



TO BE OFFERED BY PUBLIC AUCTION



18th JULY 2024 – 7pm prompt at the

IMPERIAL ROOMS, IMPERIAL ROAD, MATLOCK
DERBYSHIRE DE4 3NL

Auctioneers Office: Archway Estate Office, 16 Crown Square, Matlock,
Derbyshire, DE4 3AT

Telephone: 01629 580228

Email: matlock@fidler-taylor.co.uk

www.fidler-taylor.co.uk



SALE PRELIMINARIES

CONDITIONS OF SALE

The Conditions of Sale will be placed on deposit at the auctioneers Matlock office for seven days prior to the sale. Any purchaser shall be deemed to have full knowledge of these conditions whether inspected or not. The auctioneers and vendor's solicitors will be in attendance from half an hour prior to the sale to answer any questions. No questions will be taken once the sale commences. All properties are offered for sale subject to the Common Auction Conditions for Auctions of Real Property in England and Wales 3rd Edition, copies of which are available for inspection at the auctioneer's office and will be available on the day of sale at the sale venue.

FIXTURES AND FITTINGS

Only the fixtures and fittings mentioned in these sales particulars are included in the sale. No specific test has been made on any appliance either included or available by negotiation.

SERVICES

No services have been specifically tested. Prospective purchasers should satisfy themselves regarding their condition and availability of connection where necessary.

PLANNING

All properties are offered for sale subject to the existing or established planning use. Prospective purchasers should satisfy themselves as regards any alternative planning uses by reference to the local planning authority.

PRICE GUIDES

Price guides are given as an indication only but represent the auctioneer's reasonable assessment at the commencement of the marketing period as to the approximate level of selling price. This opinion may vary during the period of marketing and interested parties should feel free to seek an update from the auctioneers nearer to the date of sale. Reserve prices are not disclosed unless stated.

PRE-SALE OFFERS

The auctioneers are pleased to report any offers prior to auction and all Lots are offered for sale "unless previously sold privately". However, offers will only be accepted prior to auction assuming they are unconditional and based upon a signed and exchanged contract. Properties remain available to the market until such time as contracts are exchanged. Bearing in mind the availability of sale contracts, this would normally only be within the week prior to the sale date. Interested parties should check with the auctioneers a day or two prior to the sale to see if any pre sale offers have been accepted. It is advised that interested parties should register their interest with the auctioneers so as to be notified in the event of properties being sold prior to auction.

ADDITIONAL INFORMATION

Copies of planning approvals, site plans and other supporting documents are available on request from the auctioneer's office. All plans are for **identification purposes only** and boundaries should be checked with Title Deeds and contract documentation.

UNSOLD LOTS

Enquiries regarding unsold Lots are invited immediately after the sale when unconditional offers will be considered. Frequently properties are sold immediately after the auction and if you are interested, please see sales staff at the sale venue.



LOT 1 – Price Guide £200,000 to £250,000

WYN TOR COTTAGE, EAST BANK, WINSTER, DERBYSHIRE DE4 2DT



A DETACHED CHARACTER STONE BUILT COTTAGE WITH THE BENEFIT OF CAR STANDING AND A SOUGHT AFTER VILLAGE LOCATION.

Standing above this highly regarded and historic Peak District village, this character cottage offers opportunity for general modernisation and refurbishment. Stone built beneath a tiled roof, the cottage stands to an interesting garden plot where there is the benefit of fine views across and beyond the village roof tops, outbuilding and the rare advantage of a gated driveway to provide car standing. A closer inspection is strongly recommended to fully appreciate the property’s potential and upgrading work required.

Winster lies within the eastern boundaries of the Peak District National Park, surrounded by delightful Derbyshire Dales countryside and boasts a thriving community supported by a number of local groups, church, public houses and village shop. Good road communications lead to the neighbouring market towns of Matlock, Bakewell, Chesterfield and Alfreton, with the cities of Sheffield, Derby and Nottingham all within daily commuting distance.

Accommodation

Ground Floor

- Entrance hall
- Breakfast kitchen
- Sitting room
- Store / utility room

First Floor

- Bathroom
- Bedroom 1
- Bedroom 2

Outside

- Rear yard, outbuilding

Fixtures & Fittings

Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

Services

All mains services are available to the property, which enjoys the benefit of gas fired central heating. No specific test has been made on the services or their distribution.

**Tenure**

Freehold

EPC Rating

To be confirmed.

Planning Authority

Derbyshire Dales District Council

Vendor's Solicitors

Lovedays Solicitors, Sherwood House, 1 Snitterton Road, Matlock, DE4 3LZ

Directions

From Matlock Crown Square, take the A6 north to Darley Dale. Turn left by the Whitworth Institute into Station Road and follow the road crossing Darley Bridge continuing up through Wensley and on into Winster. On entering the village along Main Street, turn left by the old market hall and begin to rise up the hill into East Bank. Keeping left as the road forks, follow the road then around the bend to the right and as the road continues to rise Wyn Tor Cottage can be found set down on the right hand side.

Alternatively, the cottage can be reached by leaving the centre of the village, up West Bank and at the top of the hill bear left onto The Green. For initial viewing, it would be prudent to park along the level part before walking the short way down East Bank and the property can be found on the left.

Viewing

Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM10449



LOT 2 – Price Guide £100,000 to £125,000

150 CHATSWORTH ROAD, BRAMPTON, CHESTERFIELD, DERBYSHIRE S40 2AR



A TWO BEDROOM MID-TERRACED COTTAGE WITH GARAGE AND EASILY MANAGED GARDENS, CONVENIENT FOR LOCAL AMENITIES AND WELL PLACED FOR ACCESS TO THE TOWN CENTRE. OFFERED WITH TENANTS IN-SITU, THE HOUSE WILL APPEAL TO LANDLORDS AND PROPERTY INVESTORS.

Brampton is a convenient and sought after area with a good range of local shops and amenities with more extensive facilities found in Chesterfield town centre less than one mile away. Good road communications lead the neighbouring centres of employment to include Matlock, Bakewell and Alfreton and to the A61 and M1 corridor giving access to the cities of Sheffield, Derby and Nottingham which are all within daily commuting distance.

Accommodation

Ground Floor	First Floor
Entrance hallway	Bedroom 1
Sitting room	Bedroom 2
Dining room	Bathroom
Kitchen	
Rear utility porch	

Outside

Front forecourt, single garage, rear yard / garden.

Note: the property has previously been subject to flooding from excess surface water through heavy rain.

Fixtures & Fittings

Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

Services

All mains services are available to the property, which enjoys the benefit of gas fired central heating and uPVC double glazing. No specific test has been made on the services or their distribution.

**Tenure**

Freehold. The property is currently occupied under an Assured Shorthold Tenancy Agreement, the fixed term end date 6th June 2024. There are no plans for the landlord to serve notice on the current tenants to vacate and the property will be sold with the periodic tenancy in place.

EPC Rating

Current 63D / Potential 82B

Planning Authority

Chesterfield Borough Council – Council Tax Band A

Vendor's Solicitors

J A Taft Conveyancing Ltd, 42 Clarence Road, Chesterfield S40 1LQ

Directions

From Chesterfield town centre, at the West Bars roundabout, take the A619 Wheatbridge Road out of the town. As the road becomes Chatsworth Road, after around 200m, the property can be found on the left hand side, opposite the apartment block next to Nonnas.

Viewing

Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM10590



LOT 3- Price Guide £225,000 to £250,000

2 NEEDHAM COTTAGES, MAIN STREET, WENSLEY, DERBYSHIRE DE4 2LJ



A MOST CHARACTERFUL AND DECEPTIVELY SPACIOUS THREE BEDROOM COTTAGE OFFERING SCOPE FOR GENERAL UPGRADING AND MODERNISATION AND ENJOYING A HIGHLY REGARDED VILLAGE LOCATION.

This spacious three bedroom cottage is one of three adjoining and quite individual properties. Retaining period character features throughout, including beamed ceilings and feature fireplaces, there is opportunity for general updating and refurbishment to create a home of true charm.

Situated within the south-eastern boundary of the Peak District National Park, just above the Derwent Valley, the cottage is well placed for exploring the surrounding Derbyshire Dales countryside. Local pubs, shops and amenities are within the neighbouring villages and good road links lead to the neighbouring market towns of Matlock, Bakewell and Ashbourne.

Accommodation

Ground Floor

Entrance hall
Sitting room
Kitchen
Shower room

First Floor

Bedroom 2
Bedroom 3

Second Floor

Bedroom 1

Outside

Pleasant gardens, two brick outbuildings, log store. No private parking but space generally available nearby within The Square or roadside.

Fixtures & Fittings

Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

Services

All mains services are available to the property, which enjoys the benefit of gas fired central heating and uPVC double glazing. No specific test has been made on the services or their distribution, however, an electrical inspection report is available (provided by the vendor).

**Tenure**

Freehold

EPC Rating

Current 33F / Potential 80C

Planning Authority

Derbyshire Dales District Council – Council Tax Band B

Vendor's Solicitors

Scott Rowe Solicitors, 36a Fore Street, Chard, TA20 1PT

Directions

From Matlock, follow the A6 north, turning left at Darley Dale signed Winster. Pass through Darley Bridge and South Darley and on into the village of Wensley. The property is found approximately 50 meters up from the square on the left hand side, set back from the road.

Viewing

Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM10468

**LOT 4 – Price Guide £150,000 to £200,000****THE BUNGALOW, VIA GELLIA ROAD, BONSAI, DERBYSHIRE DE4 2AJ**

IN NEED OF GENERAL UPGRADING AND REFURBISHMENT, A DETACHED SINGLE STOREY DWELLING SITUATED IN AN OUT OF TOWN LOCATION, ELEVATED FROM THE ROADSIDE WITHIN THE VIA GELLIA GORGE.

Built within part rendered and painted elevations, with part pitch slate and flat roofs, the property stands with an area of hillside garden and ground extending to around one third of an acre.

Fixtures & Fittings:

Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

Services:

All mains services are available to the property, which enjoys the benefit of gas fired central heating and uPVC double glazing. No specific test has been made on the services or their distribution.

Tenure:

Freehold

EPC Rating:

To be confirmed.

Planning Authority:

Derbyshire Dales District Council – Council Tax Band B

Vendor's Solicitors:

Taylor & Emmet, 1 Ecclesall Road South, Sheffield S11 9PA

Directions:

From Matlock Crown Square, take the A6 south through Matlock Bath to Comford and at Cromford crossroads turn right onto the Market Place. Take the second right onto the Via Gellia Road proceed for around one mile. On reaching Via Gellia mill (on the left) and just before the turn to Bonsall, and The Clatterway on the right, The Bungalow can be found elevated from the roadside on the right hand side.

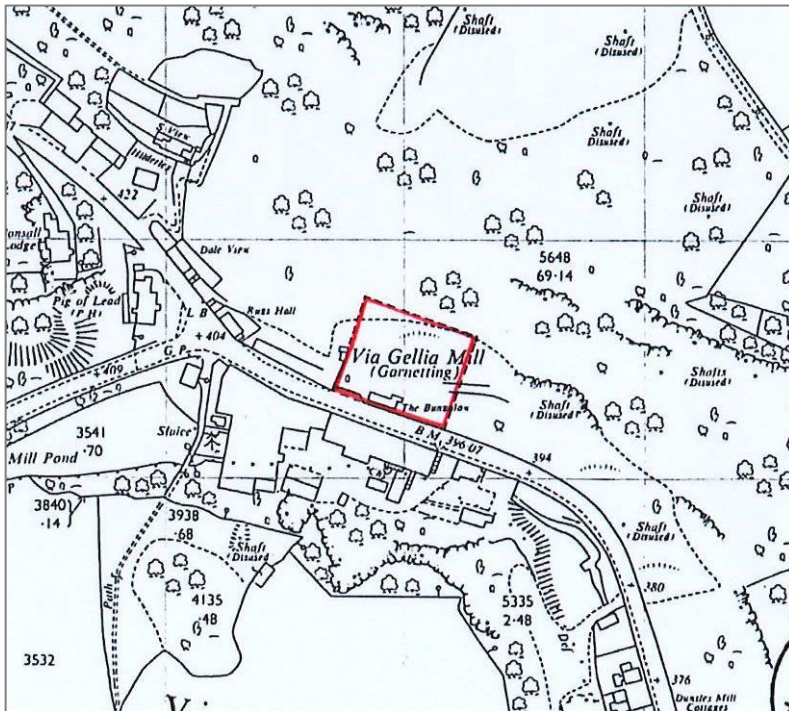


For viewing, it is recommended to park appropriately at the foot of The Clatterway and approach on foot. Take great care when cross the Via Gellia Road.

Viewing:

Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM10577





LOT 5 – Price Guide £400,000 to £450,000

RUATHA HOLD, WELLINGTON STREET, MATLOCK, DERBYSHIRE DE4 3GS



A MOST DISTINCTIVE PERIOD TOWN RESIDENCE, WHICH ENJOYS SUPERB VIEWS ACROSS MATLOCK'S DERWENT VALLEY, WHILST PROVIDING GENEROUSLY PROPORTIONED FAMILY ACCOMMODATION.

Built in the Victorian heyday as part of the Oldham House hydro, this distinctive detached stone-built property provides a highly individual range of accommodation with interesting design features, notably lantern roof lights to a top floor 'studio', a deep bay at first floor level and other tall windows which command stunning views across the town and opposing hills. Internally, spacious accommodation over three floors, includes a character sitting room of impressive proportion, the function of three double bedrooms, two bathrooms, and the additional studio/hobby room on the top floor.

Outside the gardens are surprisingly good sized for such a town location, part terraced to accommodate the hillside position and with off street parking at the rear.

Accommodation:

Lower ground floor

Dining kitchen

Upper ground floor

Hallway

Sitting room

Bedroom 1

Bedroom 2

Bathroom

First floor

Bathroom

Bedroom 3

Bedroom 4 / study / hobby room

Location:

The property stands to Matlock Bank, around half a mile from the town's central shops and amenities. Historically, it is believed to have formed part of Oldham House, one of the major hydropathy establishments developed in the town's Victorian heyday as a spa resort. The town continues to draw visitors, being seen as a gateway to the Peak District National Park, and with ready access to the delights of the surrounding Derbyshire Dales countryside.

Fixtures & Fittings:

Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

**Services:**

All mains services are available to the property, which enjoys the benefit of gas fired central heating (boiler replaced 5 years ago and services annually) and uPVC double glazing to the principal rooms. No specific test has been made on the services or their distribution.

Note: Both flat roofs, over the front bay and rear bedrooms, have been replaced in the last 12 months.

Tenure:

Freehold

EPC Rating:

Current 39E / Potential 74C

Planning Authority:

Derbyshire Dales District Council - Council Tax Band D

Vendor's Solicitors:

Lovedays Solicitors, St John Street, Wirksworth

Directions:

From Matlock Crown Square, take Bank Road rising up the hill, beyond County Hall into Rutland Street. Continue rising and bear right into Wellington Street at the top. Pedestrian access to Ruatha Hold can be found on the left hand side after approximately 200m. For vehicular access, continue up Wellington Street before turning sharp left into Cavendish Road, after around 300m locate a driveway on the left which will lead you to the rear of the properties. For viewing, we recommend parking on Wellington Street to the front of the house.

Viewing:

Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM10371



LOT 6 – Price Guide £200,000 to £250,000

76 MANOR ROAD, BRIMINGTON, CHESTERFIELD, DERBYSHIRE S43 1NN



A RARE RENOVATION OPPORTUNITY TO CREATE A FAMILY HOME OF TRUE CHARACTER.

In need of renovation and refurbishment, a distinctive period residence of great character and elegant proportion. The property is Grade II Listed noting its historic and architectural merit and offers generously proportioned accommodation across three floors. Beamed ceilings and feature fireplaces are evident internally, and outside there is a good garden plot, parking and garage.

The house stands within a popular residential location on the fringes of Chesterfield, with ready access in and around the town together with road links to Sheffield and commuting to further afield along the M1 corridor.

Accommodation:

Ground Floor	First Floor	Second Floor
Farmhouse kitchen	Bedroom 1	3 x attic rooms
Hallway	Bedroom 2	
Utility room	Bedroom 3	
2 x reception rooms	2 x bathrooms	
Conservatory		

Outside:

Gardens to front and rear, garage, driveway, parking

Fixtures & Fittings:

Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

Services:

All mains services are available to the property, which enjoys the benefit of gas fired central heating. No specific test has been made on the services or their distribution.

Tenure:

Freehold

**EPC Rating:**

Energy Performance Certificate not required as the property is Grade II Listed.

Planning Authority:

Chesterfield Borough Council - Council Tax Band D

Vendor's Solicitors:

Elliot Mather Solicitors

Directions:

Off the A61 at the Casa Hotel / Tesco roundabout, take Rother Way exit as signposted Brimington A619. Continue to the next roundabout, taking the third exit onto Chesterfield Road A619 and proceed to Brimington. Bear left onto the one way system, keep in the right hand lane to the T-junction. Turn right onto High Street, then turn left onto Manor Road. Continue on Manor Road and no. 76 can be found on the right hand side.

Viewing:

Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM10554



LOT 7 – Price Guide £25,000 to £35,000

LAND AT BAKEWELL ROAD, MATLOCK, DERBYSHIRE DE4 3BN



A SINGLE FIELD OF AROUND 1.5 ACRES, CURRENTLY OFFERING AMENITY GRAZING, SITUATED TO A RESIDENTIAL AREA ALONGSIDE MATLOCK'S A6 TRUNK ROAD.

Situated between private residences on one side and a care home to the other, this parcel of infill grazing land extends to around 1.5 acres. The land benefits from a broad frontage facing Bakewell Road and slopes gently away towards the Peak Rail trail which runs along the Derwent Valley. The lower portion of the ground can prove to hold water, particularly through the winter months and other wet times. The convenient access is perhaps attractive to a number of local residents looking for pony grazing or space for other outdoor uses.

The land is offered for sale Freehold with vacant possession and is subject to an overage clause in relation to any future development. It is reasonable to believe the land may hold some potential for development, subject to the necessary planning consent and approvals.

Services

No mains services are available to the land.

Tenure

Freehold. **Note:** should any future owner be granted planning permission for residential development, which provides an uplift in value of the land, the vendor reserves the right to put in place an overage clause at 30% of the uplifted value for a length of 30 years.

EPC Rating

Not applicable

Planning Authority

Derbyshire Dales District Council

**Vendor's Solicitors**

Ellis-Fermor and Negus, 5 Market Place, Ripley - TBC

Directions

From Matlock Crown Square, take the A6 Bakewell Road out of the town. After passing the Premier Inn, continue for around 400m and the parcel of land can be found on the left hand side, identified by the agents For Sale board.

Viewings

Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM10605



LOT 8 – Price Guide £700,000 to £750,000

LEASHAW GARAGE, LEASHAW, HOLLOWAY, DERBYSHIRE DE4 5AT



A RARE OPPORTUNITY OFFERING POTENTIAL FOR REFURBISHMENT, CONVERSION AND FURTHER DEVELOPMENT SUBJECT TO ANY NECESSARY PLANNING CONSENTS, A COLLECTION OF CHARACTER BUILDINGS ON THE SITE OF A FORMER GARAGE AND WORKSHOP TO INCLUDE A STONE BUILT HOUSE, ADJOINING BARN, WORKSHOP AND ANCILLARY BUILDINGS, ALL STANDING WITH A SUBSTANTIAL YARD AT THE CENTRE OF A SOUGHT AFTER VILLAGE.

Situated at the heart of this highly regarded village with superb southerly views overlooking the Derwent Valley, this collection of buildings and land offer an interesting development opportunity. Included are an attractive three bedroom house in need of refurbishment, with adjoining stone built barn workshop, former stables, plus additional ancillary buildings all of which previously made up the garage workshop premises.

The buildings and site benefit from freehold title, with one area having possessory title for which representation to Land Registry has been made. The properties stand to the site of a former mechanics garage and include a formal garden by the house and a large yard which present additional new build opportunities. All development being subject to the appropriate approvals.

Location

Holloway is a sought after location which along with the neighbouring villages of Lea and Dethick make up the historic Dethick parish. There is a thriving community with amenities and well respected primary school, together with ready access to the delights of the surrounding Derbyshire Dales countryside. Good road communications lead to Matlock (5 miles), Alfreton (7 miles), Chesterfield (12 miles), with commuter links via the A38 and M1 corridor close at hand. There is also a pay train service leading from Cromford less than 2 miles away.

Accommodation

Main house:

Farmhouse kitchen

Pantry

Cellar

Sitting room

Three bedrooms

Bathroom

Outbuildings:

Stable block

Open workshop store with loft above

Stone built workshop (circa. 16m x 5m) with sliding vehicular doors

Ancillary buildings:

Former pigsties providing utility and WC

Workshop 2 (circa. 30m x 4.6m) of sheeted construction, with inspection pit and vehicular double doors



Fixtures & Fittings

Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

Services

All mains services are available. No specific test has been made on the services or their distribution.

Tenure

Freehold. Possessory title is held on the area marked.

EPC Rating

To be confirmed.

Planning Authority

Derbyshire Dales District Council

Vendor's Solicitors

Lovedays Solicitors, Sherwood House, 1 Snitterton Road, Matlock DE4 3LZ

Directions

From Matlock Crown Square, take the A6 south to Cromford, proceeding through the traffic lights and taking the next left onto Mill Road, follow the road all the way to Lea Bridge before passing John Smedley and continuing up Yew Tree Hill. Leashaw Garage can be found on the right hand side with the entrance to the site at the junction with Bracken Lane.

Viewings

Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM10260





BUYING AT AUCTION

NOTICE TO PURCHASERS

It is important to appreciate that if you bid at auction and your bid is successful you will have entered into a legally binding contract. This will obligate you to pay 10% of the purchase price immediately with the balance of the purchase monies on the completion date.

Buying at auction is very much simpler than you may appreciate, but it is important to be well prepared.

Having viewed the property which interests you and decided that you wish to pursue a purchase you need to get in place all financial arrangements and to ensure that you are satisfied with regard to any obligations being placed upon you by the sale contract. We would suggest the following course of action:

PRIOR TO SALE DAY

Obtain a **Surveyors report** – you should satisfy yourself as to the adequacy of the property for the purposes you require as you will be entering into a legally binding contract on the fall of the hammer. Any survey you require should be commissioned well in advance of the sale date so that you are able to bid in the full knowledge of any defects or repairs that require attention. Many properties taken to auction require renovation and prudent purchasers would satisfy themselves as regards the cost of their intended improvement works.

Arrange finance – as you will be entering into a legally binding contract it is essential that all financial arrangements are in place prior to the date of the sale. The balance of any purchase monies will be required on the completion date, this is generally not less than 28 days after the date of the auction. However, completion dates may vary and are published or announced immediately prior to the sale.

Check the **Conditions of sale** – these are placed on deposit at the auctioneers and solicitors at least 7 days prior to the sale. Any purchaser will be deemed to have full knowledge of these conditions whether inspected or not. Any questions should be raised with either the auctioneers or solicitors prior to the sale as no questions will be taken once the sale has commenced. You should take the advice of your solicitor regarding any items of concern or ask your solicitor to inspect the conditions on your behalf. Legal documentation often comprise substantial quantities of paperwork and conditions are rarely copied or sent through the post. Where copies are forwarded, the auctioneers may charge for postage and copy cost.

Insurance – it is the responsibility of the purchaser immediately on the fall of the hammer to ensure that the property is insured. Your solicitor/conveyancer will advise on the appropriate course of action.

Planning – properties are usually sold with the benefit of existing planning consents but where redevelopment or speculative properties are offered for sale purchasers should satisfy themselves as regards the likelihood of planning being granted for the use they envisage. In some cases, the auctioneers may have copy correspondence available with planning authorities concerning alternative uses.



All properties offered for sale by Fidler Taylor are offered by public auction “unless previously sold privately”. Occasionally offers are accepted prior to auction dependent on seller’s circumstances. Purchasers are advised to check with the auctioneers a day or two prior to the sale to ensure that the property is still being offered.

Wherever possible if a property is being sold prior to auction the auctioneers endeavour to contact all interested parties, consequently if a property is of specific interest prospective purchasers are strongly advised to register their interest with the auctioneers to be kept informed on any relevant developments.

Occasionally there are circumstances where acceptance of an offer prior to auction is considered. However, properties are not withdrawn from marketing until such time as a legally binding contract is entered into. This can often lead to an “out of auction” auction as other interest will most certainly have been registered. Only unconditional offers would be considered prior to auction ie. not subject to mortgage, survey or searches.

SALE DAY

Frequently properties are offered as part of a larger sale, and you should arrive early so as to obtain confirmation as to the order of sale. This generally follows the order in which the sale has been advertised, but this is not necessarily always the case.

If possible, introduce yourself to the auctioneer and let him know which lot you are interested in. This will assist him in recognising you as bidding progresses.

There may be some last minute alterations to contract documentation and any alterations will be announced at the beginning of the sale. These are generally posted to the website as they occur. Prospective purchasers are therefore advised to monitor the website on a regular basis up to the date of sale.

BIDDING

Indicate your bid by definite movements for instance raising your catalogue or hand. Particularly in a large and busy sale room it is difficult to identify vague movements of the eyebrow. Contrary to popular belief positive bidding is the accepted practice.

The auctioneer will clearly announce when the property is to be sold by indicating on 3 occasions his intention to sell. We would emphasise that on the fall of the hammer a legally binding contract is created.

Rarely do the auctioneers take proxy or telephone bids but if you are unable to attend the sale and wish to bid it is preferable to have an adviser, (a solicitor, an accountant or friend) to bid on your behalf even if the bidder has contact with you by mobile phone.

Purchasers are reminded that it is a requirement to pay 10% of the purchase price and any bidder on your behalf should have funds available to ensure that this payment is met in full.

If your bid is successful, you will be required to sign a memorandum of sale and to pay the required deposit.



IF SUCCESSFUL

You will be approached by a member of the auctioneer's staff and asked to give details of your name and address. At the end of the sale, you will be required to sign a contract – although the legally binding contract is made at the fall of the hammer. You will be required to pay 10% of the purchase price. Generally personal cheques are accepted. However, with the money laundering regulations you will be required to show identification to the solicitors acting for the seller.

Therefore, if you are intending to bid you should bring with you a current passport or driving licence and a recent utility bill or bank/building society statement.

WITHDRAWN LOTS

If a property does not reach its reserve price and is withdrawn please speak with the auctioneer or a member of staff who will register your interest and be pleased to discuss with the seller the possibility of negotiating a sale.

We trust these notes are of some assistance and will allay any fears or concerns with regards to the auction process. However, do feel free to contact the auctioneers if you have further concerns or queries.

If you are considering selling a property by auction the auctioneers are pleased to give free pre-sale advice.

ALL OUR PROPERTIES CAN BE VIEWED THROUGH THE FOLLOWING WEBSITES:



Regular sales by public auction throughout the year.

Visit our website for sale dates.

Sale results are posted to the website following each sale.

Register for email notification of sales with our Auction department 01629 580228 (Ext 3).

www.fidler-taylor.co.uk