KIVELLS

ONLINE & PROXY BIDDING: TERMS & CONDITIONS

1. All bidders are required to pre-register to bid prior to the auction, this includes online and proxy bidders. Online and proxy bidding will open 6 days prior to the auction and close at 12 noon on the day of the auction. Registration for online or proxy bidding will not be possible after this time.

2. If bidding by Proxy, your maximum bid should be clearly stated and this is the figure the Auctioneer will bid up to on Auction day, however the Auctioneers cannot control the bids in order that your maximum price is the winning bid.

3. During any internet bids, the Auctioneers, Kivells will not take any responsibility for any loss of any services or disruptions to the internet and this therefore may affect your bidding process.

4. The Auctioneers reserve the right to withdraw any telephone, proxy or internet bids if for whatever reason they have any doubts with regards to the bid.

5. If your bid is successful, the 10% deposit subject to a minimum of £5,000, together with the administration fee will be payable immediately and will be taken from the advance payment you made to bid online.

6. If your bid is successful, the Auctioneers will sign the Contract / Memorandum of Sale on your behalf and then you will be a fully bound buyer and must complete within the specified timescale.

7. If you wish to withdraw your bid, the Auctioneers require written notification 24 hours prior to the auction. It is your responsibility to obtain receipt that this notification as been received.

8. If the prospective buyer decided to attend the Auction and cancellation of the remote bid is not received, the remote bid is still in place and the Auctioneer will not take responsibility if you are therefore bidding against your own remote bid.

9. The Auctioneers or the Seller hold the right to withdraw or sell prior to Auctioning the Lot, even if a remote bid has been received and processed

10. The auctioneers may relay that a remote bid has been received to the Seller, however the amount will remain confidential.

11. Guide prices given are indications within 10% upwards or downwards of where the reserve price may be set at the time of going to print. Please note they are not an indication of the anticipated sale price or valuation. The reserve price is the minimum price at which the property can be sold. Both the guide price and reserve price may be subject to change up to and including the day of the auction. For unsold properties after an auction an Available price may be listed. This is the price that the seller(s) are looking for post auction, subject to contract and no higher offers, and has no relation to the guide prices listed prior to the auction sale.