

Contract terms in brief

- 14-day cooling off period (if we have started the Auction Pack production, there may be a charge)
- Contract is “Sole Selling” terms
- The time frame for completion is 56-days*
- Online auction with option to go into a live event. This will be confirmed by the Auction Department
- 60-day minimum contract
- 21-days advanced written notice is required to withdraw from the contract
- Buyer pays a non-refundable Reservation Fee, this is typically 4.5%, with a minimum of £6,600 inc. VAT. This does not form part of the purchase price.
- Liable to pay fees if:
 - **Sell privately to an applicant introduced by auction**
 - **Cancel sale with a ready willing and able buyer at reserve**

Auction Pack & Legal Info

In order for us to sell the property, we require a set of legal documents ahead of securing a purchaser:

- **Title Register**
- **Title Plan**
- **Local Search**
- **Water & Drainage Search**
- **Property Information Form**
- **Fixtures and Fittings Form**
- **Probate, Epitome of Title, Power of Attorney (if required)**
- **Tenancy Details in Situ**
- **Coal Mining Search**

You will also need an Energy Performance Certificate, the cost of which is not included in the Auction Pack Fee. Please speak to your Estate Agent for details.



› Auction Pack Fee

We provide a comprehensive and competitively priced Auction Pack service. For pricing information please speak to your Auction Specialist or refer to your Auction Contract.

You can provide your own Auction Pack if you prefer, we will just need to receive an electronic copy of the documents before we are able to sell your property.

If your property is a Leasehold, you may also need to provide a Management Pack which can be requested from your Freeholder or Managing Agent.




AUCTION SALE PACK





visit sdmproperty.co.uk


*Based on standard properties. From receipt of draft contracts

Key benefits to you

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Faster completions
With Private Treaty taking over 125 days to complete, auction could get you moving much quicker with a fixed completion timescale of 56 days from receipt of the draft contract.¹ Giving you confidence to plan your move.
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Optimised exposure
An attractive Starting Bid will drive interest, and all offers are visible, helping to drive competitive bidding which can help drive up the final selling price.
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Additional security
The buyer pays a non-refundable Reservation Fee to secure the property, and a Reservation Agreement is signed, so you can be confident that your buyer is committed to the sale.
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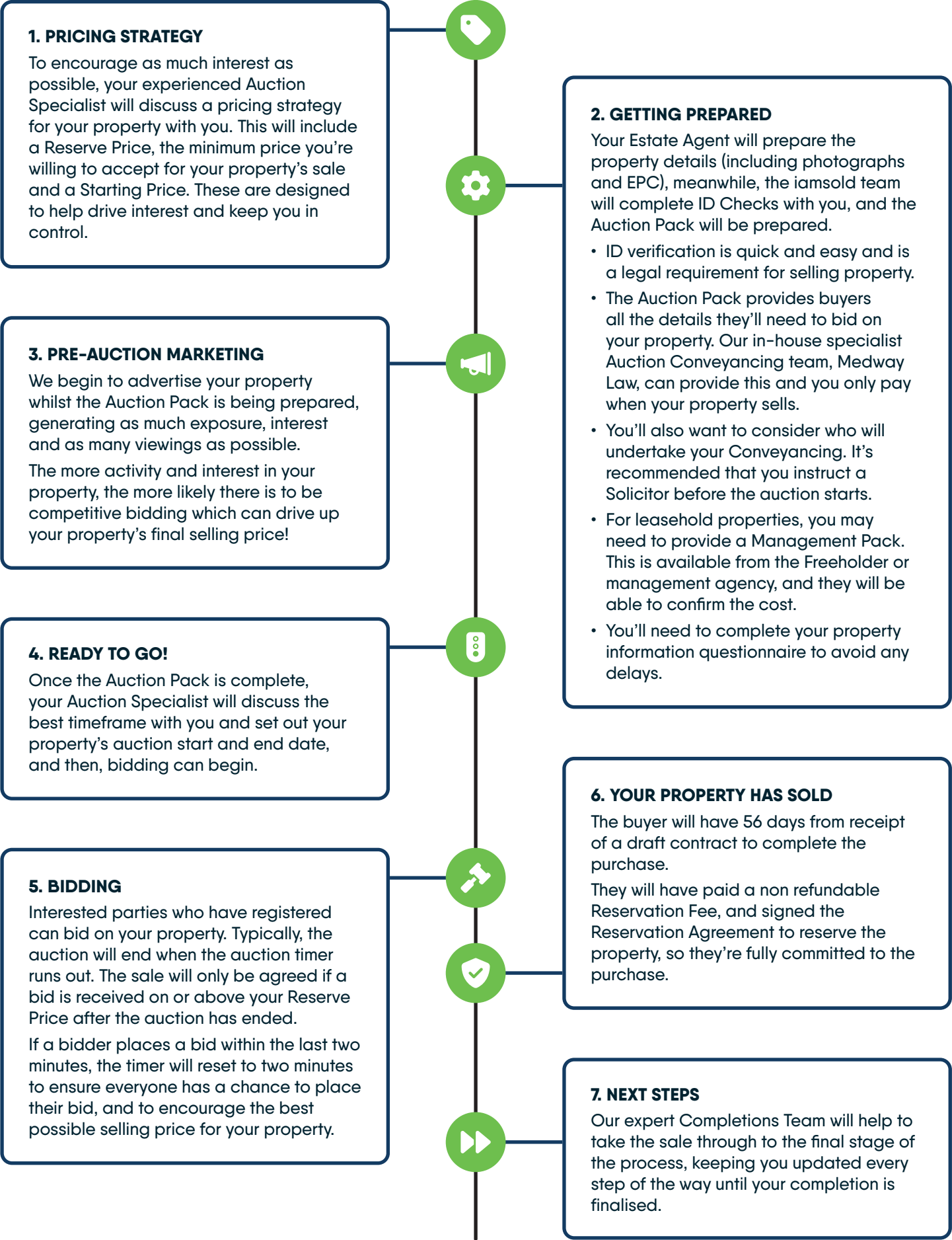
No Sale, No Agency Fee
Nothing to pay if your property doesn't sell. You only pay an Auction Pack Fee on completion. For pricing information please speak to your Auction Specialist or refer to your Auction Contract.

The strategy

Marketing solutions to consider



How it works



¹Based on standard properties. From receipt of draft contracts. ² Sales data from January 2024 to December 2024