

Attention all Prospective Bidders

Our auctions are held on our website www.mchughandco.com with Online Bidding.

In line with Money Laundering Regulations 2017, McHugh & Co., as Auctioneers & Estate Agents, are required to seek proof of the purchaser's identity. All bidders/purchasers must provide photographic identity and evidence of address.

If required McHugh & Co will use Smart Search/Experian to confirm a purchaser's identity.

Photographic Identity (one item only required)	Evidence of Address (one item only required)
<ul style="list-style-type: none"> • Current Signed Passport • Current Full UK/EU Photo Card Driving Licence • Firearms Certificate • Resident Permit issued by the Home Office to EU Nationals 	<ul style="list-style-type: none"> • A Utility Bill issued within the last three months (mobile phone bills are not acceptable) • Council Tax Bill (for the current year) • HMRC Tax Notification • Recent Bank, Building Society, Credit Card/Mortgage Statement • Current Full UK Driving Licence (if not used as photo ID)

You will be registering to bid in your personal name. If you wish to purchase in a joint or company name, you will need to provide us with sufficient identification for this to be actioned. We will request the contract name upon your successful bid. If you have not provided this information within 48 hours of the auction date, the contract will be signed in your bidder's name.

If the purchaser(s) details are different from the successful bidder's, the purchaser will be required to submit their details and identification on the form provided. The successful bidder will also be required to have a valid letter of authority from the purchaser.

If you have any queries about the acceptable forms of identification please do not hesitate to contact the auctioneer's office prior to the sale day.

If you would like to bid, please register to bid on our website in the auction section. If you require further assistance on how to register please contact McHugh & Co on **020 7485 0112**.

Important Notices to bidders:

- Any measurements referred to in the particulars are for guidance only and do not form part of any contract.
- All photographs and plans are published for the convenience of Purchasers only and do not form part of any contract.
- When registering to bid, the bidder will be required to pay a card hold of £5,000 in order to participate in the online auction. The payment window will open 5 days before the start of the auction. The card hold is non-refundable upon a successful bid as this is used as a whole or contribution towards your deposit and buyer's fee.
- All unsuccessful bidder's card security will be released immediately after the auction. It can take up to several days for this to appear as cleared funds in your account.
- The successful bidder is under a Binding contract as soon as the electronic gavel falls on their bid (the countdown reaches zero after any additional bidding extension windows). The bidder/purchaser authorises McHugh & Co. to sign the memorandum on their behalf.
- Upon purchase of any Lot, you will receive an e-mail with the relevant information on your lot purchase. We will provide you with our purchaser's information form to be completed and our client account bank details

requesting the balance for the 10% deposit (minimum deposit of £5,000 or whichever sum shall be the greater) and the auctioneer's buyers fee of £1,000 incl. VAT to be paid within 24 hours of the auction date. If you are the successful bidder you must pay the remaining deposit by electronic bank transfer to the McHugh & Co client's bank account immediately after the auction and no later than 5 pm the following day. The deposit must be transferred from your personal or company bank account or a bank transfer from your solicitor's client account.

CASH DEPOSITS ARE NOT ACCEPTABLE.

- The completion date is set usually within 20 working days of the auction date. The timeframe for completion on individual lots may vary, please read the special conditions of sale within the legal documentation to clarify the completion timeframe.

- Prospective Purchasers are advised that sales are subject to the terms and conditions agreed to when registering for the online auction including: (a) the General Conditions of Sale; (b) Online Auctions Buying Guide (c) Special Conditions of Sale available in the legal documentation; (d) any addendums or alterations, made available for inspection.

- **BUYER'S FEE - Each successful buyer or bidder will be required to pay the Auctioneers McHugh & Co., a non-refundable buyer's fee of £1,000 inclusive of VAT. Lots sold for less than £10,000 the buyer's fee will be £300 inclusive of VAT.**

- **SELLER FEES - The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the special conditions of sale. Buyers are deemed to bid in full knowledge of this.**

- Each purchaser shall be deemed to have read the legal documents or provided the legal documents to their legal representatives for advice on the lot they are intending on purchasing which has been made available by the auctioneers on their website. The purchaser shall be deemed to have raised any enquiries with the vendors solicitors that a prudent purchaser would make. The purchaser is deemed to have read the special conditions of sale associated with the sale of the lot and bid in full knowledge of this and the legal documents prior to bidding.

- Prospective purchasers are advised that details available within the online catalogue on our website www.mchughandco.com are the most up to date version of the particulars. Should any amendments to the particulars be made, they will be updated onto the online catalogue as and when we receive such amendments and purchasers should rely on the online listing of such particulars as these will take precedence. Purchasers are deemed to bid in full knowledge of these amendments.

- Where a video/virtual tour has been provided in the online particulars of sale, this is intended to assist buyers by giving a general impression of the layout of the property. It is not intended to specifically include or omit any particular part of the property and is not to be relied upon as a formal record of condition of the property. For the avoidance of doubt, neither the seller nor the Auctioneers will have any liability in the event that there is a defect existing at the property, which would be visible on a physical inspection but is not shown on the video/virtual tour.

- Each lot is sold in its actual condition and state of repair and the buyer shall be deemed to have surveyed and inspected the lot prior to the auction. For the avoidance of doubt, purchasers shall raise no objection or recourse to McHugh & Co. as to the structure or condition of a property and its state of repair.

- McHugh & Co. give no warranty or guarantee as to the structure, condition or issues of a property. This is in reference to (a) the state of the structure of any property or the working condition of any fixtures, fittings, heating systems, appliances or other items included in the sale of any property and (b) the type of the structure or whether such structure is adequate or properly constructed. For purchasers requiring funding by mortgage or other means, they are advised to organise this in advance of the auction and shall raise no objection or recourse to McHugh & Co over whether a property is suitable for their lender's criteria.