

Selling at auction

The advantages of selling at auction are:

- certainty – properties are not sold ‘subject to contract’ in the same way as through a traditional estate agency sale method. The successful bidder is legally obliged to complete the sale once the gavel falls
- good marketing exposure – many auctioneers advertise in national, local and trade press
- speed – sale is relatively quick and completion usually takes place 20 working days after the auction if the auctioneer is using RICS Common Auction Conditions, which you can download from our website at www.rics.org/cac

Before the auction

If you want to sell a property at auction, first ask the auctioneer’s advice about its saleability, and what they would recommend as the guide and reserve prices.

Once you’ve checked the date and venue of the proposed auction, ask the auctioneer for details of the terms of appointment. You need to agree these before the auctioneer does anything.

Auctioneers have to follow a number of statutory regulations including the Estate Agents Act 1979. RICS members must also follow the RICS Rules of Conduct.

The terms of appointment will include:

- their commission if the property sells at auction, or if it’s withdrawn or sold before the auction, or sold after the auction
- any extra charges and whether you’re liable for them.

The terms of appointment will also include the auctioneer’s right to:

- end or change the appointment
- instruct your solicitor to prepare the legal pack and special conditions of sale, and to attend the auction
- act on your behalf in the auction room, including signing the Memorandum of Sale
- manage things in the auction room, including the bidding increments
- sell the property at the reserve price or above.

You also have to agree procedures for the following with the auctioneer:

- amendments to the reserve and guide price
- putting up sale boards at the property
- exclusive advertising, including cost
- inspections by potential buyers
- proxy, internet and telephone bidding
- identifying the successful bidder, getting the deposit cheque and signing the Memorandum of Sale
- dealing with any unsold lots.

Property Auctions Guide

Barrett Williams, ChatGPT



Property Auctions Guide:

How To Buy Property at Auction Samantha Collett, 2014-03-20 Buying property at auction is nerve wracking exhilarating and can be hugely profitable as long as you know the pitfalls to avoid In this step by step guide you will learn why so many successful developers and investors buy at auction and how you can buy and profit from property auctions Offering expert tips and guidance you will be walked through the property auction process from start to finish and be equipped with the knowledge you need to profit from property auctions Comprehensive and easy to follow the guide is packed full of case studies expert tips and watch points for the novice property auction buyer The guide features how to find auction property tips for viewing preparation checklist how to calculate your bid price research the market raise finance costs works check legal paperwork auction sale day after the auction real tales of auction buys and a directory of auction houses A Beginner's Guide to Buying Property at Auction in the UK MARK. PARRY, 2025-01-23 Are you looking to invest in property but feel overwhelmed by the auction process A Beginner's Guide to Buying Property at Auction in the UK is the ultimate resource for first time buyers property investors and anyone curious about purchasing at auction This practical and easy to understand guide breaks down the complex world of property auctions making it accessible to anyone even those with no prior experience Why Buy This Book Step by Step Guidance Whether you're new to auctions or just need a refresher this book offers a clear step by step approach to help you navigate the auction process confidently Expert Tips Tricks Learn from seasoned professionals as you gain insight into researching properties understanding legal packs setting a budget and avoiding costly mistakes Real Life Case Studies See how the auction process works in real world scenarios giving you the tools and confidence to make your first purchase Everything You Need to Know From understanding auction terminology to making a successful bid this guide covers all the essential aspects you need to know to succeed Who Will Want to Buy This Book First Time Buyers If you've always wanted to buy property at auction but didn't know where to begin this book is perfect for you Property Investors Looking to expand your portfolio with auction properties This guide will help you make smarter informed investments Anyone Curious About Auctions If you're interested in the world of property auctions this book will give you a solid foundation to build on With this book you'll be fully equipped to enter the exciting world of property auctions and make your first purchase with ease Don't let the auction process intimidate you let A Beginner's Guide to Buying Property at Auction in the UK be your roadmap to success **Buying Bargains at Property Auctions** Howard R. Gooddie, 2005 Every week hundreds of properties both residential and commercial are sold at auction in Britain No longer the closed domain of property speculators and dealers auction rooms are now filled by a growing proportion of private individuals looking for genuine bargains in the face of otherwise inflated prices in the property market Property auctions are in author Howard Gooddie's blood He comes from a family of auctioneers and was head of one of the country's leading auction houses He has brought the gavel down on literally thousands of lots In this fourth updated edition of his best selling

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The Insider's Guide to Saving Thousands at Auction , *No-Nonsense Guide to Buying and Selling Property* Andrew Winter, 2010-07-13 Andrew Winter has had enough enough of sellers who think their house is the best when the reality is far from it enough of buyers who expect so much more than they can afford and enough of dodgy agents who give the industry a bad name And now for the first time inside this no nonsense guide he has something to say to you If you're buying or selling property you need help from someone who knows what they're talking about Forget the spiel from agents and hype from the media read this straight talking book and discover how to get your foot in the door find a bargain sell for a tidy profit or find the home of your dreams Do you really know how to make money from real estate Do you know what your house is worth Do you know the pitfalls of buying a house based on aesthetics Do you know how to establish a winning tactic for bidding at auctions Do you know what the agent is thinking Andrew Winter knows all of these things and more and he has some cracking stories to tell you along the way With more than

25 years in the property industry including as host of the television series Selling Houses Australia on The LifeStyle Channel Andrew can be trusted to tell it straight

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A Practical Guide to Real Estate Investing for Beginners Mari Sellin, 2025-03-18 A Practical Guide to Real Estate Investing for Beginners Master the Six Key Areas to Succeed Are you eager to invest in real estate but unsure where to start Do you wonder if real estate can truly be your path to financial freedom even if you're starting with limited funds or experience What if you had a step by step guide that not only tells you what to do but also shows you how to do it A guide packed with actionable strategies digital tools and real world insights free from commercial bias and backed by 20 years of industry expertise A Practical Guide for Real Estate Investing for Beginners is the ultimate roadmap to success covering the six essential areas every beginner must master to become a confident and successful real estate investor

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The Beginner's Guide to Real Estate Investing Margaret Light, 2025-02-05 The Beginner's Guide to Real Estate Investing is an essential resource for anyone looking to start their journey in real estate This comprehensive guide breaks down the fundamental concepts of real estate investing from understanding key terms like cash flow appreciation and equity to exploring various types of real estate investments such as rental properties flipping and REITs With practical tips on financing finding the right properties and navigating legal considerations this book empowers readers to make informed decisions and take the first steps toward building a profitable and sustainable real estate portfolio Perfect for new investors seeking clarity and direction

Unveiling the Magic of Words: A Overview of "**Property Auctions Guide**"

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