

Unconditional auction sales – A guide for buyers

These are formal auctions and are in principle the same as traditional “ballroom” auctions.

As with a “ballroom” auction, properties are usually able to be viewed in the run up to the online auction.

Legal packs are available for inspection prior to the auction bidding going “live”.

Once the bidding window has opened, no changes will be made to the legal pack.

We always recommend that prospective buyers ask a legal representative to check the legal pack on their behalf prior to bidding.

In order to bid, prospective buyers must register on the online portal, creating a username and password as well as uploading documentation to comply with money laundering legislation.

Having registered and “watched” a property, prospective buyers will be contacted and asked to provide debit card details so that a pre-authorisation for the deposit can be secured in advance of them bidding.

Once the registration process has been completed and pre-authorisation of deposit concluded, the buyer is now able to bid.

Although a property may be advertised for some weeks in advance of the sale, the “bidding window” is only open around 48 hours prior to the close of bidding.

When the bidding stops, (assuming the reserve has been met), the highest bidder secures the property and contracts are exchanged at the close of the auction.

The buyer is then contractually obliged to immediately pay a deposit of 10% of the purchase price (subject to a minimum of £3,000). This deposit forms part of the purchase price.

Deposits are paid by the auctioneers taking the money from the debit card that had been pre-authorised in advance of the sale.

Completion is usually set for 28 days after the auction but will be confirmed in the legal pack.

Following the auction, the auctioneers will sign contracts on behalf of the buyer/s and seller/s and will forward the contracts on to each party’s solicitor.