

BIDDING BY TELEPHONE/LETTER

You are recommended to attend the Auction and bid personally, but if unable to do so you may utilise the facilities available for telephone, or written bids on the following terms and conditions:

1.–The Bidder must complete a separate authority form for each Lot involved, and provide a Banker's Draft for 10% of the maximum amount of the bid for *each* Lot (**minimum £4,000**). In addition, the Buyer's Administration Fee of £300 (£500 if over £500,000, £250 for Ground Rents) must be added to the Banker's Draft: a separate VAT receipt will be posted to the buyer upon request.

2.–The form must be sent to, or delivered to Athawes, Son & Co., 203 High Street, Acton, London W3 9DR **to arrive before noon three working days prior to the auction**. It is the bidder's responsibility to check that the form is received by Athawes, Son & Co., and this can be done by telephoning the office and quoting reference PJS.

3.–The Bidder shall be deemed to have read the "Important Notice to Prospective Purchasers" on the inside front cover of this brochure, the particulars of the relevant Lot in this brochure and the general and special conditions of sale, and any amendments thereto. The Bidder shall be deemed to have taken all necessary professional and legal advice and to have made enquiries and have knowledge of any announcements to be made from the rostrum of any amendments relating to the relevant Lot. Announcements can and should be checked by Bidders on the day of the auction between 9.00am and 10.00am.

4.–In the case of telephone bids, at or about the time that the Lot comes up for auction, attempts will be made to contact the Bidder by telephone, and, if successful, the Bidder may then compete in the bidding via Messrs. Athawes, Son & Co.'s telephone clerk up to the maximum of the amount authorised in the completed authority form. **Note:** If Athawes, Son & Co., receive a number of Bids on one property they reserve the right to select the highest bid and telephone that person accordingly, or if there are similar bids these will be dealt with on a first come first served basis.

5.–In the event that the telephone link is not established, or breaks down, or there is any confusion or disruption, Athawes, Son & Co.'s telephone clerk will bid/continue to bid on behalf of the Bidder up to the maximum of the authorisation.

6.–In the case of *written bids* Athawes, Son & Co.'s staff will compete in the bidding up to the maximum of the authorisation.

7.–Athawes, Son & Co., reserve the right not to bid on behalf of telephone/written Bidders, in the event of any error, doubt, omission, uncertainty as to the bid, or for any reason whatsoever and give no warranty, or guarantee, that a bid would be made on behalf of the Bidder and accept no liability in the event of the property being sold to another party.

8.–In the event that the telephone/written bid is successful the Auctioneer is authorised to sign the Memorandum of the Contract on behalf of the Bidder (a Contract would have been formed on the fall of the hammer).

9.–In the event of a Contract, the deposit monies will be applied and this together with any balance will meet the requirement for the sale deposit, and accounted for at the time of completion.

10.–In the event that the Bidder is *unsuccessful* for any reason, the deposit monies shall be returned to the Bidder by first class post the day after the auction, and Athawes, Son & Co., have no liability for any negotiable instruments lost in the post.

11.–Once delivered to the auctioneers, the authority to bid is binding on the bidder up to 6.00pm on the day of the Auction. This is to allow for the possibility of a Vendor agreeing to sell post auction where the bidding in the Sale Room has not reached the reserve price.

12.–The authority can only be withdrawn by notification in writing delivered to Athawes, Son & Co., at their office before 10.00am on the day of the Auction, or by delivery into the hands of the Auctioneer in the Sale Room half-an-hour before the start of the Auction. It is the bidder's responsibility to obtain a receipt on a copy of the withdrawal notification signed by the Auctioneer or the telephone clerk and without such a receipt the authority stands and any successful contract is binding on the Bidder.

13.–If the Bidder, or an agent, actually bids at the auction without having previously withdrawn the authority, the Auctioneer is at liberty to accept such a bid or any bid from Athawes Son & Co.'s staff as empowered under the telephone/written authority. Athawes, Son & Co., would have no liability whatsoever if the price achieved is the result of the competition in bidding without intervention from other Bidders.

Note: There is no facility available for prospective purchasers to telephone into the Auction Room whilst the Auction is proceeding and telephone calls will not be received by Athawes, Son & Co., whilst the Auction is in progress.

BIDDING BY TELEPHONE/LETTER AUTHORITY FORM

Auction Sale Date.....

(A separate authority form must be completed for each Lot)

I hereby instruct and authorise you to bid on my behalf in accordance with the terms and conditions overleaf, and I understand that should my bid be successful the offer will be binding upon me. If required you will bid on my behalf taking my instructions in this respect on the telephone when the relevant Lot is being sold at the Auction.

Address of Lot.....

Maximum Bid Price £.....(in words).....

*I hereby request the foregoing bid to be made on my behalf and vest Athawes, Son & Co.'s telephone clerk with discretionary authority to make one additional incremental bid above the stated figure (*Delete if not applicable).

Banker's Draft for deposit £.....(enclosed within)
(Drawn on a London Clearing Bank: based upon maximum bid – *minimum deposit £4,000 + Buyer's Administration Fee £300 (£500 if over £500,000 - £250 for Ground Rents)*)

Prospective Purchaser's Details
Full Names (BLOCK LETTERS PLEASE).....

Company.....

Address.....

.....

Postcode.....

Telephone: Business.....Home.....

or any other telephone number to be contacted if different from above in case of telephone bids.

Signature of Prospective Purchaser.....Date of signing.....

Name in BLOCK LETTERS.....

*I request that Athawes, Son & Co. attempt to contact me on the telephone at the relevant time to enable me to bid myself via Athawes, Son & Co.'s clerk (*Delete if telephone bidding is not required).

Prospective Purchaser's Solicitors
Company (BLOCK LETTERS PLEASE).....

For the attention of.....

Address.....

.....

Postcode.....

Telephone Number.....DX.....