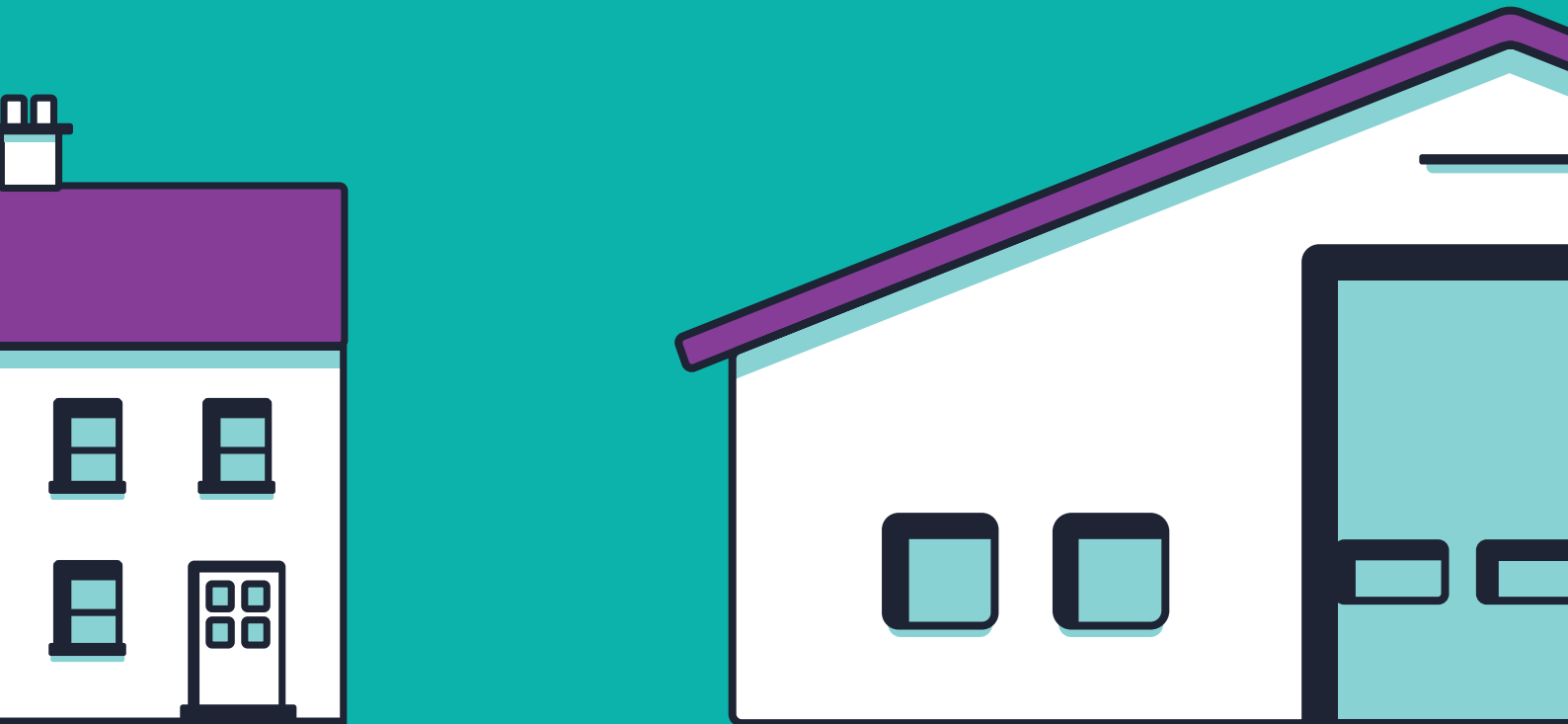


Property Auction

Residential
Agricultural
Commercial
Development



AUCTION CALENDAR

Property Auction

21st February at 19.00pm

The Boathouse Business,
1 Harbour Square, Wisbech,
Cambridgeshire PE13 3BH



MAXEY
GROUNDS

Property Auction

Thursday 22nd November 2018
Commencing at 19:00

March Professional

22-24 Market Place, March,
Cambridgeshire PE15 9JH
march@maxeygrounds.co.uk
01354 602030

March Residential

42 High Street, March,
Cambridgeshire PE15 9JH
march@maxeygrounds.co.uk
01354 652502

Wisbech Office

1-3 South Brink, Wisbech,
Cambridgeshire PE13 1JA
wisbech@maxeygrounds.co.uk
01945 583123



MAXEY
GROUNDS

Property Auction

Thursday 22nd November 2018
Commencing at 19:00

Lady Alice Lambton Room, The Boathouse Business Centre,
1 Harbour Square, Wisbech, Cambridgeshire PE13 3BH

For SATNAV use PE13 3XE

Directions to the veune

From our Wisbech office proceed north along Nene Quay. At the Freedom Bridge roundabout take the second exit onto Bedford Street. Turn right and then follow round to the left onto Chase Street and then left onto Silver Street. Public parking for The Boathouse Business Centre can be found on the left hand side. When leaving exit via Silver Street turning right onto Chase Street and then first left across to De Havilland Road, turning right and proceeding to the junction with Lynn Road.

Auction Lots

Maxey Grounds & Co LLP is pleased to offer the following lots For Sale by Auction:

LOT 1 Residential: 60 Broadend Road, Wisbech, Cambridgeshire PE14 7BQ

LOT 2 Residential: 4 William Road, Wisbech, Cambridgeshire PE13 2AA

LOT 3 Agricultural: Land at Wales Bank, Elm, Wisbech, Cambridgeshire PE14 0AY

March Professional

22-24 Market Place, March,
Cambridgeshire PE15 9JH
march@maxeygrounds.co.uk
01354 602030

March Residential

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march@maxeygrounds.co.uk
01354 652502

Wisbech Office

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Cambridgeshire PE13 1JA
wisbech@maxeygrounds.co.uk
01945 583123



MAXEY GROUNDS

IMPORTANT BUYERS' INFORMATION

The following forms part of the Conditions of Sale

Conditions of Sale

Please note that, unless otherwise stated in the Auction Pack, all lots are sold in accordance with the Common Auction Conditions (Edition 3 August 2009) which are available upon request and will be available for inspection at the Auction. Special Conditions of Sale relating to each lot are available upon request from the Auctioneers or the Seller's Solicitor prior to the Auction. Buyers will be deemed to have inspected these Special Conditions of Sale and will be legally bound by these conditions which will form part of, and will be attached to, the Sales Memorandum.

Inspection of Properties

Buyers are assumed to have inspected the properties in which they are interested and to have made all usual pre-contract searches and enquiries and satisfied themselves on the condition and location of the property.

Bidder Registration

Parties interested in bidding for a lot are required to complete a BIDDING REGISTRATION FORM and obtain a BIDDING NUMBER prior to bidding at the Auction. Failure to register may result in the Auctioneer refusing to accept your bid. BUYERS CAN REGISTER DURING THE SEVEN DAYS PRIOR TO THE AUCTION AT ANY OFFICE OF MAXEY GROUNDS & CO LLP, OR AT THE AUCTION VENUE FROM 18:30 ON THE NIGHT OF THE AUCTION.

Binding Contract

The successful bidder is bound under Contract as soon as the Auctioneer's gavel falls on the final bid and will be required to pay the deposit and sign and exchange the Sales Memorandum prior to leaving the saleroom.

Payment of Deposit

The successful Buyer of each lot will be required to pay a deposit of 10% of the purchase price prior to leaving the saleroom.

Withdrawal of Lots

The Auctioneers reserve the right to withdraw any of the Lots prior to the Auction (see Common Auction Conditions) and therefore prospective Buyers are advised to check with the Auctioneers before the sale to ensure the availability of Lots.

Legal Documents

The Auctioneers shall endeavor to have copies of title documents, leases, licenses, etc available for inspection at their offices or in the saleroom. Prospective Buyers wishing to inspect such documents should check the availability with the Auctioneers.

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MAXEY GROUNDS

Guide Prices & Reserves

Pre-auction guide prices are based upon the initial anticipation of the sale price of the property at Auction. Prospective Buyers should be aware that guide prices are subject to change and are advised to check any amendments with the Auctioneers prior to the Auction. Lots may be sold subject to reserve prices.

Plans, Measurements & Photographs

All plans, measurements and photographs included in this catalogue are provided for identification purposes only and to assist prospective Buyers in identifying the location of the property. Site measurements may have been scaled from the original plans and therefore should be assumed to be only approximate. Prospective Buyers should make their own investigations and site inspections and satisfy themselves on the accuracy of all measurements. All plans, measurements and photographs included in the catalogue or disclosed by the Auctioneers (either verbally or in writing) are expressly excluded from the contract of sale.

BUYERS WILL BE BOUND UNDER CONTRACT UPON THE FALL OF THE AUCTIONEER'S GAVEL AND IT IS ADVISED THAT A PRUDENT PURCHASER WILL TAKE PROFESSIONAL ADVICE FROM A SOLICITOR AND, IN APPROPRIATE CASES, A CHARTERED SURVEYOR AND AN ACCOUNTANT.

Search Costs

The successful Buyer will be required to reimburse the Seller for the costs of searches. The sum for each lot will be announced prior to the sale.

Telephone/Proxy Bidding

The Auctioneers offer the facility for those who cannot attend the Auction in person to bid either by proxy or over the telephone. Bidders wishing to avail themselves of either of these facilities should complete the Authorisation for Bidding by Telephone or Proxy Form and submit it to one of our offices at least 48 hours prior to the sale.

Useful Information

Further information on buying and selling at Auction is available on the RICS website www.rics.org

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wisbech@maxeygrounds.co.uk
01945 583123



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GROUNDS**

Money Laundering Regulations 2017

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 any person intending to buy or bid at auction MUST produce documentation to confirm their name and residential address. Please find below a table of acceptable documentation.

You must provide one document from each category:

Identity Documents	Evidence of Address
Current signed passport	The most recent original mortgage statement
Current UK photocard driving licence	Local Authority tax bill (valid for current year)
Inland Revenue tax notification	Record of home visit
Current UK driving licence (old style), not provisional	Bank or building society or credit union statement containing current address
Resident permit issued by Home Office to EU Nationals on sight of their own country passport	Current UK driving licence (old full licence or new photo licence if not used for evidence of name)
Firearms certificate	Utility bill within last three months (not mobile telephone)
Benefit Book or original letter from Benefits Office Agency confirming the right to benefit	

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01354 652502

Wisbech Office

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Cambridgeshire PE13 1JA
wisbech@maxeygrounds.co.uk
01945 583123

Bidding Registration Form

Bidding No.



Name(s):

Address:

.....

..... Postcode:

Tel No: Mobile No:

Email address:.....

Signed by client(s):

Date:

I would like to receive bulletins including newsletters from you YES/NO

I would like to receive details of properties that may be of interest to me YES/NO

I would like to be contacted By Email YES/NO

By Phone YES/NO

By SMS YES/NO

By Post YES/NO

Method of identity verification	First client	Second client (if applicable)
State document seen (List A) + ref. See below		
State 2nd document seen (List B) See below		

Address of property being purchased:

.....

Name of Maxey Grounds & Co LLP representative:

Signature of Maxey Grounds & Co LLP representative:

You Must Provide One Document from Each List

List A - Identity documents

- Current signed passport
- Current UK Photo card driving licence
- Current full driving licence (old version) (Provisional Driving Licence will not be accepted)
- Resident permit issued by the Home Office to EU Nationals
- Firearms Certificate

List B - Evidence of address

- Current full UK driving licence (old version) (Provisional Driving Licence will not be accepted)
- A utility bill issued within the last three months
- Local authority tax bill (current year)
- Bank, building society or credit union statement
- Most recent mortgage statement from a UK lender



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wisbech@maxeygrounds.co.uk

01945 583123

Residential Sales

LOT 1



Ref: E508

60 Broadend Road, Wisbech, Cambridgeshire PE14 7BQ

- **Detached Two Bedroom Bungalow**
- **In Need of Full Refurbishment**
- **Edge of Town Location**
- **For Sale by Public Auction: 22nd November 2018 at 19:00 at The Boathouse Business Centre, 1 Harbour Square, Wisbech, Cambridgeshire PE13 3BH**
- **Guide Price £80,000 - £100,000**



MAXEY GROUNDS

wisbech@maxeygrounds.co.uk

01945 583123

Residential Sales

ENTRANCE HALL Wooden and glazed panelled door with side obscured panel. Economy 7 storage heater. Doors to all rooms

LOUNGE 15' 5" x 10' 5" (4.70m x 3.19m) Tiled fireplace. Wooden and glazed windows to front and side. Door to Kitchen. Economy 7 storage heater

KITCHEN 13' 10" x 10' 5" (4.22m x 3.20m) Single drainer sink unit. Airing cupboard with water tank. Pantry with shelving. Electric wall mounted heater. Window to side and rear. Door to rear

BEDROOM ONE 12' 5" x 10' 5" (3.81m x 3.18m) Window to front

BEDROOM TWO 10' 11" x 10' 5" (3.33m x 3.19m) Electric heater. Window to rear

BATHROOM 7' 3" x 6' 10" (2.23m x 2.10m) Panelled bath. Pedestal wash handbasin. Low level flush WC. Tiled splashback. Obscured window to rear

OUTSIDE The property is set back from the road with an overgrown front garden. Hard standing driveway to side leads to concrete sectional Garage. Overgrown enclosed rear garden

SERVICES Mains water and electricity

VIEWING Strictly by appointment with the Selling Agent

POSSESSION Vacant possession upon completion of the purchase

METHOD OF SALE The property is offered For Sale by Public Auction to take place at 19:00 on 22nd November 2018 at The Boathouse Business Centre, 1 Harbour Square, Wisbech, Cambridgeshire PE13 3BH

TERMS OF SALE The Auction Information and Legal Pack will be available for inspection at the Wisbech Office during the 14 days prior to the Auction. Digital copies of this pack will be available for distribution via email to interested parties or their Solicitors. The sale will be with completion within 28 days of the auction date. At the fall of the hammer the successful Purchaser will be required to pay by cheque 10% of the purchase price with the balance upon completion

Purchasers will also be required to reimburse the Vendor for the cost of searches the sum of which will be announced prior to the sale. Prospective purchasers are therefore strongly advised to make their financial arrangements BEFORE attending the Auction

Vendors Solicitors :

Fraser Dawbarns LLP, 1-3 York Row, Wisbech, Cambridgeshire PE13 1EA

Tel : 01945 461456

Ref : Mrs Sarah Johnson



MAXEY GROUNDS

DIRECTIONS Take the A1101 South out of Wisbech (Churchill Road). At the third set of traffic lights turn left into Norwich Road. Continue along Norwich Road and turn right into Boyces Road and then second left into Bush Lane. At the T junction at the end of the road turn right into Sandy Lane, at the next T junction also turn right into Broadend Road. After a short distance turn right continuing Broadend Road and the property can be found on the right hand side

COUNCIL TAX BAND B

COUNCIL TAX £1317.36

EPC RATING BAND F

PARTICULARS PREPARED 3rd October 2018

PARTICULARS AMENDED 13th November 2018



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wisbech@maxeygrounds.co.uk

01945 583123

Residential Sales



NOT TO SCALE – FOR INDICATIVE PURPOSES ONLY



Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.



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GROUNDS**

wisbech@maxeygrounds.co.uk

01945 583123

Residential Sales

LOT 2



Ref: E509

**4 William Road, Wisbech, Cambridgeshire
PE13 2AA**

- **Terraced House with Two Double Bedrooms**
- **In Need of Full Refurbishment**
- **Town Centre Location**
- **For Sale by Public Auction: 22nd November 2018 at 19:00 at The Boathouse Business Centre, 1 Harbour Square, Wisbech, Cambridgeshire PE13 3BH**
- **Guide Price £65,000 - £75,000**



Offices at March and Wisbech

www.maxeygrounds.co.uk



MAXEY GROUNDS

wisbech@maxeygrounds.co.uk

01945 583123

Residential Sales

LOUNGE 11' 11" x 11' 11" (3.64m x 3.64m) Double glazed panelled front entrance door. Double glazed bay window to front. Feature tiled fireplace housing gas fire. Television aerial point. 3 wall light points. Radiator. Cupboard housing fuse box. Wooden and glazed door to Dining Room

DINING ROOM 11' 11" x 11' 10" (3.65m x 3.61m) Feature tiled fireplace housing gas fire with wooden mantle and surround. Double glazed window to rear. Radiator. Door to Utility. Under stair storage cupboard. Stairs off

UTILITY ROOM 7' 3" x 6' 11" (2.21m x 2.13m) Wooden and glazed panelled door to rear. Sash single glazed window to side. Radiator. Step up and opening to Kitchen

KITCHEN 9' 9" x 7' 8" (2.99m x 2.34m) Stainless steel sink unit with range of base units and drawers, preparation surface, tiled splashbacks, matching wall units. Single glazed window to side. Door to Rear Lobby

REAR LOBBY Single glazed window to rear. Wooden and glazed panelled door to side. Doors to Downstairs Cloakroom

CLOAKROOM 4' 9" x 3' 8" (1.47m x 1.14m) High level flush WC, tiled splashback

STAIRS lead to the first floor : **LANDING** with loft access

BEDROOM ONE 13' 8" x 11' 10" (4.17m x 3.61m) Double glazed window to front. Radiator

BEDROOM TWO 12' 2" x 10' 11" (3.73m x 3.33m) Double glazed window to rear. Radiator. Airing cupboard housing water tank

BATHROOM 7' 2" x 7' 0" (2.20m x 2.14m) Three piece suite comprising panelled bath with mixer tap and shower head, pedestal wash handbasin, low level flush WC. Radiator. Tiled splashback. Double glazed obscured window to rear

OUTSIDE Front garden enclosed by low ornamental brick wall. Path to front entrance. Shrubs. Enclosed rear garden laid to patio

SERVICES All main services are understood to be connected or available

VIEWING Strictly by appointment with the Selling Agent Maxey Grounds & Co LLP

METHOD OF SALE The property is offered For Sale by Public Auction to take place at 19:00 on 22nd November 2018 at The Boathouse Business Centre, 1 Harbour Square, Wisbech, Cambridgeshire PE13 3BH

TERMS OF SALE The Auction Information and Legal Pack will be available for inspection at the Wisbech Office during the 14 days prior to the Auction. Digital copies of this pack will be available for distribution via email to interested parties or their Solicitors. The sale will be with completion within 28 days of the auction date. At the fall of the hammer the successful Purchaser will be required to pay by cheque 10% of the purchase price with the balance upon completion.

Purchasers will also be required to reimburse the Vendor for the cost of searches the sum of which will be announced prior to the sale. Prospective purchasers are therefore strongly advised to make their financial arrangements BEFORE attending the Auction

Vendors Solicitors: Fraser Dawbarns LLP, 1-3 York Row, Wisbech, Cambridgeshire PE13 1EA

Tel : 01945 46145

Ref : Carla Tirrell

DIRECTIONS From our town centre office proceed out of Wisbech on the dual carriageway - Churchill Road (A1101). At the third set of traffic lights turn left into Norwich Road and then second left into Park Street. At the right hand bend turn left into William Road and the property can be found on the right.

COUNCIL TAX BAND A

COUNCIL TAX AMOUNT £1223

EPC RATING BAND D

PARTICULARS PREPARED 23rd October 2018



MAXEY
GROUNDS





MAXEY GROUNDS

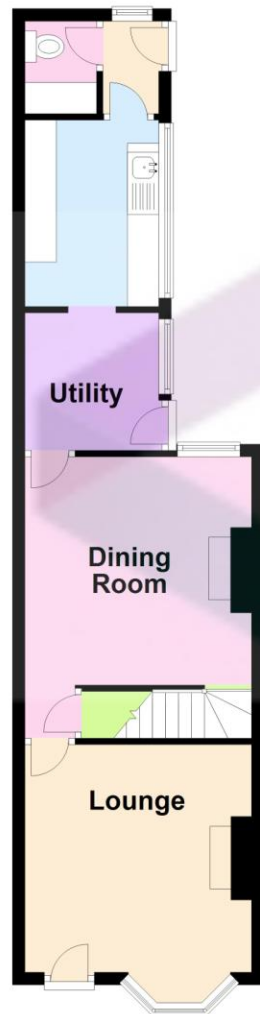
wisbech@maxeygrounds.co.uk

01945 583123

Residential Sales

Ground Floor

Approx. 45.1 sq. metres (485.3 sq. feet)



First Floor

Approx. 35.0 sq. metres (376.5 sq. feet)



Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.



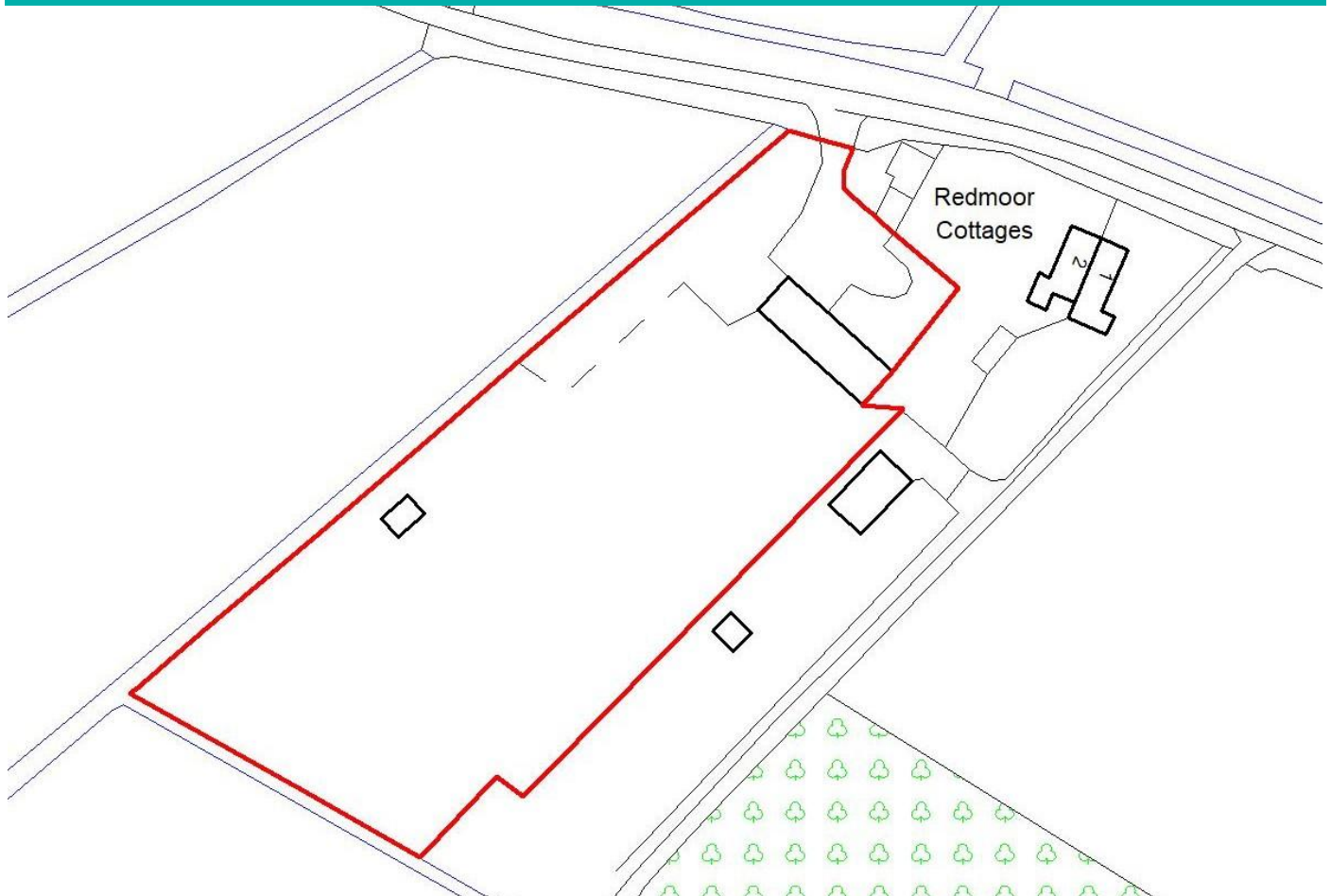
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wisbech@maxeygrounds.co.uk

01945 583123

Agricultural

Lot 3



Ref: F742

Land At Wales Bank, Elm, Wisbech, Cambridgeshire PE14 0AY

- **Parcel of Land Approximately 1.25 Acres (0.51 Hectare)**
- **Range of Dilapidated Buildings**
- **Some Services Connected**
- **No Overage Clause**
- **For Sale by Public Auction: 22nd November 2018 at 19:00 at The Boathouse Business Centre, 1 Harbour Square, Wisbech, Cambridgeshire PE13 3BH**
- **Guide Price £10,000 - £20,000**



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01945 583123

Agricultural

LOCATION

The land is situated directly off Wales Bank and lies west of the village of Elm.

THE LAND

An area of land extending to approximately 1.25 Acres (0.51 Hectare) (STMS) with a range of dilapidated buildings and a static caravan. The land being sold is part of Title Number CB431704.

ACCESS

The land is accessed directly off Wales Bank.

POSSESSION

The land is offered for sale with the benefit of vacant possession upon completion of the sale.

SERVICES

It is understood that mains water and electricity are available, septic tank drainage is also available. Prospective purchasers are required to make their own enquiries of the relevant utility companies.

OVERAGE CLAUSE

The land is for sale with **no overage clause**.

OUTGOINGS

The land falls within the boundaries of The Hundred of Wisbech Internal Drainage Board. The drainage rates for 2018/19 are £6.21.

We are advised by the Vendors that business rates are payable on the property, however due to the Vendor being a charity they are currently exempt from paying them. The occupier may be eligible for Small Business Rates Relief, prospective purchasers are advised to make their own enquiries of Fenland District Council (Tel: 01354 654321).

Rateable Value (2017 List): £2,425
Business Rates 2018/19: 48.0p in the £
Estimated Business Rates: £1,164 pa

Standing charges for the electricity and water connections are payable:

Electricity £25 per quarter

Water £12 per quarter

PLANNING

The site has been used in association with Scout activities for in excess of ten years. However, this use has not been continuing and is not currently taking place on the land.

RIGHTS OF WAY & EASEMENTS

The land is offered for sale with the benefit of, and subject to, all rights of way, water and other rights and to all the easements and wayleaves for electric cables, wires, pylons, stays and transformers (if any) also all telephone poles and wires at present erected on or passing over or under the land and to all agreements or pending arrangements in regard, thereto.

There is a right of way over the access from Wales Bank in favour of the neighbouring property, 2 Redmoor Cottages.



MAXEY GROUNDS

METHOD OF SALE

The property is offered for sale by public auction at a guide price of £10,000 - £20,000 at The Boat House Business Centre, 1 Harbour Square, Wisbech PE13 3BH at 19:00 on Thursday 22nd November 2018.

TERMS OF SALE

The Auction Information and Legal Pack will be available for inspection at the Wisbech Office during the 14 days prior to the Auction. Digital copies of this pack will be available for distribution via email to interested parties or their Solicitors. The sale will be with completion within 28 days of the auction date. At the fall of the hammer the successful Purchaser will be required to pay by cheque 10% of the purchase price with the balance upon completion.

Purchasers will also be required to reimburse the Vendor for the cost of searches the sum of which will be announced prior to the sale. Prospective purchasers are therefore strongly advised to make their financial arrangements BEFORE attending the Auction

Vendors Solicitors: Bowers Solicitors, 15 South Brink, Wisbech, Cambridgeshire PE13 1JL

Tel : 01945 583194

Ref : Ian Groome

VIEWING

Strictly by appointment only with the Agents Maxey & Grounds & Co.

AGENT'S NOTE

All buildings are in a dilapidated and unsafe condition and it is therefore requested that any viewers **do not enter the buildings**.

DIRECTIONS

From our Wisbech office turn right onto the B1098, at the roundabout take the third exit and proceed to the Elm Hall roundabout. Take the second exit, proceed for a short distance and turn right onto the B1101 and continue through Elm. Turn right onto Wales Bank, continue for approximately 0.5 mile and the property can be found on the left.

PARTICULARS PREPARED 23rd July 2018

PARTICULARS AMENDED 9th November 2018



MAXEY GROUNDS

wisbech@maxeygrounds.co.uk

01945 583123

Agricultural

MAXEY GROUNDS & CO LLP ARE QUALIFIED AND EXPERIENCED CHARTERED SURVEYORS, AUCTIONEERS, VALUERS, LAND & ESTATE AGENTS PROVIDING A PROFESSIONAL SERVICE DEALING WITH RESIDENTIAL, AGRICULTURAL, RETAIL, INDUSTRIAL, OFFICE AND DEVELOPMENT PROPERTY INCLUDING:

- SALES, LETTINGS AND PURCHASES
- VALUATIONS FOR ALL PURPOSES
- LOAN VALUATIONS FOR BANKS AND BUILDING SOCIETIES
- RENT REVIEWS AND LEASE RENEWALS
- PLANNING ADVICE, APPLICATIONS AND APPEALS
- RATING AND TAXATION VALUATIONS
- COMPENSATION CLAIMS
- EXPERT WITNESS REPORTS
- AGRICULTURAL SUBSIDY AND ENVIRONMENTAL SCHEMES
- LICENSED PROPERTY AND PUBLIC HOUSE TRANSFER VALUATIONS

ASK FOR DETAILS OF HOW WE CAN HELP YOU

Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.

Authorisation for Bidding by Telephone or Proxy

Bidding No.



Name(s):

Address:

.....

..... Postcode:

Tel No: Mobile No:

Email address:

I hereby authorise Maxey Grounds & Co LLP to bid on my behalf by proxy/telephone* for the property detailed below.

I confirm that I have read and understood the General Conditions of Sale and the Conditions of Bidding by Proxy or Telephone set out overleaf.

If my bid is successful, I authorise the Auctioneer to sign the Memorandum of Sale on my behalf and recognise that I will be the legally bound purchaser of the property referred to below and must complete the purchase of the property within the time specified in the Conditions of Sale.

Property Address

Date of Auction

For Proxy Bids my maximum bid will be £.....

Amount in words

I attach a cheque for 10% of my proxy bid*

I attach a blank cheque to be completed by the Auctioneer if my bid is successful*

My cheque of £ payable to Maxey Grounds & Co LLP

* delete as appropriate

My solicitor is:

Of

Terms and Conditions for telephone bids and bidding by letter. Anyone unable to attend must do so on the following terms and conditions:

1. The bidder must complete a separate authority form for each lot involved and provide a cheque for 10% of the maximum amount of the bid of each lot.
2. The bidder must have completed a Bidding Registration Form.
3. This form must be sent to/delivered to any office of Maxey Grounds & Co LLP, no later than two working days prior to the start of the auction. It is the bidder's responsibility to check that the form has been received.
4. In the case of a telephone bid, the bidder should provide a blank cheque in the name of the purchaser which the Auctioneers will complete on behalf of the purchaser if successful in purchasing the relevant property for 10% of the purchaser price.
5. The bidder shall be deemed to have read the particulars of the relevant lot in the catalogue, the General and Special Conditions of Sale, and have taken all necessary professional and legal advice to have made enquiries and knowledge of any announcements of any amendments relating to the relevant lot. The Auctioneers will advise the bidder(s) of any announcements as soon as possible prior to the auction.
6. In the case of a written bid, the staff will compete in the bidding up to the maximum of authorisation. If no maximum is inserted, we reserve the right not to bid.
7. We reserve the right not to bid on behalf of written bidder(s), in the event of any error, doubt, omission, uncertainty as to the bid, failure to complete a Bidding Registration Form, or for any reason whatsoever and give no warranty, or guarantee, that a bid would be made on behalf of the bidder(s) and accept no liability.
8. In the event that the written/telephone bid is successful, the Auctioneer will sign the Memorandum of Sale on behalf of the bidder(s) (a contract is formed on fall of the hammer).
9. In the event of a contract, the deposit monies will be applied so far as necessary to meet the requirements for a 10% deposit and the balance of the deposit will be help by the vendor's solicitors pending completion.
10. In the event that the bidder is unsuccessful in gaining the contract, the deposit monies will be returned to the bidder promptly.
11. The Auctioneer will make no charge to a bidder for this service and will accept no liability whatsoever for any bid not being made on behalf of the bidder whether through lack of clarity of instructions or for any other reason whatsoever. Telephone bidders will not hold us liable for any loss or claims relating to the telephone bidding system. The bidder will be advised if the relevant lot has been successfully purchased on his behalf as soon as possible. Where the lot has not been purchased the bidder will be notified by post and deposit returned as soon as reasonably possible.
12. Once delivered to the Auctioneers, the authority to bid is binding on the day on which the particular lot is auctioned. This is to allow for the possibility of a vendor agreeing to sell post auction where the bidding has not reached the reserve.
13. The authority can only be withdrawn by notification in writing delivered to ourselves at our offices not later than two hours before the start of the auction on the day of the relevant sale, or by delivery into the hands of the auctioneer in the auction room half an hour before the start of that day's auction. It is the bidder's responsibility to obtain receipt on a copy of the withdrawal notification signed by the Auctioneers and without such a receipt the authority stands; any successful contract is binding on the bidder.
14. If the bidder, or the agent, actually bids at the auction without having previously withdrawn the authority, the auctioneer is at liberty to accept such bid in addition to any bid from our staff as empowered under the written authority. Maxey Grounds & Co LLP will have no liability whatsoever if the price achieved is the result only of this competition in bidding without intervention from other bidders.
15. Bidders are advised in respect of telephone bids that should they become disconnected during bidding or are unobtainable, Maxey Grounds & Co LLP will not be held responsible or liable for any loss suffered in respect thereof.

Signed by client(s):

Date:



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