

a guide to buying at auction



SuttonKersh

Countrywide
Property Auctions

suttonkersh.co.uk

Thinking of buying at auction

If you're thinking of buying a property at auction this guide explains the full process step-by-step so you know exactly what to expect before, during and after the auction.

1 Visit our website

All our properties available are displayed on our website. You can view the auction catalogue, property details, photographs, virtual tours, along with the legal pack. You can subscribe to our mailing list to receive regular updates about new instructions to the market

2 Plan a Viewing and a Survey

If you find a property you like, the next step is to arrange a viewing. Most unoccupied properties offer virtual tours on our website, allowing you to assess their condition remotely. However, the next essential step is to schedule a physical viewing. We strongly recommend that potential buyers visit the properties they're interested in to ensure complete satisfaction regarding their condition. Similarly, arranging for a professional property survey is advisable. This step ensures you have a comprehensive understanding of the property's condition and any potential issues. Once you've instructed a surveyor, you can connect them with us, and we'll facilitate their access to the property.

Once you have completed your checks, you can put in an offer before the auction or move forward to register and bid on auction day.

3 Secure Finance

If you are buying with a mortgage, you will need an agreement in principle before the day of the auction. This is because auction purchases require an immediate exchange of contracts and a 10% deposit on the fall of the hammer, and you will need to settle the remaining funds within 28 days

Most high street lenders usually need the property surveyed before offering a mortgage, so apply as early as possible.

As an alternative we are partnered with Inhale Capital, an experienced short-term finance provider who can assist with auction finance if required.

4 Review the Legal Documents

Before bidding, it is essential to read the legal pack thoroughly. This includes special conditions of sale, deeds, title information, replies to enquiries and more.

Legal packs are uploaded to our website as soon as they are available, and you can sign up for alerts when documents are added or updated.

We strongly recommend that you take legal advice before bidding. If you do not have a solicitor, we can recommend one from our trusted panel.



Remote bidding guide

Our auctions are conducted live online, with a professional auctioneer managing proceedings in real time. Bidders can take part using any of the following methods:

Please note if you just want to watch the auction you do not have to register

Ways to Bid

Internet Bidding

Bid live online via our secure bidding platform. Once approved, you will be able to access the live auction feed and place bids in real time.

Telephone Bidding

A member of our team will call you shortly before your chosen lot is offered and bid on your behalf, based on your instructions.

Proxy Bidding

You can authorise the auctioneer to bid on your behalf up to your specified maximum amount.

How to Register to Bid

Registration opens once the online catalogue is released, and must be completed for each auction you wish to participate in. Registration usually closes 24 hours before the auction.

To begin registration, visit the official online registration link for the auction.

Registration Steps

1. **Create Passport Account** To start with, you will need to create a Passport account, if you don't have one already. If you have an account, click continue below to log in and continue your registration process.
2. **Terms & Conditions** You will be required to accept the Terms & Conditions to bid at the auction.
3. **Registration Fee** You will be required to pay a registration fee of £10.
4. **Bidding Intention** You will be required to declare how you wish to bid at this auction. For example, Via The Telephone, Online, By Proxy.
5. **Lot Interest** You will be required to select the lot(s) you are interested in bidding on.
6. **Bidder Information** You will be asked to review and confirm that your personal data is correct and up-to-date.
7. **Bidder | Anti-Money Laundering Check** You will be asked to provide additional identification data so that an Anti-Money Laundering check can be carried out.
8. **Buyer Information** You will be asked to confirm details of the buyer(s), if different from yourself, the bidder.
9. **Buyer | Anti-Money Laundering Check** The buyer(s) will be asked to provide additional identification data so that an Anti-Money Laundering check can be carried out.
10. **Contract Details** You will be required to provide the name and address that you wish to use on the contract, should you be the winning bidder.
11. **Source of Funds Information** You will be required to provide information on the source of funds that you will be using to purchase the property.
12. **Source of Funds | Anti-Money Laundering Check** Individual(s) providing funds will be asked to provide additional identification data so that an Anti-Money Laundering check can be carried out.
13. **Solicitor Details** You will be required to provide details of the solicitor who will be acting on your behalf for the purchase.
14. **Bidder Security** You will be required to pre-authorise a payment for £5,000 for each lot that you intend to bid on at this auction.

Please note: Each auction has its own approval process, and you must register separately for every sale.

Deposit and fees explained

To bid on any property, you'll need to be pre-registered and pay an Entrance Fee. This fee includes both of the following:

Fee Type	Amount/Details
Buyer's Administration Charge	1.35% + VAT of the purchase price, subject to a minimum of £2,160 incl VAT, whichever is the greater (£1,800 plus VAT).
Bidder Security Deposit	£5,000
Total Entrance Fee (per lot)	£7,160

This fee must be secured in advance either by bank transfer or via a pre-authorized hold of funds on your debit card. Failure to arrange this may mean your remote bid is not accepted and you will be unable to participate in the auction.

Fees for Successful Bidders

If you are the successful bidder, the following will apply for each lot:

Fee Type	Amount/Details
Deposit	10% of the purchase price, subject to a minimum of £5,000 (whichever is greater).
Buyer's Administration Charge	1.35% + VAT of the purchase price, subject to a minimum of £2,160 incl VAT (£1,800 + VAT) whichever is the greater. This fee is non-refundable and does not form part of the purchase price.

Payment Process for Successful Bidders

Payment Stage	Details
On Winning the Lot	The £5,000 Bidder Security Deposit will be applied toward your 10% deposit and £2,160 toward your Buyer's Administration fee.
By End of Auction Day	You must pay the remaining balance of the 10% deposit plus any balance of the Buyer's Administration fee. Payments can be made via bank transfer or debit card.
Failure to Pay	May result in the loss of your winning bid and potential legal action.

Additional Fees

Other fees may apply, as set out in the Special Conditions of Sale. These can be reviewed in the legal pack before the auction.

For Unsuccessful Bidders

Your Entrance Fee will be refunded as follows:

Bank/Electronic Transfer: Funds will be released back to you within 48 hours of the auction.

Debit Card Hold: If a hold was placed on your debit card, it will be released. Please allow up to 7 days for your card issuer to complete the release.

If you're unsure, please contact your card provider directly as banks such as Starling, Monzo etc can take up to 30 days to release the hold on funds

Registration Deadline Reminder

You are strongly advised to complete your registration no later than 24 hours before the auction. We cannot guarantee approval of late registrations.

Frequently Asked Questions

Q. What Is a Guide Price?

The guide price is listed in the auction catalogue to give an indication of what the property is worth. It is not necessarily the price the property will sell for.

Q. What Is a Reserve Price?

The reserve price is the lowest price that the vendor will accept. It is agreed between the vendor and the auctioneer and cannot be disclosed to interested parties.

Q. What Is the Addendum?

The addendum contains updates, revisions, or amendments to the property information within the auction catalogue. It is important to check the addendum regularly, as it forms part of the legal information for the sale.

Q. Can I View the Property?

Yes. You can arrange to view a property prior to the auction. We also upload virtual tours for many of our properties where available.

Q. How Can I Bid at an Auction?

To bid at our auction, you must complete the full online registration process. This includes:

- Creating a Passport account with EIG
- Completing ID and AML verification via Credas
- Providing bidder and buyer details
- Providing solicitor details
- Selecting your bidding method (Online, Telephone or Proxy)
- Pre-authorising the £7,160 bidder security

Once approved, you may bid live online, by telephone or via a proxy bid.

If you only wish to watch the auction livestream, you do not need to register.



Q. What Happens If I Win a Lot?

If you are the highest bidder and the reserve has been met, you will be required to:

- Sign and agree to the auction contracts
- Pay a 10% deposit (minimum £5,000, whichever is the greater)
- Pay the Buyer's Administration Charge of 1.35% + VAT of the purchase price (minimum £2,160 (including VAT) inc. VAT)

Your £5,000 bidder security is automatically used toward your 10% deposit and £2,160 (including VAT) toward your buyer's fee.

You must then pay any outstanding balance of the deposit and fees by the end of auction day.

The remaining balance is usually due within 28 days unless stated otherwise in the legal pack.

Q. What Is a Buyer's Premium/Buyer's Administration Charge?

This is an auction administration fee payable by the buyer on exchange. Our Buyer's Administration Charge is:

1.35% + VAT of the purchase price, subject to a minimum of £2,160 including VAT (£1,800 + VAT).

This payment is non-refundable and does not form part of the purchase price.

Q. Can I Buy a Property Prior to the Auction?

Sometimes. You may submit an offer before the auction day. All offers must be in writing and accompanied by:

- Proof of ID
- Proof of funds

If accepted by the vendor, you must be able to pay your deposit and exchange contracts immediately on auction terms.

Q. What Happens After I Make a Successful Bid?

You will be legally bound to exchange contracts immediately on fall of the hammer. You must:

- Pay the 10% deposit (min £5,000) whichever is the greater
- Pay the Buyer's Administration Charge 1.35% + VAT subject to a minimum of £2,160 including VAT (£1,800 + VAT)
- Provide signed auction documentation

The remaining purchase balance is usually payable within 28 days but this may vary so it is important you check the special conditions of sale.

Q. What Happens If My Bid Is Unsuccessful?

Your Entrance Fee (£7,160) is refunded:

- Bank Transfer: released within 48 hours
- Card Hold: released within up to 7 days (some banks such as Monzo and Starling may take longer)

No fees are retained by Sutton Kersh.

Q. What If The Lot Does Not Sell?

If the property you were interested in doesn't sell, it may be due to the reserve price not being met. Contact our team to explore options to still acquire the property.



Q. Still Have Questions?

If you need any assistance, please contact our auction team: auctions@suttonkersh.co.uk



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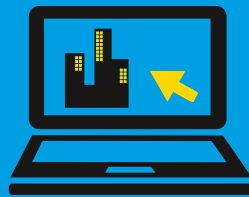


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SuttonKersh

2 Cotton Street
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L3 7DY

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