

THE BENEFITS AT AUCTION



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Properties at Auction

*In partnership with
SDL Auctions
UKs Leading Auction*

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Reap the rewards and the benefits!

No other company offers you more benefits than Properties at Auction.

While you wait for the auction to begin, we will be working hard for you behind the scenes. We will contact and write to you initially to confirm what information will be required from you.

No Agent Fees – 0% Commission

There is no commission charge, this is one of many benefits saving you thousands rather than your conventional estate agent. Our buyers are ready and financially qualified.

Free Auction Appraisals

The Guide Price will be the price it will be advertised at, don't be surprised if we value your property lower than an estate agent. This price in both types of sale is just a starting point and generates interested bidders. **Reserve Price** is the minimum you are willing to accept for your property. It protects you from having to sell for less. **NOTE!** We advise against setting a guide price too high as experience tells us this can put people off.



High Tech Promotional Video

We will design a high-quality promotional video (worth £500) of your property to gain more interest and more equity. The more interest you generate, means more buyers will push the sale price up.

Professional Photos

While you may wish to make your property look its best, there is no need to carry out any repairs, decorating or gardening as our buyers will look beyond the surface to see your property's potential, even if it requires work.



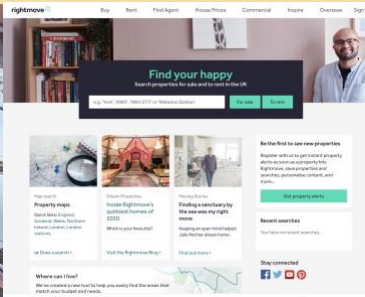
National & International Marketing

Your property will be advertised on the website, on major property portals such as Rightmove and in our auction catalogue. We may also advertise it in the local press and share it on social media. In addition, your property will be sent to our huge database of national and international buyers who are experienced in buying auction properties.

Catalogue



RightMove



Social Media



Local Press



Managed Viewings with Virtual Option

If a potential buyer is able to view the property in person, we are happy to organise this to meet them and show them around at a time to suit you.

We will create a virtual viewing of your property which we will upload to the property details online. We aim to create these virtual viewings for each property, even when physical viewings are also possible. Our virtual viewings will allow viewers to explore every area of your property, providing an experience as close to a 'real' viewing as possible, and are useful for house-hunters to share with any tradespeople so they can get a good idea of any costs.

Managed Offers

We will handle any offers if you wish and you have the choice to accept an offer before the auction begins. Again, we will handle this for you – although we will not make any decisions without your agreement.

Live Bidding

The auctioneer can see these bids flash up on a computer screen in front of him. Once your reserve price has been reached, you know your property is sold.



Legal Pack Ready

Your own nominated solicitor / conveyancer or one of our premier panel will compile a legal pack for your property (Land Registry, Title Plan, Contract, EPC or any special conditions), this will need to be received before it goes to auction as this will be available on the website for buyers to see. Having the legal pack ready helps move the sale along quickly.

Exchange of Contracts Managed

When your property is sold, we will sign the paperwork on your behalf on an 'Unconditional Sale'. We then will send your paperwork to your solicitor in readiness to completion. Following a 'Conditional Sale' we sign the relevant paperwork on your behalf and then sign the buyer up to a 'Reservation Agreement'.



Free Advice

Selling your home, land or commercial building is all good news, always best to have your finance / mortgage in place for your next move or project. Having advice from a broker will make a difference in savings, access to competitive interest rates and all tailored to your circumstances.

Complimentary Gift Card

Once your property is sold at auction, you'll receive a gift card (worth £125) that can be used with high street names such as Argos, Boots, PC World, John Lewis and Amazon.



Relax – Everything is in Hand

Once your reserve price has been reached, you can relax as you know your property has been sold. Any more bids after this are a bonus. When the bids stop coming in, the auctioneer will give bidders fair warning such as "going once, going twice" before dropping the hammer.



Why the auction method may be right for you

People sell by auction for a variety of reasons. Can you answer yes to any of the following questions? If so, then an auction sale may be just what you need.

You're in a Hurry

Perhaps you've found the house of your dreams and don't want to risk losing it to another buyer. You may be relocating or completing a divorce settlement. You may have put your house on the market but now your circumstances have changed. Whatever your need for speed, we can help you sell in just a few weeks – and you get to choose the timescale.

You Can't Be Worried About Being "Messed About"

Selling a property on the open market (through an estate agent) can be lengthy and stressful – and nothing is certain until you've handed over the keys. You don't have any of this uncertainty with an auction sale. The winning bidder will have provided payment details in advance, committing them to the purchase and virtually ruling out the risk of the sale falling through.

You are Selling Without a Chain

If there is no upward chain and you can move immediately, why risk a delay? Auction sales are chain-free as our buyers must have their finance in place before bidding. Keep things simple with just you and the buyer – and nobody else to slow things down.

You Have an Unusual Property

Is your house unique? Is it a character property or particularly desirable? You can take advantage of its unique qualities by letting the bidders compete over it. If two or more bidders take a shine to your property, they can drive up the price – maybe even to more than you'd have been able to ask on the open market.

You Have Inherited a Property

When you have suffered a loss, dealing with a property sale is the last thing you need – especially if you don't live close by. Throw a family disagreement into the mix and this will add to the stress. Selling by auction removes any hassle and stops any price disputes as the property will sell for what it's truly worth.

You Have No More Repairs to Your Property

Preparing a property for sale can be time-consuming, especially if it needs work. And you can guarantee potential buyers will haggle to compensate – even though your estate agent will take these costs into account in the valuation. You can skip the hassle and the haggling by selling in an auction. You won't need to do any DIY because many of our buyers are looking for unfinished projects – and even the not started ones!

Your Property Just is Not Selling

If your property has been for sale for a while, with little interest or no offers, you may be thinking about switching agents, dropping the price or simply giving up. Before you do this, why not consider an auction sale?

Your Property Sale Fell Through?

If so, you will feel like the rug has been pulled from under you – but we can help. Get in touch straight away and we'll add your property to our site within hours. And you won't have to suffer the same disappointment again as the risk of a sale falling through is reduced to virtually zero.

Worried About the Costs to Sell

We will talk you through the various options, but you will most likely not have to pay us anything. This is something else you can discuss with your valuer to help you get the best result.

Other important information:

What happened if the property doesn't sell?

If your property doesn't sell in the auction, don't give up! We will continue to advertise your property on our website for four weeks after the auction and will inform you of any offers. In our Auction Events, many of the properties which don't sell are snapped up later that same day.

Don't delay on your legal pack

If you a property has been withdrawn, this can be because the legal pack was not ready on time, so don't delay instructing a solicitor! We can quote you for this.

Remember...We are always happy to answer all of your questions.

