

---

## **Guide for selling a property at Auction**

---



Selling a property at auction is very straightforward but you do need to consult a Solicitor to prepare the Auction Legal Pack in good time before the Auction.

An Auction Pack is a pack of information relating to the property and this is normally uploaded to the Auction site a few weeks before the Auction.

It includes the following:

1. Title details and title plan – which confirms the property being sold and who owns it
2. Local search
3. Mining report (if applicable)
4. Drainage and water search
5. Environmental report
6. If the property is sold subject to a tenancy:
  - a. Tenancy agreement
  - b. Deposit details
  - c. Gas safety certificate
  - d. Electrical certificate
7. Planning, building regulation approval, new build certificates.
8. If the property is leasehold:
  - a. Lease
  - b. LPE1 form from the Landlord and Management Company
9. EPC
10. Auction contract

The Auction Pack is prepared by the Sellers Solicitors and is normally uploaded by them to the Auction. So that any would be buyers can carry out any due diligence. That is why it is wise to get a solicitor to advise on the Pack before you consider putting in a bid.

If the Property sells at Auction then the Buyer normally has to reimburse the Seller for the cost of the searches.

All Lots are sold subject to all matters referred to in the legal documents and Buyers are deemed to buy with full knowledge of the documents whether or not they have read them.

It is important to use an experienced auction conveyancer because a particular expertise is required. Powell Eddison Freeman & Wilks have extensive auction experience for either buying or selling auction properties and have been advising clients on auction properties for over 200 years. We can prepare an Auction Pack without delay and handle the conveyancing post auction and complete the sale for you.

Contact us on 01423 564551 or at [info@powell-eddison.co.uk](mailto:info@powell-eddison.co.uk) to arrange your free initial, no obligation consultation with a specialist.