidder hereby authorises the Auctioneers to sign the Memorandum of Agreement on his behalf.

**7** The Auctioneers reserve the right not to bid on behalf of telephone/proxy bidders, in the event of any error, doubt, omission, uncertainty as to the bid, or any reason whatsoever; and give no warranty or guarantee that a bid would be made for the bidder and except no liability.

**8** In the event that the telephone/proxy bid is successful, the auctioneer will sign the Memorandum of the Contract on behalf of the bidder (a contract would have been formed on the fall of the hammer).

**9** Once delivered to the auctioneers, the authority to bid is binding upon the bidder up to 9 p.m. on the day on which the particular lot is auctioned. This is to allow for the possibility of a seller agreeing to sell post auction, where the bidding has not reached the reserve price.

**10** The authority can only be withdrawn by notification in writing and delivered to All Wales Auction at Williams & Goodwin The Property People Ltd and Peter Alan Estate Agents Ltd at their respective offices 3 hours before the start of the auction on the day the relevant lot is scheduled to be auctioned. Or by delivery into the hands of the Auctioneer in the auction room one hour before the start of the day's auction. It is the bidder's responsibility to obtain a receipt for the withdrawal notification letter signed by one of the Auctioneers of All Wales Auction at Williams & Goodwin The Property People Ltd or Peter Alan Estate Agents Ltd; and without such a receipt the authority stands and any successful contract is binding on the bidder.

**11** If the bidder, or an agent, actually bids at the auction without having previously withdrawn the authority, the Auctioneer is at liberty to accept such a bid in addition to any bid from All Wales Auction at Williams & Goodwin The Property People Ltd and Peter Alan Estate Agents Ltd as empowered under the telephone/written authority. The Property People Group Ltd and Peter Alan Estate Agents Ltd, would have no liability whatsoever, if the price achieved is the result only of this competition in bidding without intervention from the bidders.

**12 BUYERS ADMINISTRATION CHARGE.** The successful buyer will be required to pay the Auctioneers a Buyers Administration charge of £800+VAT (£960 inc VAT) upon exchange of contracts for each property purchased. Cheques made payable to Williams & Goodwin The Property People Ltd for North Wales and All Wales Auction for South Wales.

## **Remember**

**If you wish to purchase at the auction, you will need valid identification e.g. driving licence/passport/utility bills etc.**

You are advised to register your interest before the auction day. All completed authorisation forms should be marked private & confidential and sent to: The Auctioneer at the address stated in 2.

Please ask for the Proxy/Telephone Bidding form if you are unable to attend the auction.