

A simple guide to selling at auction



The process of putting your property up for sale by auction is different from the normal process, where there is a 'Private Treaty' sale agreed through an agent, or privately between parties.

Once you instruct us, we will send you a number of file-opening papers to complete and return. These will include questionnaires about the property, your identity and ownership.

We will also ask for payment on account to enable us to obtain a number of searches on the property.

Preparing the Auction Pack

Once we have received your questionnaires and all relevant documents, as well as payment on account, we will then prepare for the pack. This includes:

- + The contract
- + Title information
- + The questionnaires mentioned above
- + The Search results
- + Any other information relevant to the property to assist with the sale

It's in your best interest to move quickly in securing the details above to enable us to prepare the Auction Pack for your auctioneer.

The Auctioneer can then upload the Auction Pack to their website in good time before the proposed auction date, to give the maximum number of potential purchasers time to examine the pack, to assist them in deciding whether to bid.

If the property is leasehold

If the property is leasehold, we will need to obtain a Landlord Pack from either the landlord or managing agent.

This is usually a Landlord Property Enquiry Form (LPE1). We would establish the fee the Landlord or managing agent requires for providing the LPE1, which we would also request from you as a payment on account.

Please note that the contract requires that, if you have success with a bidder, they will reimburse your search and LPE1 costs when completing the purchase.

Further information

To get in touch with a lawyer specialising in auctions, call us on **0117 325 2929** or email Stephen Parker at: s.parker@barcankirby.co.uk.

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